



Staff Report to the Zoning Administrator

Application Number: **07-0618**

Applicant: Nancy Huyck
Owner: Ann Butler
APN: 026-091-09, 32

Agenda Date: February 15, 2008
Agenda Item No: 3
Time: After 10:00 a.m.

Project Description: Proposal to demolish an existing commercial building containing an unoccupied market and occupied residential unit, to construct a 3-story commercial building (5135 square feet), with a one-bedroom residential unit with study, and to reconfigure and reconstruct the parking and circulation area and landscaping. The building will be used as a market with off-site sales of beer and wine, a deli, and grocery. The project requires a Commercial Development Permit, Design Review Exception to reduce the required 5-foot landscaping strips to 2-feet on the south property line and 1-foot on the west property line, and a Variance to locate a loading space within the front yard of Rodriguez Street.

Location: The property is located at the southwest corner of 7th Avenue and Rodriguez Street, at 2115 7th Avenue.

Supervisory District: 3rd District (District Supervisor: Neil Coonerty)

Permits Required: Commercial Development Permit, Design Review Exception, Variance
Technical Reviews: Soils Report Required, not submitted to date

Staff Recommendation:

- Deny Application 07-0618, based on the attached findings

Exhibits

- | | | | |
|----|--|----|--|
| A. | Project plans | E. | Zoning and General Plan map |
| B. | Findings | F. | Comments & Correspondence |
| C. | Categorical Exemption (CEQA determination) | G. | Commercial Development Permit 02-0556 and Staff Report |
| D. | Assessor's parcel map | | |

Parcel Information

Parcel Size: APN 026-091-09: 3789.7 sq.ft., APN 026-091-32: 9234.7 sq.ft., **Total:** 13,024 square feet, **EMIS** Estimate
Existing Land Use - Parcel: Unoccupied Market, Occupied Residential Unit

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

Existing Land Use - Surrounding: North, South, East, and West is residential, Northeast is County Animal Services
Project Access: Entrance from 7th Avenue, Exit onto Rodriguez
Planning Area: Live Oak
Land Use Designation: Neighborhood Commercial
Zone District: C-1 (Neighborhood Commercial)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Soils Report Required prior to completeness, not submitted to date
Fire Hazard: Not a mapped constraint
Slopes: Site is essentially flat
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Plans do not control storm water impacts. Department of Public Works cannot approve project as proposed
Archeology: Not mapped/no physical evidence on site

Services Information

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

Project Setting

The site is located on the southwest corner of 7th Avenue and Rodriguez Street. The subject property is comprised of 2 parcels totaling approximately 13,024 square feet in size and measures roughly 168 feet in length by 78 feet in depth. The site contains a commercial building once fully occupied as a neighborhood market and residential unit. The market is currently vacant, but the residential unit is presently occupied. The site is surrounded by single family residential on all sides except to the northeast, which contains the recently approved County SPCA animal services facility currently under construction.

Detailed Project Description

The applicant proposes to construct a 3-story commercial building with a 2360 square foot neighborhood market on the first floor, a 2565 square foot second story area containing an 854 square foot residential unit, a 686 square foot area for market storage, with the remaining area as private deck, and a 210 square foot third story residential study and stairway.

The proposed building is situated toward the northeastern corner of the site along Rodriguez Street and Seventh Avenue. Since the site is located on the corner of two streets, the applicant has selected Rodriguez Street as the property frontage and Seventh Avenue as the street side. The minimum setback is 20 feet along Rodriguez Street (because of residential properties on Rodriguez Street), 10 feet along Seventh Avenue, and 30 feet to the residential properties to the south and west. The plans show the proposed building meeting the required setbacks.

The building is designed with flat wall construction and pitched roofing similar to traditional one and two-story residential design. Proposed second story decking is provided at the central portion of the building, which breaks **up** the 3-story structural elements located on the north and south side of the building. The proposed entry to the building is located at the rear of the site on the south side of the building adjacent to the proposed parking area.

The building is designed with stucco on most **of** the lower portion of the building where doors and entries are provided, with vertical corrugated steel siding above. Corrugated siding is provided along most of 7th Avenue and on the west elevation. Proposed colors include a variety of darker browns and are available for review on file.

The proposed project provides curb, gutter and separated sidewalks along Seventh Avenue and Rodriguez, consistent with the adopted Plan Lines, including necessary dedications needed to provide these improvements.

One-way vehicle circulation is provided around the rear **of** the building on the south and west side, with site entry from Seventh Avenue and site exit onto Rodriguez Street. The site plan provides 12 standard parking spaces, with eleven spaces located on the south side **of** the proposed building and 1 handicap space located on the west side of the building. A loading zone, approximately 18'6" by 40' is proposed within the front yard along Rodriguez Street near a roll-top door and side entry door to a proposed market storeroom and cold storage.

Six foot fencing is proposed along the south and west property lines between the adjacent residential uses and the proposed commercial use. Very limited landscaping is provided between the proposed **6** foot fence and proposed parking areas. These areas vary between 1 foot on the west side of the site to 2 feet on the south side **of** the site. Additional small landscape areas are proposed on either side of the site entry on Seventh Avenue. The landscape area on the northern edge of the site entry contains a utility box and drainage inlet, which prevent tree planting at this location. Very limited landscaping area is available on the northern portion of the building due to the location of the loading zone in the setback area. Landscape planters are provided in a few spots along the west side of the building and roadway. A trash enclosure is provided on the west side of the building with door opening toward the proposed fence on the west side of the site.

Status of Existing Use

The vacant neighborhood commercial market and the residential unit have been at this location for many years. However, since the neighborhood market is not occupied now, staff completed a check of Environmental Health records to establish when the market building was last issued a yearly Environmental Health Permit. These records confirm that the market closed in February,

2006. Thus, pursuant to County Code section 18.10.132(d) if a use ceases or is abandoned for 1 year, the permit, if one exists, becomes null and void. Therefore, though the building exists, the market does not retain any use permit rights.

Permit History

A similar project to the current proposal was approved on October 17, 2003 under Commercial Development Permit 02-0556 (Exhibit G). The following detailed information is provided about the original permit because much of the applicant's discussion with staff has focused on the fact that they received approval of a similar project in the recent past.

Staff has carefully reviewed the 02-0556 staff report, project plans, conditions of approval, and correspondence. It is clear that there were many site development and design related issues. These included the size of the parking lot, the dimensions of the landscaping areas, parking requirements, location of the trash enclosure, appropriateness of the proposed loading zone on the Rodriguez Street frontage, the architectural treatment of the building along both 7" Avenue and Rodriguez Street.

The Zoning Administrator approved the project with conditions to revise the design of the building to move the entrance to Seventh Avenue, to provide additional landscaping at the corner of the site, and to extend the loading space screening wall from 1.5 to 3 feet. The requested modifications were captured in conditions 4 and 5. Specifically:

Submittal of "revised architectural plans showing the entrance to the market extended to the 7" Avenue frontage. The entrance shall bear a strong relationship and connection with the 7" Avenue frontage."

Submittal of "landscape plans indicating 6, 24" Chinese Hackberry street trees to be planted in the planting strip adjacent to 7" Avenue between the driveway and the northeast corner of the property. Revise the landscape plan to support the extension of the entrance to the market extended to the 7" frontage. The entrance shall bear a strong relationship and connection with the 7" Avenue frontage. Revise landscape plan to create a landscape focal point on the northeast corner of the site. The plan shall be reviewed and approved by the County Urban Designer.' The landscape plan shall include the planting of up to 10 trees on the property to the west within the access corridor for screening."

In 2005, a one year time extension of 02-0556 was approved with a final permit expiration date of 4/31/06. The Commercial Development Permit was never exercised.

Comparison of Previous Permit and Proposed Application

The location of the building and the floor plan is identical to that approved in 2003. The site plan, however, has been modified in many ways. Firstly, the landscaping has been reduced throughout the site in favor of larger parking and paved areas. Secondly, the current plan significantly enlarges the loading zone in the front yard of Rodriguez Street. The space is now sized to accommodate loading and employee parking. Thirdly, one parking space has been added

and parking spaces have been shifted throughout the site. A standard space directly to the west of the building was eliminated and 2 spaces added in the south parking lot. **The** parking spaces located on the south side of the site have been increased in length to **18.3** feet by reduction of the driveway from **26** feet to 24 feet. Additionally, **the** proposed trash enclosure now faces the opening to the west instead of the north toward residential property across Rodriguez. Lastly, while the plans appear to show a proposed screening wall for the proposed loading space located at the corner of Rodriguez, wall details are absent.

Zoning & General Plan Consistency

The proposed project has been analyzed for consistency with the Zoning and General Plan policies. Comparison to the previous approval is included to provide the Zoning Administrator with background information regarding the previous approval.

The site is located in the C-1 (Neighborhood Commercial) zone district and Neighborhood Commercial General designation.

The intent of the C-1 zone district that is to "provide compact and conveniently located shopping and service uses to meet the limited needs within walking distance of individual urban neighborhoods or centrally located to **serve** rural communities. Neighborhood Commercial uses and facilities are intended to be of small scale, with demonstrated need or market, appropriate to a neighborhood service area, and to have minimal adverse traffic, noise, or aesthetic impact on the adjacent residential areas."

The market and residence are consistent with the C-1 zone district. **The** project is also consistent with the Neighborhood Commercial General Plan designation. However, while the **use** is consistent within the zone district and General Plan designation and would provide a significant improvement to the neighborhood, and would meet the needs **of** residential properties in the vicinity, the particular design does not comply with several site development standards. Various aspects of the building and site design are discussed below.

Relationship to Streets

The proposed project is situated in a prominent location in that it's on the corner of two intersecting streets developed with a four-way stop. **The** proposed building sits along the corner of the site, but the building entrance and associated architectural focal point are oriented toward the rear of the site where the parking lot is located. While the proposed site entry provides good access for people driving to the site, the building does not provide a pedestrian oriented design or welcoming face to the street. As noted earlier, the Neighborhood Commercial zone district is intended to provide uses that are pedestrian oriented in nature. This building design addresses the desire to provide easy access for people driving to the site, but does not provide pedestrian access and entry from the street to the building at the corner of or along Seventh Avenue.

The Urban Designer has recommended that the building design be revised to provide a stronger connection with **the** street. This would involve moving the entrance to the Seventh Avenue frontage.

Landscaping

The intent of Design Review Ordinance is to provide landscaping and appropriate hardscape within the required yard areas. Another objective of the Design Review Ordinance is to reduce the visual impact and scale of interior driveways, parking and paving. This is especially important where commercial property adjoins residential property. This ordinance also requires that site design minimize the visual impact of pavement and parked vehicles. Furthermore, parking design is required to be an integral element of the site design, incorporating landscaping throughout the plan to minimize the impact of pavement. These objectives, coupled with the intent of the ordinance, guide the design of parking and landscape areas.

With regard to these objectives, there are many examples of plan inconsistencies that could be addressed by minor revisions:

- A) The proposed loading space is located within the front yard at the corner of 7th Avenue and Rodriguez. This area occupies almost the entire frontage along Rodriguez Street as hardscape. This significantly reduces the available space for landscaping and increases the impact of the commercial activity on the neighboring residents. Loading spaces are not required by the ordinance for commercial uses less than 5000 square feet in size, and when required, are recommended to be located toward the back of the site due to the unsightly qualities typical of grocery loading areas. Ordinance Section 13.10.571 (h) specifically prohibits the location of loading spaces within the front, side, or rear yard area of a site.

A variance has been included in the project noticing. However, findings cannot be made for this proposal since there is no special circumstance affecting the property that creates the need for the loading zone or for the location of the loading zone in the front yard. While staff recognizes that the loading space was previously approved, staff does not support loading at this location for the reasons mentioned above. Further, if it is deemed to be essential, the loading space could be provided on the west side of the site for smaller trucks. Staff recommends that if the space cannot be relocated, or if it cannot be eliminated, it be designed as a single 8 1/2 by 18 space separated by landscaping between the back of curb along Rodriguez. Furthermore, this space should be resized to move it back from the corner of Rodriguez and 7th Avenue, similar to the previously approved plan, and screened with a lattice fence planted with vines. These modifications would help to minimize the impacts associated with the loading space.

- B) The landscape plan has been significantly pared down since the last approval, by almost 50 percent within the areas adjacent to Seventh Avenue and Rodriguez Street frontage. The loss of landscaping is due to the addition of 1 parking space.

A requirement to eliminate the additional parking space would restore the previously approved landscape plan. The previous plan provided considerably more landscape area throughout the site.

- C) The proposed plan shows a drainage inlet and utility box almost fully occupying the landscape area at the south entry on 7th Avenue. These improvements block the potential

for planting a tree there, visually disrupt this area, do not allow enough space to accent the driveway from the street or provide shade and screening as required by 13.11.074(c)
ii.

It is recommended that that the inlet and box be relocated from the planting area elsewhere on the site.

- D) The proposed landscape strip width adjacent to the south property line is 2 feet, and adjacent to the west property is 1 foot. This does not comply with the ordinance, County Code Section 13.11., which requires a minimum 5 foot landscape strip between the property line and parking lot. It should be noted that the plans do not provide any landscaping on the south side.

A reduction in the 5 foot parking lot landscape strips requires an exception. As discussed in the previous approval, the site is severely constrained in depth and width due to required dedications for frontage improvements on both Rodriguez and 7" Avenue and due to the required turning radius for vehicles entering and exiting the site. That combined with the required setbacks across from residential along 7" Avenue and Rodriguez significantly constrain the available area for the proposed building, circulation, and overall site improvements, including landscaping. Exceptions to the standard width of 5 feet are appropriate for these reasons, with two modifications to the plans. On the south side, the additional .3 foot area attributed to parking should be shifted to the landscape area, and vines should be planted along the entire length of fencing on the perimeter of the site, not just on the west side as shown.

- E) The landscape plan should provide the species name, number, and size for all plants shown on the plan. The plant size shown on the plan should reflect the size of the plant at maturity. The plan does not include any of these details.

Parking

- A) As mentioned in the landscape section, there is a proposed loading space in the front yard adjacent to Rodriguez Street, which occupies almost the entire area behind the proposed curb, gutter and sidewalk. The applicant has stated that he intends to use the loading space for parking up to 4 employee vehicles, when not utilized for deliveries. This area is not striped for parking and does not contain a wheel stop. Loading spaces are only required by the ordinance when the use exceeds 5000 square feet in size and are otherwise encouraged to be located to the rear or side of the site. This use is about 2400 square foot convenience store and does not require a loading space. The space increases visual impact to the neighborhood, eliminates the opportunity for landscaping, and increases the impermeable area.

As previously recommended, the loading space should either be eliminated, relocated to the west side of the site, or reduced in width to 8'6" in width, similar to regular spaces, so that the other area may be attributed to landscaping.

- B) The proposed parking complies with the minimum 11 spaces required by the Parking

Ordinance. Twelve spaces are provided. The spaces meet the minimum parking space dimensions as well. Additional minor changes that are necessary to the plan include the addition of wheel stops on the south parking area. These are required to prevent the vehicles from driving over the 2 foot landscape strip between the spaces and the proposed fence. The parking spaces located on the south side of the site also exceed the 18 foot space dimension by a very small amount, .3 feet. While 18 feet is the minimum length required for parking and the applicant is not precluded from providing longer spaces, since the landscape proposed landscape strip does not meet the required dimensions, this additional space length could be combined with the landscape strip adjacent to the parking. Ordinarily such a minor issue could be added as a condition of approval, but since there are other plan changes needed it could be addressed now.

- C) The handicapped parking space is recommended to be relocated to the south side of the site by the Urban Designer, consistent with the parking ordinance and accessibility requirements of the California Building Code, which require the handicap space to be the closest space to the building entrance.

Design Review

Pursuant to County Code Section 13.11, new commercial projects are subject to design review. Design comments address project "Completeness" issues, site design, architectural design and landscape design recommendations. As submitted, the project does not comply with the recommendations (Exhibit F). Most significantly, but among other recommendations, the urban designer recommends:

- A) Move the building entry to Seventh Avenue or provide two entries at each corner of the site.
- B) Provide a change in architecture of the building at corner of Seventh Avenue and Rodriguez.
- C) Show trash enclosure design. Provide design to match structure.
- D) Relocate the loading zone to the west side of the site.
- E) Relocate utility structures from within Seventh Avenue site entry landscape area south of building.
- F) Enlarge landscape planting area to be consistent with the previously approved plan, 02-0556. This would require the elimination of one parking space, though the site would still meet the required 11 parking spaces.

Application Completeness

The project was submitted on September 26, 2007 and is currently deemed incomplete. Please review the attached project comments for a list outstanding agency completeness issues. The Public Works Sanitation, Public Works Drainage, Public Works Roadway Engineering,

Environmental Planning, Accessibility, and Design Review each have outstanding issues that should be addressed prior to rendering a decision on this application. The project findings note these issues.

Environmental Review

Environmental review is not required for the proposed project per the California Environmental Quality Act (CEQA). The project is Categorically Exempt under Class 2, section 15302. This section allows the replacement and/or reconstruction of existing structures.

Conclusion

A local market with a residential unit on this parcel is consistent with the neighborhood commercial zoning and would be a positive feature in the neighborhood. However, modifications to the design, including specific changes that reinforce the neighborhood aspects of the business and that connect the building and use strongly to the 7th Avenue frontage, would bring the project into compliance.

Because the project is in “incomplete” status and because the applicant is seeking direction from the decision maker, staff recommends that the project be denied without prejudice.

Staff Recommendation

- **DENIAL WITHOUT PREJUDICE** of Application Number **07-0618** as submitted, 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 cannot be made at this time, in that the project plans do not address the requirements that have been specified by County Department of Public Works Drainage, Road Engineering, Encroachment, Sanitation Department requirements **or** Accessibility requirements. The plans lack sufficient detail for these agencies to determine whether construction of this project will comply with prevailing building technology, the Uniform Building Code, County Design Criteria, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. **As** proposed, the project may not provide adequate sanitation and drainage improvements or access for the disabled that meet current requirements. All agency comments (Exhibit F) are included, by reference, as findings in **this** project.

- 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 cannot be made. Although the proposed location of the market and residential unit are permitted within the C-1 zone district (neighborhood commercial), the conditions under which it would be operated or maintained will not be consistent with all pertinent County ordinances in that the proposed use does not meet all **of** the current site standards for the zone district.

The proposed loading space **is** located in the front yard adjacent to Rodriguez Street and occupies almost the entire area behind the proposed curb, **gutter** and sidewalk. County Code Section 13.10.571 states that loading is not allowed on front yard. Further, there is no special circumstance available to support a variance to this prohibition. The paved loading **significantly** reduces the area available for landscaping the **3** story building and **for** screening outdoor loading activity

The plans do not have the minimum 5 foot landscape strip that is required between the property line fence and the proposed parking (County Code 13.11) on both the south and west property lines. A 2-foot setback is provided on the south side and a 1 foot setback on the south property line. Technically, the finding cannot be made. However, an exception may be approved for these strips due to *the* limited width and depth **of** the site, required vehicle turning radius, and required property dedications on both property frontages, which in aggregate makes it challenging site to meet the parking, circulation, and landscape requirements of the ordinance.

The applicant has stated that their intention is to use the loading space for parking up to 4 employee vehicles when not utilized as a loading space for deliveries. **This** area is not striped for parking and does not contain a wheel stop. Loading spaces are only required by the ordinance when the use exceeds 5000 square feet in size and are otherwise encouraged to be located to the rear or side of the site. **This use** is about 2400 square foot convenience store and does not require a loading space. While it might be more convenient to locate a loading zone along-side the storage area by Rodriguez, the site can easily accommodate a loading space on the west side

areaway from the street and within easy dolly access through the entry at rear of the building.

Furthermore, the site design forecloses opportunities to mitigate the visual impact of pavement and parked vehicles as required by the ordinance. This is because there is not adequate space provided for trees, except along the 7" Avenue frontage and a few planting areas at the west side of the site. In addition, the proposed planting area at the 7" Avenue frontage is occupied by a drainage inlet and utility box, which prevents planting almost entirely. Without maximizing the landscaping on this site, the proposed 3-story building will appear out of character with **the** predominately 1-story residential buildings in the neighborhood.

The site plan may not meet the accessibility regulations in California building Code in that the handicap space is not the closest space to the building entrance.

2. 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 cannot be made, in that while the proposed **use** is consistent with the designation, the project does not meet the policies that require the project to meet design guidelines in the zoning ordinance (Policy 8.1.2), and design of utilities have not yet been shown to meet county criteria **(8.2.3)**.

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

The proposed 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 Commercial/Residential use will comply with the most of the site standards for the C-1 zone district (including setbacks, lot coverage, floor area ratio, 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. However, the project does not meet the minimum landscape areas specified by the Design Criteria specified under 13.11, which requires a minimum 5 foot landscape strip between property lines and parking lots. The south side provides only 2 feet and the west side provides 1 foot. **The** project also does not meet the requirement that loading spaces be prohibited within the front, side, or rear property line. The loading space is located within the front yard along Rodriguez Street.

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

3. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

The plans do not meet the Utility Agency completeness requirements (Exhibit F) included here by reference. This includes, but is not limited to the Public Works Sanitation Department in that a silt and grease trap is not provided and an engineered sewer plan must be submitted to ensure compliance with Sanitation requirements. In addition, Drainage improvement plans have not been provided or approved by the Public Works Drainage Department.

4. 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 architectural styles, and the proposed commercial use with residential unit is consistent with the land use intensity and density of the neighborhood.

5. 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 cannot be made, in that the proposed commercial market and ancillary residential unit do not meet the Design Standards and Guidelines specified in the above mentioned code sections. The design review analysis is attached to the report and included in these findings by reference. Conflicts include, but are not limited to:

The proposed building design does not provide a building entryway along the 7th Avenue frontage as recommended by the Urban Designer. Instead, the proposed building provides an entry focal point toward the rear of the business toward the parking lot. As proposed, the building lacks an architectural focal point toward the street. As noted in the Neighborhood Commercial zone district, this district is intended to provide uses that are pedestrian oriented in nature. This building design only addresses access and entry for people driving to the site and does not provide pedestrian access and entry from the street to the building at the corner or along Seventh Avenue.

Furthermore, the project does not meet the requirement to provide a minimum 5 foot wide net landscape strip between the driveway and property line on both the south and west side. Such a landscape strip would allow a necessary softening effect between the proposed fence and proposed parking. As proposed, the project provides two feet of space on the south and 1 foot on the west. While the ordinance allows consideration of an exception to the standards, pursuant to the ordinance, the applicant is required to submit a written request for an exception by the applicant. This has not been submitted.

The site provides an expansive loading space along the Rodriguez Street property frontage across from residential. The ordinance prohibits loading spaces within the front yard setback area. The applicant proposes the loading space to be used for employee parking for 4 vehicles. This area is excessively large, approximately 18'6" wide by 23-40' deep and occupies the bulk of the available land between the back of sidewalk along Rodriguez Street and the proposed building. The Urban Designer recommends that the loading area be situated behind the building instead of along the front of the site visible to the corner of the site at 7th and Rodriguez. Furthermore, the hardscape significantly reduces the area available to soften the appearance of the proposed three story building, which would aid in blending the building with the surrounding single story residential uses.

The handicapped parking space is recommended to be relocated to the south side of the site by the Urban Designer, consistent with the parking ordinance and accessibility requirements of the California Building Code, which require the handicap space to be the closest space to the building entrance.

Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding to grant a variance to County Code Section 13.10.571 cannot be made in that there is no special circumstance that compels a loading space to be provided in this location in the front yard of Rodriguez Street. A loading space can be accommodated along the west side of the site, a location more appropriate for loading vehicles since it is located toward the rear of the site and blocked from view of neighboring properties.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding cannot be made, in that the Parking Ordinance only requires loading spaces when the proposed use exceeds 5,000 square feet in size. This particular proposed use is approximately 2,400 square feet in size. A loading space is not required for this use.

Furthermore, the parking ordinance specifically prohibits loading spaces within the required front, side or rear yard. The purpose of this standard is to prevent unsightly characteristics of loading spaces such as storage of boxes, crates, etc. typical of commercial use loading zones. The site is located at the corner of 7th Avenue and Rodriguez Street adjacent to a four way stop sign. Vehicles stop at the corner of 7th Avenue and directly face the proposed loading zone proposed by the project. The residential use across the street from Rodriguez Street also faces the proposed loading **zone**. Loading zones are normally required to be located to the rear of the use as a means to block public views of these areas.

Additionally, the applicant proposes to park 4 employee *cars* in this area. This is in conflict with the parking ordinance as well. The ordinance does not allow commercial uses to provide unmarked tandem spaces. Also, approval of a variance to allow loading should not be used as a method to allow additional and unauthorized site parking. Approval of a variance to allow a loading zone for employee parking is not an appropriate use for this space. If additional parking is needed for this use, this site may not be the most appropriate use for this site.

Lastly, the proposed loading zone, combined with the driveway area, occupies the majority of the front yard area. The proposed loading zone significantly reduces the available and required landscaping normally provided in the required front yard area. Since the 7th Avenue and Rodriguez Street corner is a focal point of this site, a loading zone at this location would not be in keeping with the ordinance and would negatively affect the appearance of the building from the street.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding cannot be made, in that approval of this variance would allow for unauthorized parking, a privilege other commercial properties do not enjoy.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cmz 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: 07-0618

Assessor Parcel Number: 026-091-09,-32

Project Location: 2115 7th Avenue

Project Description: Proposal to demolish a commercial building with residential unit and reconstruct commercial and residential unit.

Person or Agency Proposing Project: Nancy Huyck

Contact Phone Number: (831) 685-1206

- 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**

Class 2, Section 15302

Reasons why the project is exempt:

Reconstruction of existing commercial building and use

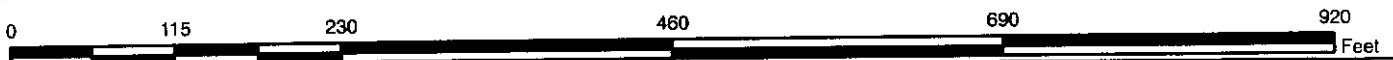
In addition, none of the conditions described in Section 15300.2 apply to this project.

Sheila McDaniel, Project Planner





Date: _____

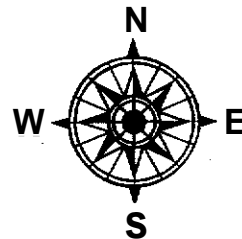


Location Map



LEGEND

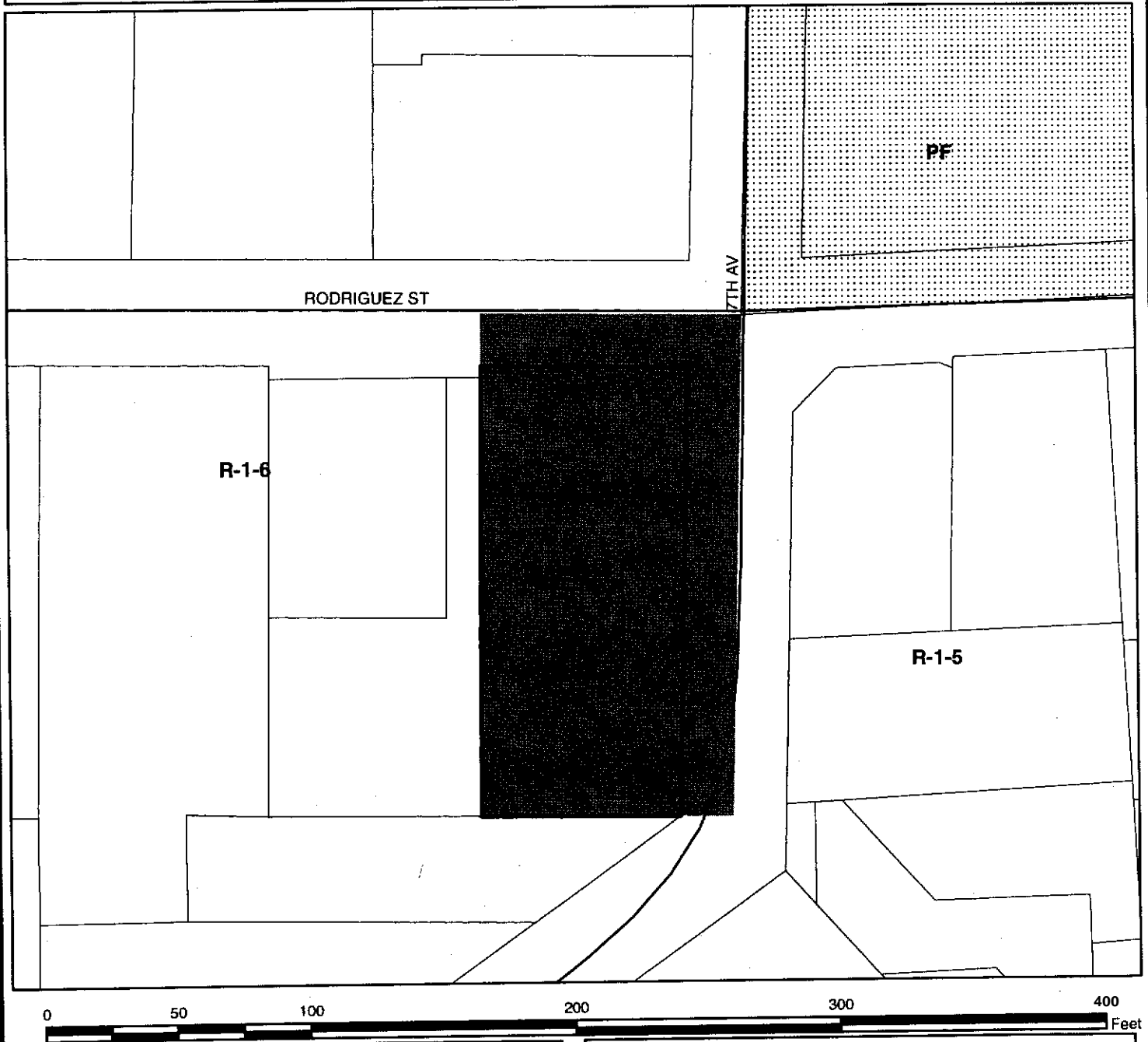
-  APN: 026-091-32
-  APN: 026-091-09
-  Assessors Parcels
-  Streets



Map created by
County of Santa Cruz
Planning Department
August 2007

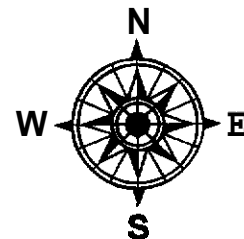


Zoning Map



LEGEND

-  APN: 026-091-32
-  APN: 026-091-09
-  Assessors Parcels
-  Streets
-  COMMERCIAL-NEIGHBORHOOD
-  PUBLIC FACILITY
-  RESIDENTIAL-SINGLE FAMILY

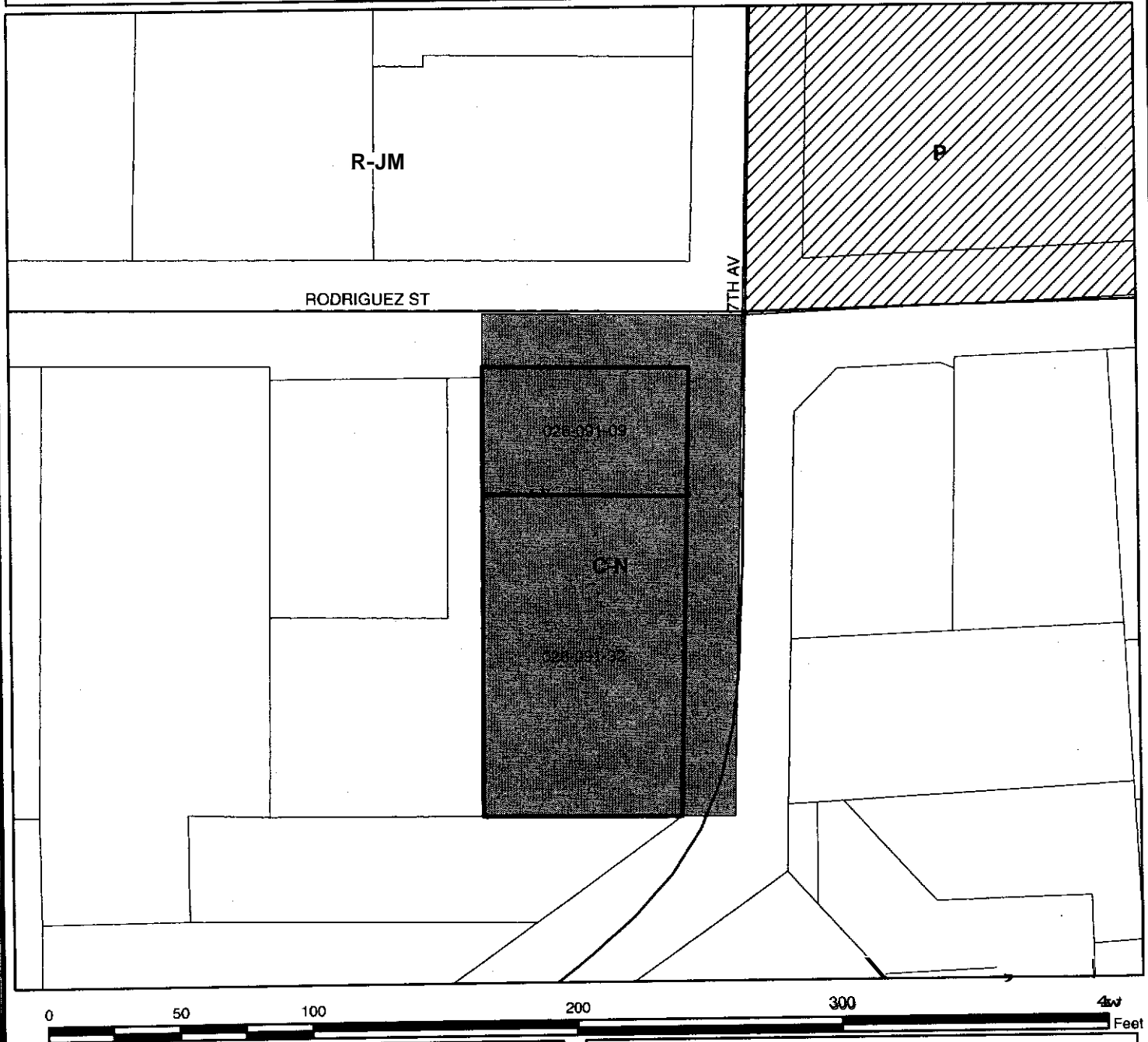


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EXHIBIT E

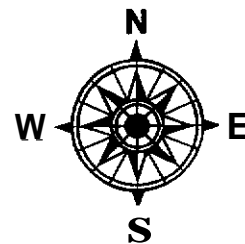


General Plan Designation Map



LEGEND

-  APN: 026-091-32
-  APN: 026-091-09
-  Assessors Parcels
-  Streets
-  Commercial-Neighborhood
-  Residential - Urban Medium Density
-  Public Facilities



Map created by
County of Santa Cruz
Planning Department
August 2007

Accessibility: Project Comments for D **Review**
County of Santa Cruz Planning Department

Date: October 23, 2007 **Revised 12-27-07**
Planner: Sheila McLaniel
Project: 7th & E Marketplace

Application Number: **07-0618**
APN : 026-091-09, 32

Dear Nancy Huyck,

A preliminary review of the above project plans was conducted to determine accessibility issues. The following comments are to be applied to the project design.

Note: Santa Cruz County will adopt a new California Building Code, with the effective date January 1, 2008.

Building Permit Applications made on or after January 1, 2008 will be subject to the new codes.

Please refer to the attached brochure entitled Accessibility Requirements- Building Plan Check which can also be found at the County of Santa Cruz Planning Department website:

http://www.sccoplanning.com/brochures/access_planch

This document is an information source for the designer when preparing drawings for building plan check.

Completeness Items:

Provide an accessibility plan. This plan must show the accessible Path of Travel from the public R/W to the entrance of the structure, to the accessible parking and primary functions, and to the sanitary facilities.

Compliance Issues:

The sanitary facilities are insufficient for this occupancy and occupant load. Separate bathrooms are required on the first floor. CBC Chapter 29 & CPC Table 4-1

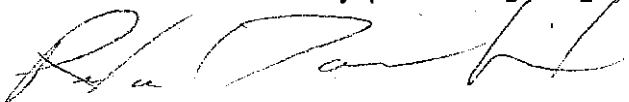
12-27-07 The 2 proposed restrooms must be on an accessible route that does not pass through a storage room.
2007 CBC 2902.4

12-27-07 The main stairway to the 2nd floor must provide 11 inch wide threads measured from nosing to nosing. 2007 CBC 109.3 Please verify.

Permit Conditions/Additional Information:

- Additional accessibility information will be required at the time of permit submittal: door details; path of travel verification form; bathroom details; counter heights; seating plan; stairway details; grades and cross-slopes of walkways/sidewalks; parking area details; signage; stairway construction; etc

Please contact me with any questions regarding these comments



Rafael Torres-Gil
Building Plans Examiner/ Supervising Building Inspector
County of Santa Cruz Planning Department
(831) 454-3174
pln146@co.santa-cruz.ca.us

INTEROFFICE MEMO

APPLICATION N O 07-0618

Date: January 30, 2008
 To: Sheila McDaniel, Project Planner
 From: Larry Kasparowitz, Urban Designer
 Re: Design Review for a mixed-use building at 2115 Seventh Avenue, Santa Cruz (Jung, owner / Hyuck, applicant)

COMPLETENESS ISSUES

- *A photomontage is required. The photo should be taken from diagonally across the street at the corner and should show the immediate context of the structure.*
- *Please provide a new color and materials board*

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		✓	<i>The building enby is orienied toward the rem of ihe site and should be orienied toward ihe street and corner. See comments below</i>

Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features	✓		
Landscaping	3		
Streetscape relationship		✓	<i>As noted above, building oriented toward rear of site. See comments below</i>
Street design and transit facilities			N/A
Relationship to existing structures	✓		

Natural Site Amenities and Features			
Relate to surrounding topography	✓		
Retention of natural amenities			N/A
Siting and orientation which takes advantage of natural amenities			N/A
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		✓	<i>Per the California Building Code, Disabled spaces are required in a location with the shortest accessible route of travel to the accessible entrance. See comments below</i>
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation

Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings			NIA
Street face setbacks	✓		
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways		✓	See comments below
Finish material, texture and color	✓		See comments below.
Scale			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian	✓		
	✓		
that is reasonably protected for adjacent properties	✓		
Building walls and major window areas are oriented for passive solar and natural lighting	✓		

13.11.074 Access, circulation and parking.

Minimize the visual impact of pavement and parked vehicles.		✓	Location of loading space within front yard increases visibility of pavement surface and parked vehicles at the corner, loading space also limits landscaping. See comments below
Parking design shall be an integral	✓		
portion of the lot and parking areas to the rear or side of the lot is encouraged where appropriate		✓	See comments below
Lighting			
All site, building, security and			Suggest as Condition of Approval

landscape lighting shall be directed onto the site and away from adjacent properties			
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		✓	<i>Loading spaces are prohibited within front yard setback are per Parking Ordinance See comments below</i>
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	3		
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.			NIA
Avoid locating walls and fences where they block driver sight lines when entering or exiting the site.	✓		
Minimize the number of curb cuts	✓		
Driveways shall be coordinated with			NIA
Entry drives on commercial or industrial			N/A

feet should include a 5-foot minimum net landscaped median to separate incoming and out going traffic, where appropriate			
Service Vehicles/Loading Space. Loading space shall be provided as required for commercial and industrial uses	✓		
<i>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</i>		<i>1,</i>	<i>See below,</i>
Parking areas shall be screened from public streets using landscaping, berms, fences, walls, buildings, and other means, where appropriate.	✓		
Bicycle parking spaces shall be provided as required in. They shall be appropriately located in relation to the major activity area.	✓		
Reduce the visual impact and scale of interior driveways, parking and paving.	✓		
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.		3	<i>Entry landscape area located to south of building has utility structures within space that prevent planting. See comment below</i>
Parking lot landscaping shall be designed to visually screen parking from public streets and adjacent uses.		✓	<i>Landscape areas are minimized throughout site plan along Seventh Avenue enby and Rodriguez Street frontage as well as south property line and west property line. See comments below</i>
Parking lots shall be landscaped with	3		
A landscape strip shall be provided at	3		
A minimum 5-foot wide landscape strip (to provide necessary vehicular back-out movements) shall be provided at dead-end aisles	✓		
Parking areas shall be landscaped with large canopy trees to sufficiently reduce glare and radiant heat from the asphalt and to provide visual relief from large stretches of pavement.	✓		

Variation in pavement width, the use of texture and color variation is 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.		✓	<i>See comment below.</i>
As appropriate to the site use, required landscaped areas next to parking spaces or driveways shall be protected by a minimum six-inch high curb or wheel stop, such as concrete, masonry, railroad ties, or other durable materials.		✓	<i>Parking on south end of property does not include wheelstops. See comments below</i>
Pedestrian Travel Paths			
On-site pedestrian pathways shall be provided from street, sidewalk and parking areas to the central use area. These areas should be delineated from the parking areas by walkways, landscaping, changes in paving materials, narrowing of roadways, or other design techniques		✓	<i>See comments below</i>
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.	✓		

URBAN DESIGNER COMMENTS:

Site Design comments:

- *This is a busy intersection and it may be prudent for the exits from the site to have a **distinct** band of different material such as stamped concrete to alert drivers.*

*The front entry is not apparent from the street. I would suggest the architect look at either moving the entry to 7th Avenue or having two **entries** at each corner facing the parking lot. This would mitigate the need for an internal pathway through the building to the entrance from Rodriguez.*

*This is a very constricted site. A less than five feet **wide planting strip** on the **west side** may be acceptable. It is not recommended to be less **than 5 ft. on the south side.***

I would suggest that the disabled space be located at the building entry parking.

- *The loading zone should be located along **the long side** of the building and the Rodriguez side should be landscaped and limited to **only** necessary walks.*

Provide wheel stops on all parking spaces

Architectural Design comments:

- *The architect should propose a contrasting window frame color to enliven the façade. **This** could also be used for fascias and columns*

*The architect should propose a change in the architecture of the building at the corner of 7th and Rodriguez. **This** might be a change of **materials**, use of windows, a taller element or some other **form** of marking the corner. **This** might also be an appropriate location for the building signage.*

Show the design of the trash enclosure. It should use the materials from the building.

Landscape Design comments:

- *Taller shrubs or small trees should be used up **against** the building for softening.*

Provide sizes for shrubs and vines (and the Queen Palm).

Some areas should contain ground cover.

*Clearance at the corner for sight **distance** should be confirmed*

*Confirm who is responsible for the planting strips. If the **County** is responsible, do not label any plants in that area.*

- *Relocate **utility** structures from **within** the Seventh Avenue entry landscape area on south of building to elsewhere on site. Screen as appropriate*

At a minimum, it is suggested that landscape planting areas be enlarged to be consistent with previous approved plan, 02-0556.

COUNTY OF SANTA CRUZ

INTER-OFFICE CORRESPONDENCE

DATE: October 29, 2007
TO: Sheila McDaniel, Project Planner, Planning Department
FROM: Melissa Allen, Redevelopment Agency Project Manager
SUBJECT: Application #07-0618, APN 026-091-09 & 32,2115 7" Avenue at Rodriguez Street, LO

The applicant is proposing to demolish an existing market with residential unit and to construct a three story commercial building (4,900 square feet) to be used as a market with off-site sales of beer and wine, a delicatessen and grocery; a one-bedroom residential unit with office; and to reconfigure and reconstruct the parking and circulation area and landscaping. The project requires a Commercial Development Permit. The property is located at 2115 7" Avenue, on the southwest corner of 7" Avenue and Rodriguez Street.

In addition to reviewing development applications for street frontage improvements and street tree requirements, Redevelopment Agency (RDA) staff also routinely comments on development proposed in prominent locations throughout Live Oak and Soquel as part of the Agency's role of promoting redevelopment that addresses conditions of blight, the long term needs of the community and that does not result in negative impacts. Relative to this proposal, though a new market and the overall mixed use concept as proposed are supported, there are details to the proposed site, architectural, and landscape designs, which are not consistent or compatible with a corner neighborhood store located within a primarily residential neighborhood. It is RDA's opinion that some relatively minor changes could be made to the project design, which would result in improvements in the compatibility of this project with the neighborhood it will serve.

This application was discussed at the Engineering Review Group (ERG) meeting on October 17, 2007. RDA previously submitted comments identifying issues with prior applications 02-0556 and 05-0205 per memos dated May 13, July 11, and Sept. 10, 2003 and May 5, 2005 (attached for reference). Many of the issues identified in the RDA comments and previous project conditions were not addressed with this submittal; therefore RDA strongly requests that Planning review the previous memos on this project and consider these items in the review of this new Commercial Development Permit. The Redevelopment Agency has the following additional comments regarding the proposed project:

I. Street Frontage Improvements and Street Tree Requirements

1. The project plans should be coordinated with the new RDA/DPW 7" Avenue improvement plans and approved Rodriguez Street Plan Line to ensure consistency of frontage and roadside improvements. This includes the following at minimum:
 - a. This project should show and be conditioned to submit a road right-of-way offer of dedication consistent with the County's 7" Avenue design drawings, which implement the 7" Avenue Plan Line.
 - b. The location of the driveway(s) and drain inlet locations should be coordinated between these projects.
 - c. The project should show sections demonstrating how the new improvements will tie-in with the Rodriguez plan line alignments to the west.
2. This project should be required to complete the following and be conditioned accordingly
 - a. This project is required to construct the 7" Avenue (west side) and Rodriguez Street (south side) roadway and roadside improvements along the property's frontage per the 7" Avenue construction drawings and Rodriguez Street Plan Line.
 - b. The project plans and conditions should identify all of these improvements accordingly and clearly identify the project's responsibilities.
 - c. The timing of the project improvements must be coordinated with the 7" Avenue road improvements.
 - d. The final project construction drawings and improvement plans should be submitted to the RDA/DPW engineering group to insure proper coordination of the construction drawings.

- e. The project building permit drawings and encroachment permit plans should be routed to RDA for review with DPW prior to approval.
 - f. Once the 7" Avenue improvements are installed, trenching for new utility connections are not allowed without penalty (per DPW regulations). Thus, new utility tie-ins (e.g. fire, water, sewer, PG&E, cable, phone, etc.) must be coordinated with RDA/DPW to be installed prior to or with the 7" Avenue project at the owner/applicant's expense, or the designs would need to be changed to provide all connections on the Rodriguez Street side.
 - g. It would also be useful in order to install the new 7th Avenue public road improvements **if** the existing building (which is located within the area required to be dedicated for public ROW) was removed in advance of the start of construction.
3. This proposal results in a reduction in landscape area and amount of landscaping from previous proposals, which were already insufficient relative to proposed frontage and perimeter landscaping. The variety, number, and size of trees have also been reduced with this proposal. The previous plans and conditions required 6 street trees, whereas this proposal includes only 3 along 7" Avenue. Additional Street Trees should be installed (minimum of 4 or 5 trees) consistent with the Street Tree Design Guidelines and DPW Design Criteria. All frontage trees should be installed at 24" box sizes including the Queen palms at the driveway entry and the Arbutus Marina at the corner. The Cotinus should also be installed at larger than a 5-gal size. It is also recommended that the above ground utility boxes along the street frontage be adequately screened with landscaping.
4. These plans do not include much of the information typically required on project plans for Commercial Development Permits. This information is necessary for **RDA** to adequately respond to the project proposal. The following items should be identified/addressed on the project plans:
- a. Existing off-site improvements within 100 feet of the subject site.
 - b. Identify/label all existing and proposed roadside improvements along the property frontages.
 - c. Demonstrate how the proposed improvements along Rodriguez Street will tie-in to and accommodate existing roadside improvements, e.g. sidewalk, adjacent driveways, etc.
 - d. Clearly identify/label existing and proposed (after dedication) property lines.
 - e. Demonstrate building setbacks on the Site Plan relative to the new property line.

II. Site Design and Building Comments/Concerns

1. The Redevelopment Agency made numerous comments on the previous applications on this site, which were not addressed by project approvals or that were included as project conditions but were not addressed with this submittal. Please see the previous RDA comments on applications 02-0556 and 05-0205 for additional detail regarding the concerns previously expressed relative to this proposal. The primary concerns, which were not fully addressed in the previous project plans or approvals, include the following:
 - Move the loading zone and storage access **area** to the rear, so not visible from the corner;
 - Move the entrance & add architectural features, for an entryway facing 7th Avenue;
 - Add some architectural features **to** soften the scale and dress-up the highly visible corner; and,
 - Add a 3- to 5-foot landscape strip along the back (west) and side (south) fences.
2. As this project represents a new application, this is an appropriate opportunity to address issues relative to the site plan that were required in the previous project approvals in order to ensure compliance with current regulations and policies and to minimize conflicts with varying priorities. At minimum, these plans should demonstrate compliance with the conditions of permit 02-0556 related to site design and landscaping.
3. Previous conditions require that additional architectural **trim** be added, whereas some architectural features were reduced with this proposal, e.g. reduction in windows on West Elevation results in a plain elevation with nothing to break up the mass. As well, the use of both metal roofing and metal siding is not supported at this site. RDA is not opposed to the **use of** this building material or style in a larger commercial or industrial (e.g. warehouse) context. However, it is our belief that in this case, the **use** of these materials for both the roof and siding for a corner market on a small retail site in a primarily residential neighborhood composed of older one-

story single family homes with standard residential building materials of wood siding and stucco does not represent or blend well with the character of the existing development in this neighborhood.

4. RDA recommends that residential and commercial parking spaces be designated and differentiated with marking **or** signage in order to minimize potential conflicts onsite.

The items and issues referenced above should be evaluated as part of this application and/or addressed by conditions of approval. RDA would like **to** review future routings of this project. The Redevelopment Agency appreciates this opportunity to comment. Thank you.

Attachments: Memos dated May 5, 2005, September 10, 2003, July 11, 2003, and May 13, 2003

cc: Greg Martin, DPW Road Engineering; Betsey Lynberg, **RDA Administrator**; Paul Rodrigues, **RDA** Capital Projects Manager; Sheryl Bailey, **RDA** Project Manager; Joel LaCagnin, DPW/RDA Engineer; **Ken** Hill, County Real Property

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: Sheila Mcdaniel
Application No.: 07-0618
APN: 026-091-09

Date: January 8, 2008
Time: 08:40:15
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Environmental Planning Completeness Comments

===== REVIEW ON OCTOBER 31, 2007 BY ANTONELLA GENTILE =====

A soils report prepared by a licensed geotechnical engineer is required for this project at this time. Please submit 3 copies of this report for review by Environmental Planning.

Once the soils report has been accepted by Environmental Planning, a plan review letter will be required from the geotechnical engineer.

Environmental Planning Miscellaneous Comments

===== REVIEW ON OCTOBER 31, 2007 BY ANTONELLA GENTILE =====

Conditions of approval, to be completed prior to building permit issuance:

1. Submit an erosion control plan
2. Once all agencies have approved the building plans, a plan review letter will be required from the geotechnical engineer.

Dpw Drainage Completeness Comments

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

===== REVIEW ON OCTOBER 23, 2007 BY DAVID W SIMS =====

1st Review Summary Statement:

The present development proposal does not control stormwater impacts. The Stormwater Management section cannot recommend approval of the project as proposed.

Reference for County Design Criteria: <http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.PDF>

Policy Compliance Items:

Item 1) No stormwater mitigation plan has been proposed. The project must hold run-off levels to pre-development rates. effective for a broad range of storms up through the 10-year event by use of best management practices. Water quality protections must be provided.

Item 2) The project is required to minimize impervious surfacing. This is required regardless of any creditable extents of existing surfacing.

Information Items:

Item 3) Incomplete. Please coordinate all, of the curb and gutter and drainage inlet locations with current County RDA plans for 7th Ave. improvements, and show this on the plans. Clearly differentiate any off-site improvements to be built by RDA from those to be proposed by this project.

Discretionary Comments - Continued

Project Planner: Sheila McDaniel
Application No.: 07-0618
APN: 026-091-09

Date: January 8, 2008
Time: 08:40:15
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Item 4) Incomplete. Please provide records that support all impervious surfacing assumed in mitigation calculations and claimed for fee credit. See miscellaneous comments.

Item 5) Incomplete. Indicate on the plans the manner in which building downspouts will be discharged.

Item 6) Incomplete. County Design Criteria requires topography be shown a minimum of 50 feet beyond the project work limits. The drainage behavior along the boundaries of the adjoining private parcels must be fully described. The curb and gutter transitions must extend 100 feet beyond tie in limits.

Please see miscellaneous comments

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON OCTOBER 23, 2007 BY DAVID W SIMS =====
Miscellaneous:

A) Maintenance procedures for the drainage facilities and mitigation measures must be provided on the plans

B) Please note on the plans provision for permanent bold markings at each inlet that read: "NO DUMPING - DRAINS TO BAY".

C) Sheet G-1, Demolition Note 2 requires complete removal of on-site drainage structures in conflict with the Civil and RDA plans to retain portions of such structures for use. Please clarify.

D) Is the proposed GO inlet on Rodriguez Street necessary, or can gutter flow continue around the corner to enter an inlet on 7th Street? Upstream drainage area appears very small, and DPW Stormwater would like to limit the number of new inlets and pipes that have to be maintained and that can conflict with other utilities when they are not necessary.

A recorded maintenance agreement may be required for certain stormwater facilities.

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$1.00 per square foot, and are assessed upon permit issuance. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.

You may be eligible for fee credits for pre-existing impervious areas to be demolished. To be entitled for credits for pre-existing impervious areas, please submit documentation of permitted structures to establish eligibility. Documentations such as assessor's records, 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. Not all existing pavements may be recognized as exempt from mitigation, or credited against

Discretionary Comments - Continued

Project Planner: Sheila Mcdaniel
Application No.: 07-0618
APN: 026-091-09

Date: January 8, 2008
Time: 08:40:15
Page: 3

impact fees

Because this application is incomplete in addressing County requirements, resulting revisions and additions will necessitate further review comment and possibly different or additional requirements.

All resubmittals shall be made through the Planning Department. Materials left with Public Works will not be processed or returned.

Please call the Dept. of Public Works. Stormwater Management Section. from 8:00 am to 12:00 noon if you have questions.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON OCTOBER 15, 2007 BY DAVID A GARIBDTTI =====

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON OCTOBER 15, 2007 BY DAVID A GARIBDTTI =====

===== UPDATED ON OCTOBER 15, 2007 BY DAVID A GARIBOTTI =====

Driveways to conform to County of Santa Cruz design criteria - see Fig. DW-1. 4' sidewalk to conform to County of Santa Cruz design criteria Fig. ST-6C. Please so note on the plans. County of Santa Cruz Redevelopment Agency has planned improvements for this street and intersection, please coordinate with them. ===== UP-
DATED ON OCTOBER 15, 2007 BY DAVID A GARIBOTTI =====

Encroachment permit required for all off-site work in the County road right-of-way, to be submitted at the time of Building Permit Application.

Dpw Road Engineering Completeness Comments

===== REVIEW ON OCTOBER 31, 2007 BY RODOLFO N RIVAS =====

Please contact Greg Martin at (831) 454-2811 for comments regarding this application.

===== UPDATED ON DECEMBER 17, 2007 BY GREG J MARTIN =====

The proposed improvements and right-of-way dedication along most of 7th Avenue are acceptable. However at the corner of 7th Avenue and Rodriguez Street and along Rodriguez Street modifications should be considered. The street alignment on the plan line for Rodriguez Street bent around the existing building on the corner in order to allow sidewalk. Since the building will be removed as part of this proposal, the alignment may be straightened. It is our understanding that the Redevelopment Agency has drawn up plans for this intersection which can be used which show the alignment for Rodriguez Street straightened and shall likely be constructing improvements on 7th Avenue in the near future. This may require an exception from the approved plan line. If the alignment is straightened, a right-of-way dedication of five feet from the back of sidewalk is recommended.

-----The following comments may be addressed as part of the building permit:

----- The west end of the driveway on Rodriguez Street should be moved to the west so it lines up with the internal driveway.

----- The

Discretionary Comments - Continued

Project Planner: Sheila Mcdaniel
Application No.: 07-0618
APN: 026-091-09

Date: January 8, 2008
Time: 08:40:15
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drainage inlet on 7th Avenue at the corner should be shifted to the south.
----- Please
contact Greg Martin at 831-454-2811 if questions.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON OCTOBER 31, 2007 BY RODOLFO N RIVAS =====
NO COMMENT
===== UPDATED ON DECEMBER 17, 2007 BY GREG J MARTIN =====
===== UPDATED ON DECEMBER 17, 2007 BY GREG J MARTIN =====

Dpw Sanitation Completeness Comments

===== REVIEW ON OCTOBER 17, 2007 BY AMY GROSS =====
Environmental Compliance Unit Review Comments 7th Avenue marketplace Application No:
07-0618

1st Review Summary Statement:

The Environmental Compliance Unit can not approve plans at this time. Plans received illustrate a commercial kitchen with a three-tub sink but not a grease trap. Plans must indicate size and design of grease trap as well as all fixtures connected to it prior to approval by the Sanitation District.

Policy Completeness Items: All plans for commercial kitchens must illustrate kitchen fixtures and grease trap size and design before they can be approved by the Sanitation District.

Policy Compliance Items: All food service operations must have a grease interceptor. The Sanitation District must be allowed to review plans for the grease interceptor/trap(s) prior to issuance of a permit and to inspect the installation. Any questions regarding these criteria or to schedule an inspection should be directed to the Santa Cruz County Sanitation District Environmental Compliance Unit at (831) 477-3907

Information Items:

1.) All grease traps will meet the Santa Cruz County Design Criteria. Grease trap sizing specifications are detailed in the design criteria. See the design criteria at <http://www.dpw.co.santa-cruz.ca.us/environment.htm> 2.) All sinks and floor drains must be routed through a grease interceptor/trap with the exception of hand washing sinks and bathroom drains 3.) A dishwasher is not permitted unless a minimum exterior 350-gallon grease interceptor is installed. 4.)

All grease traps will meet the Santa Cruz County Design Criteria. Grease trap sizing specifications are detailed in the design criteria. 5.) Floor drains must be installed with screens that prevent solids from blocking the facility's pipes and from entering the sanitary sewer.

Please see miscellaneous comments.

No. 1 Sanitation Engineering Review Summary Statement: APN: 26-091-09 & 32; Appl

Project Planner: Sheila Mcdaniel
Application No.: 07-0618
APN: 026-091-09

Date: January 8, 2008
Time: 08:40:15
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NO. 07-0618:

The Proposal is out of compliance with District or County sanitation policies and the County Design Criteria (CDC) Part 4, Sanitary Sewer Design, June 2006 edition, and also lacks sufficient information for complete evaluation. The District/County Sanitation Engineering and Environmental Compliance sections cannot recommend approval of the project as proposed.

Reference for County Design Criteria: <http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.PDF>

Policy Compliance Items:

Item 1) This review notice is effective for one year from the issuance date 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 availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Information Items:

Item 1) A complete engineered sewer plan, addressing all issues required by District staff and meeting County -Design Criteria- standards (unless a variance is allowed), is required. District approval of the proposed discretionary permit is withheld until the plan meets all requirements. The following items need to be shown on the plans:

Show the existing sewer lateral -To be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure.. A no-charge sewer lateral disconnection permit shall be obtained prior to disconnection and abandonment of lateral

Attach an approved (signed by the District) copy of the sewer system plan to the building permit submittal. A condition of the development permit shall be that Public Works has approved and signed the civil drawings for the commercial/residential improvement prior to submission for building permits.

The proposed project straddles two properties. District records indicate current market land use only.

District review fees were not collected at time of discretionary permit submittal. Applicant shall be responsible for payment of Minor Mixed Use/Replacement (Code SC4) fee. Subsequent plan submittals shall not be reviewed until fee has been deposited with the Planning Department.

Any questions regarding the above criteria should be directed to Diane Romeo of the Sanitation Engineering division at (831) 454-2160.

Please see miscellaneous comments

Project Planner: Sheila Mcdaniel
Application No.: 07-0618
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Dpw Sanitation Miscellaneous Comments

===== REVIEW ON OCTOBER 17, 2007 BY AMY GROSS =====

Miscellaneous: The Sanitation District must be allowed to review plans for the grease interceptor/trap(s) prior to issuance of a permit and to inspect the installation. Any questions regarding these criteria or to schedule an inspection should be directed to the Santa Cruz County Sanitation District Environmental Compliance Unit at (831) 477-3907

All resubmittals shall be made through the Planning Department. Materials left with Public Works will not be processed or returned.

Please call the Dept. of Public Works, Environmental Compliance Unit at 477-3907 if you have questions
Miscellaneous:

Item 1) In accordance with Sanitation District Code section 7.04.375 Private Sanitary Sewer System Repair, of Title 7, prior to building permit submittal the applicant/owner is required to televise all sewer laterals (up to and including connection at sewer main) and make repairs to any damaged or leaking pipes that might be shown. This includes root intrusion, open joints, cracks or breaks, sags, damaged or defective cleanout, inflow and infiltration of extraneous water, older pipe materials that are known to be inadequate, inadequate lift or pump stations, inadequate alarm systems for overflows, and inadequate maintenance of lift stations. Color video results (tape or dvd), of a sufficient quality to observe interior pipe condition, joints, sags among other items, shall be made available to the District for review, along with District certification form completed by plumber, and the District shall review results within 10 working days of submittal to the District. Repairs, as required by the District, shall be made within 90 working days of receipt of video result review. Applicant/owner shall obtain a sewer repair permit (no charge) from the District and shall have repairs inspected by the District inspector prior to backfilling of pipe or structure.

Any questions regarding the above Miscellaneous comments should be directed Diane Romo of the Sanitation Engineering division at (831) 454-2160.

Environmental Health Completeness Comments

===== REVIEW ON OCTOBER 18, 2007 BY JIM G SAFRANEK =====
NO COMMENT

Environmental Health Miscellaneous Comments

===== REVIEW ON OCTOBER 18, 2007 BY JIM G SAFRANEK =====

Applicant must obtain approval for an Environmental Health Plan Review prior to submittal of building plans. Applicant must obtain Environmental Health Plan Check approval, a construction inspection final and a Food Establishment Health Permit prior to opening. Contact A. Strader of Environmental Health at 454-2741.

Nancy Huyck -Architect
9200 Soquel Drive, Aptos, CA 95003

Tel: 831-685-1206
Fax: 831-688-3205

December 14,2007

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

Re: Seventh Avenue Marketplace – Mixed-Use Building
Attached Three Sets of Revised Plans dated 12-14-07

Dear Sheila,

I am responding to your letter dated October 31, 2007, regarding our mixed-use building application #07-0618, parcels 026-091-09,32. Jim Jung (Owner) and I have reviewed each item in your letter as well as the separate discretionary application comments from Environmental Planning and Public Works. We have also reviewed each item from Larry Kasparowitz, Urban Designer.

As you already know, this project was previously approved in October, 2003. Our Project Planner was John Schlagheck and our Deputy Zoning Administrator was Don Bussey. Neighbors overwhelmingly supported the project and we had very few Conditions of Approval. **But**, ultimately, Jim Jung sold the land and permit under consideration, and the new owner did not renew the permit; it expired. The property is now, once again, back in the hands of Jim Jung and he intends once again, to build the mixed-use building. Unfortunately, we have had to start this permit review process all over again.

Our new permit submission is essentially the same as our previously approved submission except that we now have twelve proposed parking stalls instead of eleven and we have enlarged the Loading Zone in the event that employees could use this for parking on days when Loading is not scheduled. Your suggestion that we decrease the size of the Loading Zone and have parking on Rodriguez Street is not acceptable to me or Jim Jung. We do not want any additional parking on the street. Although this parking dilemma may sound minor, my client, Jim Jung, has stated that he will not go forward with this project without the additional parking. I asked him what his intentions are if this additional stall and enlarged Loading Zone is not approved and he responded that he would clean-up the existing little store and continue the use as a market. We have honestly tried to enhance the neighborhood and we do not believe that the additional parking stall and enlarged Loading Zone will have a detrimental effect on the neighborhood.

Jim Jung has invested several thousands of dollars in this project including design fees, engineering fees, and County fees. We are only submitting three sets of drawings to you because we do not want to spend months and months and lots of money addressing

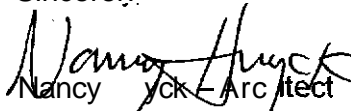
technical comments from Public Works and Environmental Planning, if it is determined that we cannot get the additional parking. We would be happy to address comments from any department after we know if this project is feasible.

In regards to the larger design and code issues and County requests, we have added an additional toilet room, shifted the orientation of the garbage dumpster enclosure, created accessibility plans, added signage to better delineate the market entry location, and adjusted the parking dimensions on the South side of the site for code compliance. We are unable to adjust the West planting strip dimensions.

If this project is approved by the Zoning Administrator we will then provide a materials board (materials haven't changed since last submission; only colors have changed), a revised landscape plan, and responses to all Public Works, Environmental Design, and Urban Planning comments. It should also be noted that Jim Jung has been in the market business for decades and we both agree that our proposed entry is in the best possible location. Our additional signage will only further enhance this entry location.

Due to financial considerations, Owner needs to make a decision before the end of the year. Time is of the essence. Please contact me if I can answer any additional questions.

Sincerely,


Nancy Huyck - Architect
Nancy Huyck - Architect

C: Reference Revised Plan Set 12-14-07 (not included):

Jim Jung
Don Bussey
Mark Demming
Paia Levine

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
MEMORANDUM

DATE: October 17, 2003

TO: Don Bussey, Zoning Administrator

c c : Karen Pursell, Clerical

FROM: John Schlagheck, Project Planner

SUBJECT: Addendum to ZA Staff Report for Application 02-0556 dated 9/19/03,
Public hearing held on 9/19/03,
Continued to 10/17/03

As directed by the Zoning Administrator on 9/19/03, the applicant has submitted revised plan for this application (See Attached). The plans show a reduction of one parking space from the west side of the building, the relocation of the trash enclosure from the north side of the proposed building to the west side of the building, and the enlargement of the planting areas adjacent to the northeast and northwest comers of the proposed structure.

The plans continue to indicate a small loading area between the proposed building and Rodriguez Ave. This area provides generous space for moving waste material from the north entrance of the building to the relocated trash enclosure and provides off-street loading area for small delivery vehicles. According to sheet A-2 of the submitted plans, a short 1.5-foot wall would screen this area. Staff recommends that the project be conditioned to require that this wall be extended to ineet the proposed 3-foot all on the east side of the proposed building, and that the wall be vertically articulated between 1.5 and 3 feet as needed to frame and enhance the landscape area at the comer, with the entire wall to be planted with vines. It is further recommended that the project be conditioned to prohibit the use of chain link fencing for the gates of the relocated trash enclosure or at any location on the site.

Although the plans have been changes as detailed above, the applicant would prefer the project be approved per the plans submitted at the 9/19/03 public hearing. The applicant has detail reasons for this position in the attached letter dated 10/14/03.

RECOMMENDATION

Staff recommends:

1. **APPROVAL** of Application Number **02-0556 as shown on the revised plans dated 10/17/03**, based on the findings and conditions included in the staff report dated 9/19/03, and as amended herein, and;
2. Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

EXHIBIT 6

October 14,2003

John Schlagheck
county of santa Cruz
Planning Department
701 Ocean Street Rm. 418
SantaCruz, Ca. 95060

Dear John,

Ref. September 19,2003 Hearing

Enclosed is the plan change suggested at the meeting. The garbage enclosure has been moved to one of the parking space. That leaves a total of 11 parking spaces and an increase of landscape area at the corner. The decrease in the freight zone was not shown because it can be done easily if required.

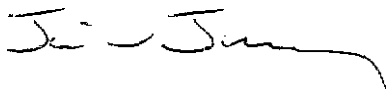
John, whereas we can "live" with the above changes, we respectfully ask you and your people to reconsider. We were not given the exact reasons as to why the plans need to be changed. There were indications that the plans were fine as presented. I'll try to give the reasons as to why the plans should remain as is.

First. The garbage enclosure at the corner is a natural fit. It is at the furthest point from the neighbor's house. Noise and smell from the use of the garbage cans will be lessened. With respect to the visual concern on the corner, the enclosure is done with split concrete blocks with a 3 foot berm around it. With rocks, trees and plants surrounding it the enclosure would hardly be visible.

Second. The freight zone shown at the September 19th meeting provides for trucks to unload on both sides of the truck easily and also for limited forklift use. Although it's easy to do, Nancy and I did not decrease the freight area because I feel the designated space is needed for ease of delivery and exit for consumers. Previously we have discussed that 5 beverage delivery trucks a week will be parked at the exit zone and it would create only a small inconvenience. That is true. However it should be pointed out that the bulk of deliveries are done by small trucks or van (average length: 18 - 24 feet). These smaller trucks will fit nicely in the space shown without blocking the exit. In addition to the 5 beverage trucks, I estimate an average of 12 - 15 deliveries a week. Given that number of deliveries and if the freight zone is decreased as discussed, the resultant space left will cause all delivery trucks and vans to park in the exit zone. Clearly it would be a tremendous inconvenience for both us and the consumers trying to exit the parking lot.

Third. We started the project with 15 parking spaces. In the September 19th plans we have twelve. Currently we have about twelve parking spaces for customer cars and sometimes the parking lot is full. This project will require at least a million dollar investment. Our volume of sales need to double to make back that investment. I'm sure a lender would look at that and ask how we can make that sales increase without additional parking. **Cutting** back parking would make our request for a loan much more difficult. Without a loan our project will not be able to continue.

Sincerely,
Jim Jung



STAFF REPORT TO THE ZONING ADMINISTRATOR

APPLICATION NO.: 02-0556 **APN:** 026-091-09, 32
APPLICANT: Nancy Huyck, Architect
OWNER: Jim and Yolanda Jung

PROJECT DESCRIPTION: Proposal to remove an existing commercial building and one residential unit, and to construct a 4,900 square foot structure to include one residential unit, and a market with off-site sales of liquor, beer, and wine, and a delicatessen for on demand preparation of sandwiches, soups, and salads; and, to construct a new parking area, frontage improvements, and landscaping.

LOCATION: Live Oak, on the southwest corner of the intersection of 7th Ave and Rodriguez Ave at 21st Ave

PERMITS REQUIRED: Commercial Development Permit

ENVIRONMENTAL DETERMINATION: Exempt - Category 2

COASTAL ZONE: —Yes ☐ No ☒ **APPEALABLE TO CCC:** ___Yes___No

PARCEL INFORMATION

PARCEL SIZE: 13,067 square feet in two parcels (EMIS estimate)
EXISTING LAND USE:
 PARCEL: Commercial
 SURROUNDING: Residential
PROJECT ACCESS: 7th Ave
PLANNING AREA: Live Oak
LAND USE DESIGNATION: C-N (Neighborhood Commercial)
ZONING DISTRICT: C-1 (Neighborhood Commercial)
SUPERVISORIAL DISTRICT: 3rd

ENVIRONMENTAL INFORMATION

a. Geologic Hazards	b. None mapped
b. Soils	Report not required
c. Fire Hazard	c. None mapped
d. Slopes	d. 0 to 2 percent
e. Env. Sen. Habitat	e. None mapped
f. Grading	f. No grading proposed
g. Tree Removal	g. No trees proposed to be removed
h. Scenic	h. None mapped

SERVICES INFORMATION

Inside Urban/Rural Services Line: X Yes ___ No

Water Supply: City of Santa Cruz

Sewage Disposal: County Sanitation

Fire District: Central

Drainage District: Zone 5

HISTORY

The 7th Ave Market, with Jim Jung as owner, began operations at this location in 1980

ANALYSIS AND DISCUSSION

The proposed site is 13,067 square foot on two parcels located in the C-1 (Neighborhood Commercial) zone district, a designation that allows commercial uses including neighborhood markets, delicatessens, sandwich shops, and liquor stores subject to Level 5 review in buildings between 2,000 and 20,000 square feet. The zone district also allows residential uses up to 50 percent of the area of the structure subject also to a Level 5 review. R-1 zoned parcels surround the site on four sides, with some PF zoning on the northeast corner of the subject intersection that has recently been site of the Society for the Prevention of Cruelty to Animals (SPCA). The site has been occupied by a small convenience store with one residential unit for many years. While these uses are consistent with the C-1 zone district, the building is non-conforming with respect to the north, east, and west property lines.

The existing and proposed uses are consistent with the site's (C-N) Neighborhood Commercial General Plan designation. This designation is intended to provide compact, conveniently located, and well designed shopping and service uses to meet the needs of individual urban neighborhoods. The site is located near the center of the residential area bounded roughly by Capitola Road on the south, 17th Ave on the east and the Soquel Drive commercial corridor on the north and west. The site (13,067 square feet) and proposed market (2,400 gross square feet) are small-scale, serving a limited local area rather than a countywide market.

Per County Code Section 13.10552(b), 11 parking spaces are required and 12 are shown on the proposed site plan. The 9 parking spaces for the commercial use are concentrated at the south end of the property near the entrance to the market. The 2 spaces required for the residential use and one accessible spaces are located on the west side of the building. This configuration will allow commercial users to exit to both 7th Ave and Rodriguez, but enter only from 7th Ave.

The proposed plan includes frontage improvement for 7th Ave and Rodriguez Ave that are consistent with adopted plan lines for these County maintained roads. The improvements include accessible sidewalk with a crosswalk approach at the intersection, curb and gutter, and associated drainage improvements. The sidewalk is separated along 7th Ave to allow a planting strip for street trees. Seven feet of right of way dedication is required to accommodate the new roadside improvements, with slightly more required on the southeast corner of the property.

The project includes a comprehensive landscape renovation that will serve to soften the visual impact of the new structure on the surrounding area. The landscape improvements will be concentrated on the 7th Ave frontage and the corner at Rodriguez Ave. As a condition of approval the plan includes the planting of street trees in the planting strip adjacent to 7th Ave to include 6, 24" box Chinese Hackberry trees as suggested by RDA. Eleven additional trees are shown in the interior of the lot and adjacent to the right of way including coast live oaks, strawberry trees and queen palms. Several varieties of shrubs and ground cover plants will provide additional green relief. County Urban Designer, Larry Kasparowitz, reviewed the proposed architectural and landscape plans. See design review letter (Exhibit H)

While the proposal does not include the minimum 5-foot landscape stripe in the side and rear, County Code Section 13.11.053 does provide for flexibility with, and exceptions to this and other similar design criteria based on the circumstances of individual applications. The subject parcel, which was actually zoned C-4 until 1994, measures 73 X 170 feet (inclusive of the present dedication requirement) and is not ideal for the commercial development requiring on site parking and circulation. Given the circumstances created by the shape of the parcel, the redevelopment nature of the application, and further that the project otherwise brings a severely non-conforming property into complete compliance with County regulations, an exception to the minimum 5-foot planting strip is reasonable. The applicant has noted on the plans that vines will be used in the minimal space provided to insure some vegetative elements in these areas,

Several site plan concerns remain regarding the project's relationship to the adjacent pedestrian areas on 7th Ave and the corner at Rodriguez Ave. Specifically, as a result of the owner's desire to keep the entrance to the market near the parking area, the presence of the entrance on 7th Ave is weak. In order to strengthen the entrance on 7th Ave, the project has been conditioned to require the extension of the entrance to 7th Ave through the use of architectural details, signage, and landscaping. These changes are to be reflected on the building permit plans.

Similarly, the location of the refuse/recycle area and its related screening create problems for the project's relationship to the corner of 7th Ave and Rodriguez Ave. Ideally the development should establish an architectural or landscape focal point for the intersection. If the refuse/recycle area were to be moved elsewhere on the site, additional architectural details, and/or functional changes could be used to establish a focal point. Alternatively, if the refuse/recycle area should remain in the location shown on the submitted plans, screening walls (perhaps of various heights), multi-layered or terraced landscaping, and intense plantings (including the liberal use of vines) could be used to establish a prominent "green spot" and landscape focal point for the corner. In the latter case, architectural details could also be added near the corner on the second story to provide both a landscape feature (first floor) and an architectural feature (second floor). See design review suggestions (Exhibit H).

Staff recommends input received from neighbors at the public hearing be used to assist in determining the final characteristics of the corner.

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.

RECOMMENDATION

Staff recommends:

- I. **APPROVAL** of Application Number **02-0556**, based on the attached findings and conditions.
2. Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

EXHIBITS

- A. Project plans
- B. Findings
- C. Conditions
- D. Categorical Exemption (CEQA determination)
- E. Assessor's parcel map
- F. Zoning map
- G. General Plan map
- H. Design review letter from *Larry Kasparowitz*, September 10, 2003
- I. Letter from *Melissa Allen*, RDA, September 10, 2003
- J. Letter from *Cathleen Brennan*, City Water Department dated November 15, 2002
- K. Letter from *Conrad Yumang*, County Sanitation dated, November 21, 2002
- L. Comments & Correspondence
- M. Signature list in support of the project submitted by applicant

SUPPLEMENTARY REPORTS AND INFORMATION REFERRED TO IN THIS REPORT ARE ON FILE AND AVAILABLE FOR VIEWING AT THE SANTA CRUZ COUNTY PLANNING DEPARTMENT, AND ARE HEREBY MADE A PART OF THE ADMINISTRATIVE RECORD FOR THE PROPOSED PROJECT.

Report Prepared By: John Schlagheck
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95040
Phone Number: (831) 454-3012 or, pln761@co.santa-cruz.ca.us

DEVELOPMENT PERMIT FINDINGS:

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

The location of the proposed market and residential unit and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity in that the project is located in an area designated for commercial uses and permissive of ancillary residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed mixed-use building will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks and height limitations that ensure access to light, air, and open space in the neighborhood.

The proposed plan includes frontage improvements for 7th Ave and Rodriguez Ave that are consistent with adopted plan lines for these County maintained roads. These improvements include accessible sidewalk, curb, and gutter. Such improvement will increase pedestrian and vehicular safety by creating a dedicated pedestrian path (on 7th Ave and Rodriguez Ave) where none existed previously.

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

The project site is located in the C-1 (Neighborhood Commercial) zone district. The proposed location of the mixed-use 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 C-1 zone district in that the primary use of the property will continue to be a neighborhood market with one ancillary residential unit and Level 5 review has been obtained for all proposed uses including the neighborhood market, a delicatessens, a sandwich shops, and off-premises sale of liquor, beer and wine, and one residential unit.

3. THAT THE PROPOSED USE IS CONSISTENT WITH ALL ELEMENTS OF THE COUNTY GENERAL PLAN AND WITH ANY SPECIFIC PLAN WHICH HAS BEEN ADOPTED FOR THE AREA.

The project is located in the Neighborhood Commercial (C-N) land use designation. The proposed commercial use is consistent with the General Plan in that it is consistent with policies and requirements specified in General Plan Objective (Neighborhood Commercial).

The existing and proposed uses are consistent with the site's (C-N) Neighborhood Commercial General Plan designation. This designation is intended to provide compact, conveniently located, and well designed shopping and service uses to meet the needs of individual urban neighborhoods. The site is located near the center of the residential area bounded roughly by Capitola Road on the south, 17th Ave on the east and the Soquel Drive commercial corridor on the north and west. The site (13,067 square feet) and proposed market (2,400 gross square feet) are small-scale, serving a limited local area rather than a countywide market.

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

The proposed use will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity in that the project is a redevelopment/replacement of an existing neighborhood market and residential unit that have existed at this location for many years. As a replacement of similar size and function, no increase in traffic is anticipated, and the Department of Public Works has not requested Transportation Impact Fees.

The proposed plan includes frontage improvements for 7th Ave and Rodriguez Ave that are consistent with adopted plan lines for these County maintained roads. These improvements include accessible sidewalk, curb, and gutter. The sidewalk is separated along 7th Ave to allow a planting strip for street trees.

5. THAT THE PROPOSED PROJECT WILL COMPLEMENT AND HARMONIZE WITH THE EXISTING AND PROPOSED LAND USES IN THE VICINITY AND WILL BE COMPATIBLE WITH THE PHYSICAL DESIGN ASPECTS, LAND USE INTENSITIES, AND DWELLING UNIT DENSITIES OF THE NEIGHBORHOOD.

The proposed mixed-use structure with a neighborhood market and residential unit 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 character area in that the proposed structure will continue to provide a useful local market in predominately residential area. The proposed building replaces significantly non-conforming structure with a conforming structure with essentially the same use and function. Roadside improvements required by the County such as sidewalks, curb and gutter, will increase pedestrian and vehicular safety in and around the project area.

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

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the proposed mix-use building with a neighborhood market and residential unit will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties.

The project includes a comprehensive landscape renovation that will serve to soften the visual impact of the new structure on the surrounding area. The landscape improvements will be concentrated on the 7th Ave frontage and the corner at Rodriguez Ave. As a condition of approval the plan includes the planting of street trees in the planting strip adjacent to 7th Ave to include 6 24" box Chinese Hackberry trees as suggested by RDA. Eleven additional trees are shown in the interior of the lot and adjacent to Rodriguez Ave including coast live oaks, strawberry trees and queen palms. Several varieties of shrubs and ground cover plants will provide additional green relief. County Urban Designer, Larry Kasparowitz, reviewed the proposed architectural and landscape plans. See design review letter (Exhibit H).

While the proposal does not include the minimum 5-foot landscape stripe in the side and rear, County Code Section 13.11.053 does provide for flexibility with, and exceptions to this and other similar design criteria based on the circumstances of individual applications. The subject parcel, which was actually zoned C-4 until 1994, measures 73 X 170 feet (inclusive of the present dedication requirement) and is not ideal for the commercial development requiring on site parking and circulation. Given the redevelopment nature of the application, the circumstances created by the shape of the parcel, and further that the project otherwise brings a severely non-conforming property into complete compliance with County regulations, an exception to the minimum 5-foot planting strip is reasonable. The applicant has noted on the plans that vines will be used in the minimal space provided to insure some vegetative elements in these areas.

Several site plan concerns remain regarding the project's relationship to the adjacent pedestrian areas on 7th Ave and the corner at Rodriguez Ave. Specifically, as a result of the owner's desire to keep the entrance to the market on the southwest corner of the building, the presence of the entrance on 7th Ave is weak. In order to strengthen the entrance on 7th Ave, the project has been conditioned to extend the entrance to 7th Ave through the use architectural details, signage, and landscaping. These changes are to be reflected on the building permit plans.

Similarly, the location of the refuse/recycle area and its related screening create problems for the project's relationship to the corner of 7th Ave and Rodriguez Ave. Ideally the corner should establish an architectural or landscape focal point for the intersection. If the refuse/recycle area were to be moved elsewhere on the site, additional architectural details, and/or functional changes (such as the establishment of a second entrance to the market) could be used to establish an architectural focal point. Alternatively, if the refuse/recycle area should remain in the location shown on the submitted plans, screening walls (perhaps of various heights), multi-layered or terraced landscaping, and intense plantings (including the liberal use of vines) could be used to establish a prominent "green spot" and landscape focal point for the corner. In either case the project will considerably enhance the area while continuing to provide a convenient market for the residents of the neighborhood.

CONDITIONS OF APPROVAL

Exhibit A: Plans by Nancy Huyck, Architect dated 8/26/03

- I. This permit authorizes the removal of an existing neighborhood market with one residential unit and the construction of a 4,900 square foot structure to include one residential unit, and a neighborhood market with off-site sales of liquor, beer, and wine, and a delicatessen for on demand preparation of sandwiches, soups, and salads, a new parking area, signage, frontage improvements, and landscaping. 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 Demolition Permit from the Santa Cruz County Building Official
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 - D. Obtain an Environmental Health Plan Check approval and a Food Establishment Health Permit from the County Environmental Health Services Department. Contact Roger Houston at 454-2734.
 - E. **Obtain all required permits from the State of California Department of Alcoholic Beverage Control.**
 - F. Obtain an Encroachment Pennit from the Department of Public Works for all work perfonned in the County road right-of-way.
 - G. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days of the approval date on this pennit.
 - H. Record an affidavit to retain parcels 026-091-09 and 32 as one parcel.
- 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 finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. Final drainage plans

3. Detailed erosion control plans.
 4. Landscape plans indicating six 24" Chinese Hackberry street trees to be planted in the planting strip adjacent to 7th Ave between the driveway and the northeast corner of the property. Revise the landscape plan **to support** the extension of the entrance to the market extended to the 7th Ave frontage. The entrance shall bear a strong relationship and connection with the 7th Ave frontage. Revise landscape plan to create a landscape focal point on the northeast corner of the site. The plan shall be reviewed and approved by the County Urban Designer. The landscape plan shall include the planting of up to 10 trees on the property to the west within the access corridor for screening.
 5. Revised architectural plans showing the entrance to the market extended to the 7th Ave frontage. **The** entrance shall bear a strong relationship and connection with the 7th Ave frontage.
 6. Engineered improvement plans for frontage improvements to 7th Ave and Soquel Drive. **All** improvements to conform to design standards of *the* Department of Public Works. Should the Department of Public Works determine, during their review of the improvement **plan**, that additional right of way is required for the installation of frontage improvements, the applicant shall submit an irrevocable offer of dedication to the County for the required property. The plans shall include details regarding any required relocation of utilities, traffic control devices, sign, or other similar infrastructure.
 7. No chain link fence shall be allowed for *the* gates of the trash enclosure or any location on site. Masonry or solid board fence shall be used, with the material and design to be approved by the Zoning Administrator.
- B. Pay Zone 5 drainage fees to the County Department of Public Works. Drainage fees will be assessed on the net increase in impervious area.
- C. Submit 3 copies of a soils report from a California licensed geotechnical engineer for review and approval. A review fee may be required.
- D. Meet all requirements and pay any applicable fee of the Central Fire District.
- E. Submit information requested and comply with all requirements and regulations of the County Sanitation District in their letter dated November 21, 2002.
- F. Provide required off-street parking for 11 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. The loading area adjacent to Rodriguez **Ave** shall be signed as not a parking space, for loading purposes only.

- G. 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.
 - H. Submit information requested by the City of Santa Cruz Water Department in their letter dated November 15, 2002. The City of Santa Cruz Water Department conservation standards shall be met.
 - I. Parking lot light standards shall be limited to 15 feet and be shielded to prevent light from leaving the property. In no case shall a parking lot light standard or a wall mounted exterior light be directed toward adjacent properties or residential areas without sufficient shielding.
 - J. Total area of all signage shall not exceed **50** square feet. All signs shall consist of individual "channel" letters, or have light letters on dark backgrounds with low intensity internal lighting, if a one-piece "box" sign is used.
 - K. Submit an irrevocable offer of dedication to the County Surveyor for a 7-foot strip to be dedicated along 7th Ave. The offer of dedication shall include all improvements in the right of way.
- 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 approved Building Permit shall be installed
 - B. All construction shall conform to the recommendations of the required soils report.
 - C. The project is subject to a construction inspection by the Environmental Health Services Department prior to opening.
 - D. The owner shall be responsible for any costs associated with the required relocation of utilities, traffic control devices, signs, or other similar infrastructure.
 - E. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - F. All inspections and soil testing required by the County's Environmental Health Services Department and/or the State of California shall be completed to the satisfaction of the responsible agency.

- G. Limit all construction-related activities to the time between 8:00 A.M. and 5:30 P.M. weekdays, unless a temporary exemption to this time restriction is approved in advance by the Planning Department to address an emergency situation. The owner/developer shall designate a disturbance coordinator to respond to citizen complaints and inquiries from area residents during construction. A 24-hour contact number shall be conspicuously posted on the job site, on a sign that shall be a minimum of two feet high and four feet wide. This shall be separate from any other signs on site, and shall include the language "for construction noise and dust problems call the 24-hour contact number". The disturbance coordinator shall record the name, phone number, and nature of the disturbance. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry. Unresolved complaints received by the County staff from area residents may result in the inclusion of additional operational conditions.
- H. All landscape areas, including the planting strip within the County right of way, and related irrigation systems shall be maintained. A drip irrigation system shall be installed in all landscape areas shown on Exhibit A. All irrigation shall conform to the required water conservation measures as regulated by the City of Santa Cruz Water District. Dead plant material shall be removed and replaced consistent with the approved Exhibit A. The owner is responsible for the ongoing health and care of all landscaping on the site.
- I. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- B. The property owner shall permanently maintain all landscaping and irrigation, including the planting strip within the County right of way.
- C. No temporary "banner" or "poster" type signs shall be permitted at any time. No temporary signs are permitted in windows or doors.

- D. No indoor or outdoor seating shall be permitted on the property. The installation of indoor or outdoor seating shall be subject to a level 4 planning approval.
- E. No outdoor sales machines or retail sales are permitted.
- F. No outdoor tables are permitted.
- G. Hours of operation are limited to 6:00 a.m. to 10:00 p.m. daily.


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

Approval Date: 10-17-03

Effective Date: 10-31-03

Expiration Date: 4-31-05


Don Bussey
Deputy Zoning Administrator


John Schlagheck
Project Planner

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

**NOTICE OF EXEMPTION FROM THE
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The County of Santa Cruz has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15329 of CEQA for the reason(s) which have been checked on this document.

Application No.: 02-0556

Assessor Parcel No.: 026-091-09

Project Location: 21 15 7th Ave

Project Description: Replacement of an existing market and residential unit on the same parcel

Person or Agency Proposing Project: Nancy Huyck Architect

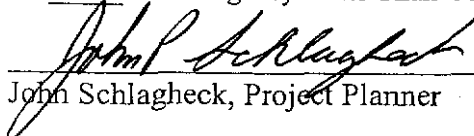
Contact Phone: (831) 685-1206

- A. ☐ The proposed activity is not a project under CEQA Guidelines, Sections 1928 and 501.
- B. ☐ Ministerial Project involving only the use of fixed standards or objective measurements without personal judgment.
- C. ☐ Statutory Exemption other than a Ministerial Project,
Specify type:

D. Categorical Exemption

- | | |
|--|---|
| <input type="checkbox"/> 1. Existing Facility | <input type="checkbox"/> 20. Changes in Organization of Local Agencies |
| <input checked="" type="checkbox"/> 2. Replacement or Reconstruction | <input type="checkbox"/> 21. Enforcement Actions by Regulatory Agencies |
| <input type="checkbox"/> 3. New Construction of Small Structure | <input type="checkbox"/> 22. Educational Programs |
| <input type="checkbox"/> 4. Minor Alterations to Land | <input type="checkbox"/> 23. Normal Operations of Facilities for Public Gatherings |
| <input type="checkbox"/> 5. Alterations in Land Use Limitations | <input type="checkbox"/> 24. Regulation of Working Conditions |
| <input type="checkbox"/> 6. Information Collection | <input type="checkbox"/> 25. Transfers of Ownership of Interests in Land to Preserve Open Space |
| <input type="checkbox"/> 7. Actions by Regulatory Agencies for Protection of the Environment | <input type="checkbox"/> 26. Acquisition of Housing for Housing Assistance Programs |
| <input type="checkbox"/> 8. Actions by Regulatory Agencies for Protection of Nat. Resources | <input type="checkbox"/> 27. Leasing New Facilities |
| <input type="checkbox"/> 9. Inspection | <input type="checkbox"/> 28. Small Hydroelectric Projects at Existing Facilities |
| <input type="checkbox"/> 10. Loans | <input type="checkbox"/> 29. Cogeneration Projects at Existing Facilities |
| <input type="checkbox"/> 11. Accessory Structures | <input type="checkbox"/> 30. Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances |
| <input type="checkbox"/> 12. Surplus Govt. Property Sales | <input type="checkbox"/> 31. Historical Resource Restoration/Rehabilitation |
| <input type="checkbox"/> 13. Acquisition of Land for Wild-Life Conservation Purposes | <input type="checkbox"/> 32. In-Fill Development Projects |
| <input type="checkbox"/> 14. Minor Additions to Schools | |
| <input type="checkbox"/> 15. Minor Land Divisions | |
| <input type="checkbox"/> 16. Transfer of Ownership of Land to Create Parks | |
| <input type="checkbox"/> 17. Open Space Contracts or Easements | |
| <input type="checkbox"/> 18. Designation of Wilderness Areas | |
| <input type="checkbox"/> 19. Annexation of Existing Facilities Lots for Exempt Facilities | |

E. ☐ Lead Agency Other Than County:


John Schlagheck, Project Planner

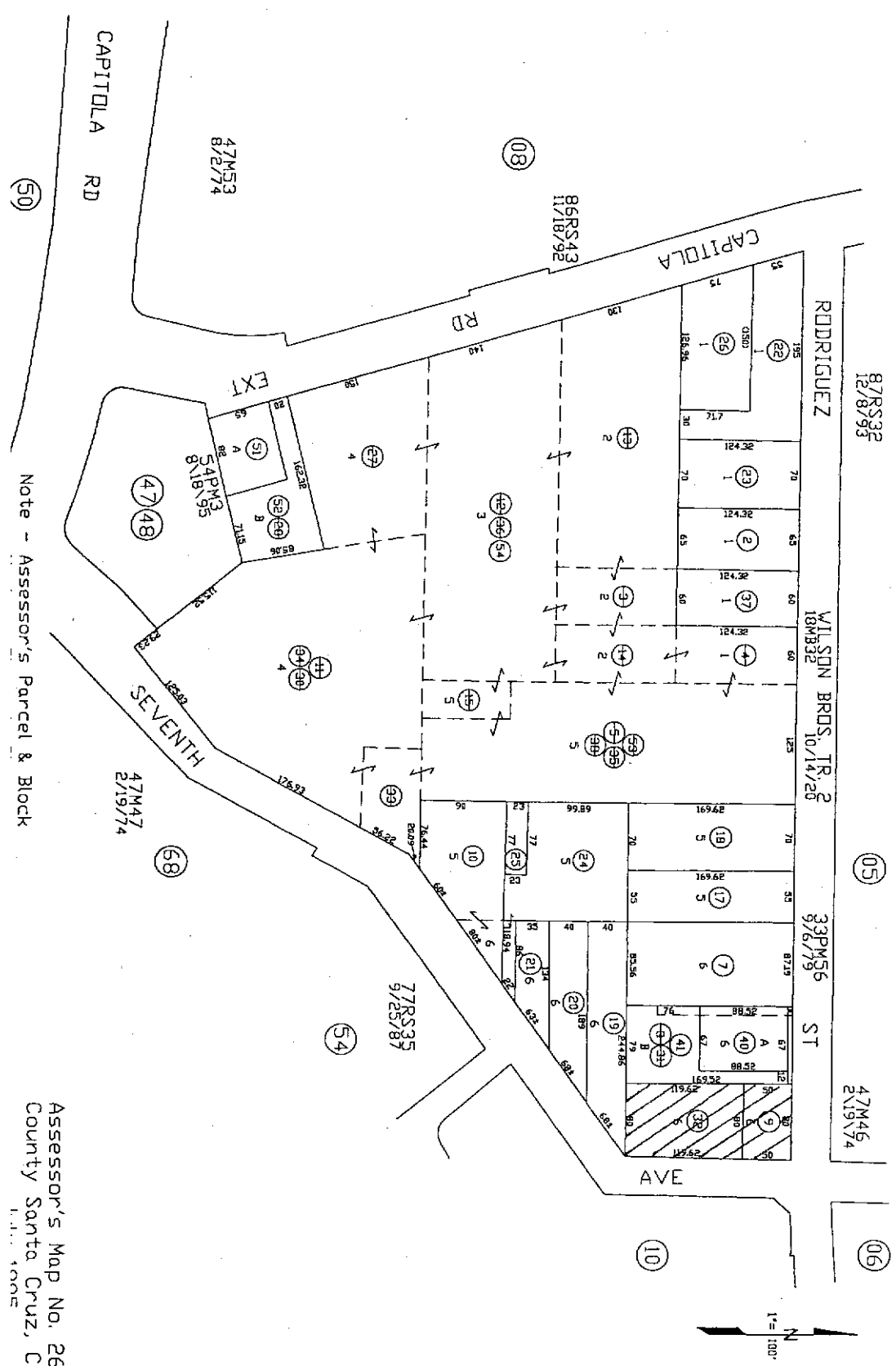
Date: 10-17-03

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POR. SEC. 8 & 9
 T.11S., R.1W., M.D.B. & M.

Tax Area Code
 82-040

26-09

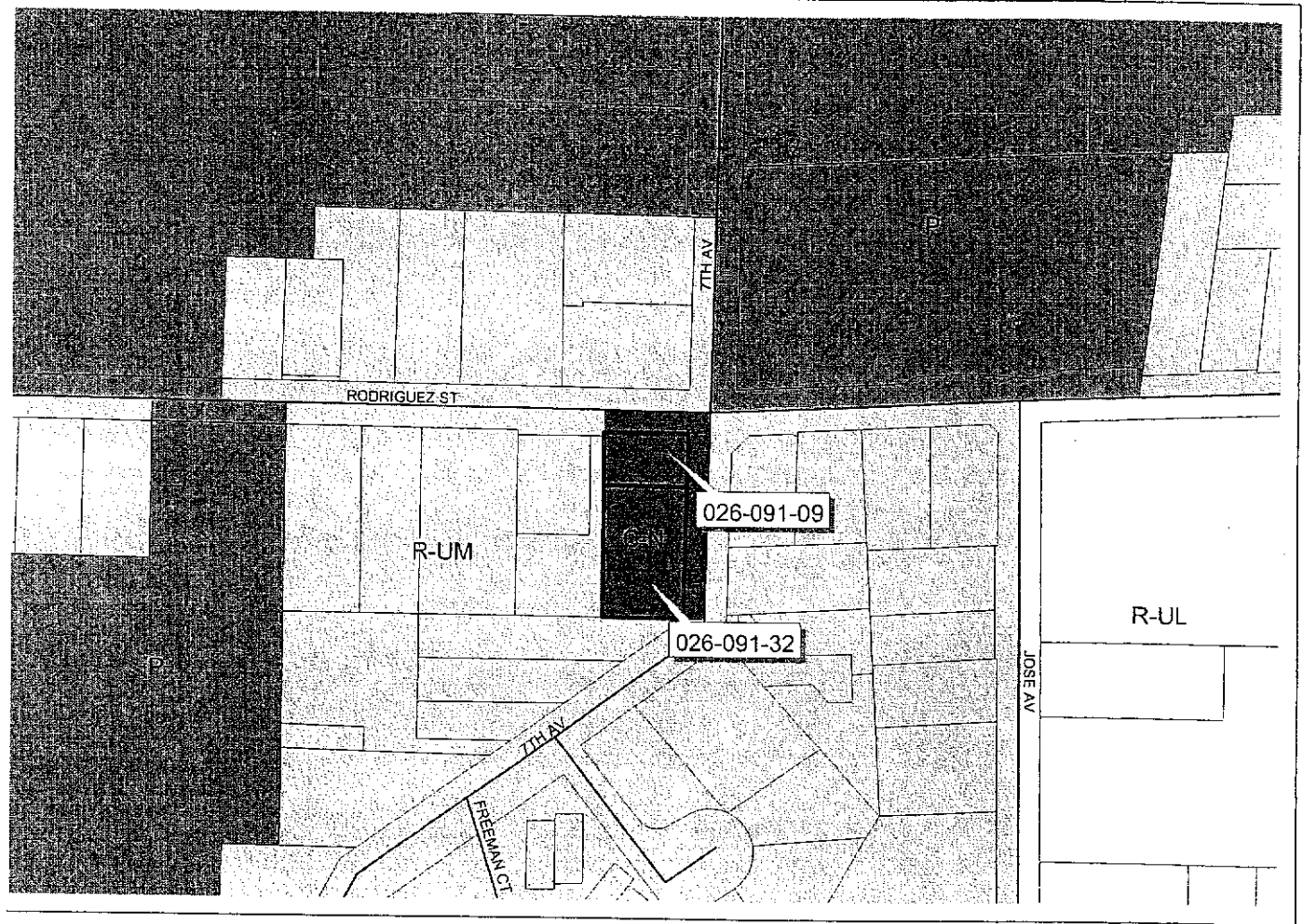


Note - Assessor's Parcel & Block

Assessor's Map No. 26-09
 County Santa Cruz, Calif.
 11/1/1995

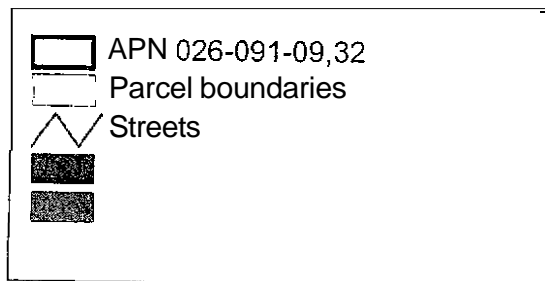
52

General Plan Map



300 0 300 600 Feet

Legend



Map created by Santa Cruz County
Planning Department
August 2003

EXHIBIT G

INTEROFFICE MEMO

APPLICATION NO: 02-0556 (THIRD ROUTING)

Date: September 10, 2003
 To: John Schlagheck, Project Planner
 From: Larry Kasparowitz, Urban Designer
 Re: Design Review for a mixed-use building at 2115 Seventh Avenue, Santa Cruz (Jung, owner / Hyuck, applicant)

GENERAL PLAN / ZONING CODE ISSUES

Design Review Authority

13.11.040 Projects requiring design review.

(e) All commercial remodels or new commercial construction

Design Review Standards

13.11.072 Site design.

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

EXHIBIT H

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

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Building silhouette	✓		
Spacing between buildings			N/A
Street face setbacks	✓		
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways		✓	See comments below

light fixtures attached to the building. Light standards to a maximum height of 15 feet are allowed			
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	✓		
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	✓		
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		✓	<i>This is a very constricted site. See comments below.</i>
Parking areas shall be screened from public streets using landscaping, berms, fences, walls, buildings, and other means, where appropriate.	✓		
Bicycle parking spaces shall be provided as required in. They shall be appropriately located in relation to the major activity area.	✓		
Reduce the visual impact and scale of interior driveways, parking and paving,	✓		
Parking Lot Landscaping			
It shall be an objective of landscaping to accent the importance of driveways from the street. frame the major circulation aisles, emphasize pedestrian pathways, and provide shade and screening.	✓		
Parking lot landscaping shall be designed to visually screen parking from public streets and adjacent uses.	✓		
Parking lots shall be landscaped with	✓		
be provided at	✓		
A minimum 5-foot wide landscape strip (to provide necessary vehicular back-out movements) shall be provided at dead-end aisles	✓		
large canopy trees to sufficiently reduce glare and radiant heat from the asphalt and to provide visual relief from large stretches of pavement.	✓		
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.		✓	<i>See comment below.</i>

As appropriate to the site use, required landscaped areas next to parking spaces or driveways shall be protected by a minimum six-inch high curb or wheel stop, such as concrete, masonry, railroad ties, or other durable materials.	✓		
		✓	
physically disabled.	✓		
Separations between bicycle and pedestrian circulation routes shall be utilized where appropriate.	✓		

URBAN DESIGNER COMMENTS:

This is a busy intersection and it may be prudent for the exits from the site to have a distinct band of different material such as stamped concrete to alert drivers.

The front entry is not apparent from the street, I would suggest the architect look at either moving the entry to 7th Avenue or having two entries at each corner facing the parking lot. This would mitigate the need for an internal pathway through the building to the entrance from Rodriguez.

The architect should propose a contrasting window frame color to enliven the façade. This could also be used for a c i a and columns.

The architect should propose a change in the architecture of the building at the corner of 7th and Rodriguez. This might be a change of materials, use of windows, a taller element or some other form of marking the corner. This might also be an appropriate location for the building signage.

COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

DATE: September 10,2003
TO: John Schlagheck, Project Planner
CC: Tom Bums, RDA Administrator
Jan Beautz, District 1 Supervisor
FROM: MELISSA ALLEN, PLANNING LIAISON To RDA
SUBJECT: Application # **02-0556**, AFN 026-091-09 & 32,2115 7th Ave. at Rodriguez St.

The applicant is proposing to demolish an existing market with residential unit and to construct a three story commercial building (4,900 square feet) to be used as a market with off-site sales of liquor, beer and wine; a delicatessen for on demand preparation of sandwiches, soups and salads; a one-bedroom residential unit with office for use by the owner; to reconstruct and reconfigure the parking/circulation area and landscaping. The project requires a Commercial Development Permit. The property is located at the southwest corner of 7th Avenue and Rodriguez Street.

The Redevelopment Agency (RDA) has submitted written comments regarding the proposed project in memos dated May 13 and July 11,2003. Concerns were also communicated in a meeting with the property owner. RDA appreciates the number of re-submittals of the proposed project, however, very little was done to adequately address the concerns previously raised.

Though a new market and the overall mixed use concept **as** proposed are supported, there are details to the proposed site, architectural, and landscape designs, which are simply not consistent or compatible with a corner neighborhood store located within a residential neighborhood. It is RDA's opinion that some relatively minor changes could be made to the project design, which would result in major improvements in the compatibility of this project with the neighborhood it will serve, and hence, result in a very supportable project, however, as proposed this project is strongly objected to.

At minimum the changes should include:

- Move the loading zone and storage access area to the rear, so not visible from the corner;
- Move the trash enclosure to the rear, off the corner, and enclose/screen it;
- Move the entrance & add architectural features, for an entryway facing 7th Avenue;
- Add some architectural features to soften the scale and dress-up the highly visible corner;
- Add a 3- to 5-foot landscape strip along the back (west) and side (south) fences; and,
- Supplement the proposed landscaping along Rodriguez Street.

RDA recommends denying the proposed application, continuing it to allow the owner/applicant to provide plan modifications, or at minimum, adding sufficient project conditions to address these concerns. RDA would like to review any future re-submittals of these plans. The Redevelopment Agency appreciates this opportunity to comment. Thank you.

Attachments: Memo dated May 13, 2003
Memo dated July 11,2003

COUNTY OF SANTA CRUZ

INTER-OFFICE CORRESPONDENCE

DATE: July 11, 2003
TO: John Schlagheck, Project **Planner**, Planning Department
FROM: Melissa Allen, Planning Liaison to the Redevelopment Agency
SUBJECT: Application #02-0556, AFN 026-091-09 & 32, 2115 7th Ave. at Rodriguez St., 3rd Routing

The applicant is proposing to demolish an existing market with residential unit and to construct a three story commercial building (4,900 square feet) to be used as a market with off-site sales of liquor, beer and wine; a delicatessen for on demand preparation of sandwiches, soups and salads; a one-bedroom residential unit with office for use by the owner; to reconstruct and reconfigure the parking/circulation area and landscaping. The project requires a Commercial Development Permit. The property is located at the southwest corner of 7th Avenue and Rodriguez Street (2115 7th Ave.).

The Redevelopment Agency (RDA) has the following comments regarding the proposed project. This application was discussed at the Engineering Review Group (ERG) meeting on May 7, 2003 and July 9, 2003 and some of the comments below reflect those discussions, as well as, continued comments from the May 13, 2003 memo and concerns as communicated in a meeting with the property owner. While RDA supports rebuilding and improvements to this property, in addition to providing adequate street improvements (consistent with the plan-lines for 7th Avenue and Rodriguez Street), our primary concern is the scale of the building footprint and improvements in relation to the size of the lot and the resulting impacts on the appearance of this prominent public corner in a primarily residential neighborhood, combined with resulting concerns about onsite circulation and adequate landscaping. Finally, we have concerns about architectural modifications and additional architectural details to better blend with the residential neighborhood.

1. RDA is still concerned with the compatibility of the proposed site plan with the County's Design Review Regulations. For example:
 - a. As these are service areas which typically include storage, recycling and such, the loading zone and storage access should be moved to the interior/west side of the building as opposed to being on the primary street corner. Also, an onsite loading and trash truck circulation and turn template exhibit should be provided.
 - b. The trash enclosure should be relocated so as not to be visible from this corner.
 - c. Additional landscape planting should be provided in the parking area and along the parcel boundaries. A minimum 5-foot wide landscape strip along the parcel boundaries is required to be consistent with the County Design Review regulations in Code Section 13.11. Planting areas larger than the 1' and 2.5' proposed strips should be provided along the rear/west and south property lines. At minimum, pockets of landscaping should be provided in addition to the vines proposed along the new "approximately" 6' high redwood fences.
 - d. The exit driveway onto Rodriguez Street could be shifted toward the east to achieve more flexibility for these other concepts. The current driveway design also creates conflicts between vehicles exiting and entering the site.
 - e. The parking space back-up distance of 12 feet does not appear sufficient or consistent with the parking ordinance.
 - f. Pedestrian access could be provided around the west side of the building in front of the parking.

2. Additional features could be added to soften the scale of the building and the proposed architecture, give more interest to the building, and to create a building that is more consistent with the neighborhood based on the proposed style and materials. For example:
 - a. The building could be oriented with the entrance toward the street to better provide for a neighborhood scale and pedestrian oriented design (as is, it turns it's back on the neighborhood) and thus, provide a better relationship with the street.
 - b. Consider different building materials other than the proposed "ribbed" siding and gray metal roofing, in order to be compatible with this predominantly residential neighborhood. RDA suggests that the architectural materials and style could be improved to be more compatible with the residential coastal feel of the area and in recognition that this is a commercial parcel surrounded by residential uses in a predominantly residential neighborhood. For example, wood siding with brick, or stucco w/tile, and a different roof material, such as shingle or tile, would be more compatible.
 - c. Consider reducing the bulk and mass of the structure, varying the building planes more, and providing additional building relief and articulation.
 - d. Trellis or porch type trim could be added at the two corners of the building facing 7th Avenue.
3. Thank you for adding 6 Chinese Hackberry Street Trees (*Celtis sinensis* species) and groundcover in the minimum 4-foot wide planting strip along 7th Avenue behind the sidewalk, pursuant to the plan line. These trees must be installed at a 24-inch box size with root barriers (see **RDA** Street Tree Criteria and DPW Design Criteria - Figure ST-9a for tree planting in strips). The permanent irrigation and maintenance of these trees will be the owner's responsibility.
4. Additional, more layered landscaping with more shrubs could be provided along Rodriguez Street.,
5. Proposed fencing elevation details should be included on the plans.
6. Show the full existing and proposed right-of-way improvements for 7th Avenue, including the cross walk at 7th and Rodriguez on the site plan.
7. As identified in DPW Road Engineering previous comments, designate on the plans parking spaces for the residences and for the commercial uses.

The items and 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 these plans. The Redevelopment Agency appreciates this opportunity to comment. Thank you.

Cc: Jan Beautz, 1st District Supervisor
Tom Bums, RDA Administrator
Sheryl Bailey, RDA Project Manager

COUNTY OF SANTA CRUZ

INTER-OFFICE CORRESPONDENCE

DATE: May 13, 2003
TO: John Schlagheck, Project Planner, Planning Department
FROM: Melissa Allen, Planning Liaison to the Redevelopment Agency
SUBJECT: Application #02-0556, APN 026-091-09 & 32, 2115 7th Avenue at Rodriguez Street,
2nd Routing

The applicant is proposing to demolish an existing market with residential unit and to construct a three story commercial building (4,900 square feet) to be used as a market with off-site sales of liquor, beer and wine; a delicatessen for on demand preparation of sandwiches, soups and salads; a one-bedroom residential unit with office for use by the owner; to reconstruct and reconfigure the parking/circulation. The project requires a Commercial Development Permit. The property is located at the southwest corner of 7th Avenue and Rodriguez Street (2115 7th Avenue).

The Redevelopment Agency (RDA) has the following comments regarding the proposed project. This application was discussed at the Engineering Review Group (ERG) meeting on May 7, 2003 and some of the comments below reflect that discussion. While RDA supports rebuilding and improvements to this property, in addition to providing adequate street improvements (consistent with the plan-lines for 7th Avenue and Rodriguez Street), our primary concern is that too much development is proposed on this site. This then leads to concerns about adequate landscaping, the provision of street trees, and better onsite circulation. Finally, we have concerns about architectural modifications and additional architectural details to better blend with the residential neighborhood.

1. It appears that too much is being squeezed on this site at the expense of landscaping and a site plan that would satisfy the County's Design Review Regulations. For example:
 - a. The loading zone could be moved to the interior/back side of the site as opposed to being on the primary street corner.
 - b. The trash enclosure could also be relocated to be less visible from this corner.
 - c. Additional landscape planting should be provided in the parking area and along the parcel boundaries. A minimum 5-foot wide strip is required to be consistent with the County Design Review regulations in Code Section 13.11, especially along the west and south property lines.
 - d. The access driveway off of Rodriguez Street could be shifted toward the north to achieve more flexibility for *these* other concepts. Drivers are forced into oncoming traffic at the driveway with the current design
 - e. The parking space back-up distance of 12 feet does not appear sufficient or consistent with the parking ordinance.
 - f. Pedestrian access could be provided around the west side of the building in front of the parking.
 - g. Perhaps if the building was moved further toward Rodriguez, this could better provide for the other onsite circulation and landscape improvements.
2. Additional features could be added to soften the proposed architecture, give more interest to the building, and to create a building that is more consistent with the neighborhood based on the proposed style and materials. For **example**:
 - a. The building could be oriented with the entrance toward the street to better provide for a

- neighborhood scale and pedestrian oriented design (as is, it turns it's back on the neighborhood) and thus, provide a better relationship with the street.
- b. Consider different building materials other than the proposed metal siding and roofing, in order to be compatible with this predominantly residential neighborhood. **RDA** suggests that the architectural materials and style could be improved to be more compatible with the residential coastal feel of the area and in recognition that this is a commercial parcel surrounded by residential uses in a predominantly residential neighborhood. For example, wood siding with brick, or stucco w/tile, and a different roof material, such as shingle or tile (project proposes metal roof), would be more compatible.
 - c. Consider reducing the bulk and mass of the structure, varying the building planes more, and providing additional building relief and articulation.
 - d. Trellis or porch type trim could be added at the two corners of the building facing 7" Avenue.
3. Provide 6 Street Trees (and groundcover) in a minimum 4-foot wide planting strip along 7" Avenue behind the sidewalk, pursuant to the proposed plan line. These should be 24-inch box Chinese Hackberry trees (*Celtis sinensis* species), to match others along the street, installed with root barriers, and located at approximately 20-feet on center. The permanent irrigation and maintenance of these trees will be the owner/applicant's responsibility.
 4. Provide additional, more layered landscaping along Rodriguez Street including more shrubs.
 5. Existing/proposed fencing and proposed signage should be included on the plans with details.
 6. Perhaps if the roadside improvements along Rodriguez Street were not extended past the parcel frontage to the west, this would prevent dropping pedestrians directly into a street parking area.
 7. Continue to show all improvements along the parcel frontage pursuant to approved 7th and Rodriguez Street plan-lines, per DPW/RDA, including the 4 foot wide separated sidewalk, and the 4 foot wide street tree planting areas referenced in #3 above for the 7" Avenue frontage.
 8. Continue to show the full right-of-way improvements for 7th Avenue, including the south side, and the cross walk across at 7" and Rodriguez on the site plan.

The items and 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 these plans. The Redevelopment Agency appreciates this opportunity to comment. Thank you.

Cc: Jan Beautz, 1st District Supervisor
Tom Burns, RDA Administrator
Sheryl Bailey, RDA Project Manager



Water Conservation Office
809 Center Street, Room 101
Santa Cruz, CA 95060
Phone: (831) 420-5230

November 15, 2002

John Schlagheck
County of Santa Cruz
Planning Department
701 Ocean Street, Suite 400
Santa Cruz, CA 95060-4073

SUBJECT PROPERTY: 2115 7th Avenue, Santa Cruz, CA 95062
Application No.: 02-0556
APN: 026-091-09 and 026-091-32

Thank you for submitting the plans for the property listed above. The Water Conservation Office has reviewed the plan and found that a Landscape and Irrigation Plan is required. The Landscape and Irrigation Plan must meet the requirements as set forth in the City of Santa Cruz Water Efficient Landscaping Ordinance.

I have attached a copy of the Water Efficient Landscaping Ordinance and an information sheet. Please forward this information on to the Applicant and the Property Owner.

Thank you for your assistance. If you have any questions, please contact me at the Water Conservation Office at 831-420-5230.

Sincerely,

Cathleen Brennan
Water Conservation Assistant

cc: Santa Cruz Water Department - Engineering

-64-IBIT J

NEW WATER SERVICE INFORMATION FORM
SANTA CRUZ MUNICIPAL UTILITIES

Multiple APN? ☐ APN #: 026-091-09
DATE: 11/12/02 Revision Date:

Telephone (831) 420-5210

Project Address 2115 7th Ave Also APN -32

SECTION 1 PROJECT INFORMATION

Applicant: Jim S Yolanda Jung
Phone:
Fax:
Mail Street: 256 Via Campana
City/State/Zip: Aptos CA 95003-

Project Description:

Proposal to demolish(e) market with res unit and construct 3-story commercial bldg with market, deii and 1 res unit with office. Reconfigure landscaping. Rep: Nancy Huyck 9200 Soquei Dr. Aptos PH: 685-1206. County Planner John Schlagheck 454-3012

SECTION 2 EXISTING MAIN AND SERVICES

Main Size/Type: 6" DVC 7th 8" Ac Rodrique Elevation zone: N

Sizes	Account #'s	Old SIO #'s	Status	Date Closed	Type
3/4"	070-1150		Active		20-Bus

No connection fee credit(s) for services unused over 24 months

SECTION 3 FIREFLOWS

Hyd # 686 Size/Type: 6" Dbl Static 80 Res 68 Flow 1245 Flow w/20# Res. 2969 FF Date 01/96

Location: Rodriquez @ 7th

Hyd # Size/Type: Static Res Flow Flow w/20# Res. FF Date

Location:

SECTION 4 WATER SERVICE REQUIREMENTS AND FEES

s. Size		Res Water Conn. Fee (per unit)	
gation Size		Irr. Water Conn. Fee (plans required)	
Bus. Size	TBD	Bus. Water Conn. Fee	
Fire Service Size	2"	Large Meter	
Zone Capacity Fee		Service Install Fee (if city installed)	
Front Foot Fee		Contractor Installation Pmt. Fee (ea.)	\$46.00
Land/Irr Plan Review	\$152.00	Backflow Permit Fee (ea.)	
Eng. Plan Review	\$35.00	Res. Sewer Conn. Fee (per unit)	
Hydrant Req.		Bus. Sewer Conn. Fee	

BACKFLOW DEVICE RES. SERV. IRRIG. SRV. BUS. SRV. FIRE SRV.

ADDITIONAL COMMENTS Existing 3/4" water service capacity is 20 gpm or 30 FUP. Complete plans required to determine water service requirement for new building. Fire Dept. to determine fire service size. Landscaping plans to be reviewed by Water Conservation Office. Please show that (e) residential unit is legal unit of record.

SECTION 5 QUALIFICATIONS

1. Service will be furnished upon:

- (1) payment of the required fees due at the time service is requested (a building permit is required), and;
 - (2) installation of the adequately sized water services, water mains and fire hydrants as required for the project under the rules and regulations of the Santa Cruz Water Department and the appropriate Fire District and any restrictions that may be in effect at the time application for service is made.
2. Fees and charges noted above are accurate as of the date hereof, and are subject to change at any time without notice to applicant

BP# 02-0556 PLAN APP # REVIEWED BY A. Hogan

NOTE: This form does not in any way obligate the City. It is provided only as an estimate to assist you in your planning and as a record for Water Department. The requirements set forth on this form may be changed or corrected at any time without prior notice. Fees collected by other agencies are not included on this form.

SANTA CRUZ COUNTY SANITATION DISTRICT
INTER-OFFICE CORRESPONDENCE

DATE: November 21, 2002

TO: Planning Department, ATTENTION: John Schlagheck

FROM: Santa Cruz County Sanitation District

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

APN: 026-091-09, -32 APPLICATION NO.: 02-0556

PARCEL ADDRESS: 2115 7th Ave

PROJECT DESCRIPTION: Mixed-Use 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.

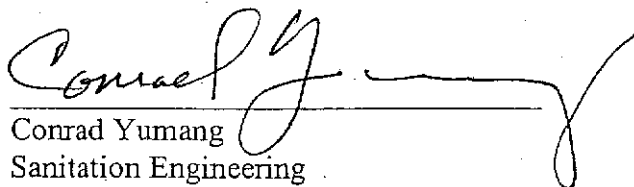
Proposed location of on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the building permit application.

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.

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.

Other: Grease interceptor may be required.


Conrad Yumang
Sanitation Engineering

CAY/af:299

c: Survey

EXHIBIT K
E-66-311

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

Project Planner: John Schlagheck
Application No.: 02-0556
APN: 026-091-09

Date: August 22, 2003
Time: 10:37:08
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON NOVEMBER 26, 2002 BY ROBERT S LOVELAND =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON NOVEMBER 26, 2002 BY ROBERT S LOVELAND =====

Conditions of Approval:

1. This project will require a soils report completed by a California licensed geotechnical engineer. Please submit 3 copies of the completed report during building permit submittal for review.
2. Please provide a detailed erosion control plan for review.

Code Compliance Completeness Comments

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

===== REVIEW ON NOVEMBER 12, 2002 BY KEVIN M FITZPATRICK =====
NO COMMENT

This proposed demolition will resolve the alleged complaint of interior remodeling. Code Compliance has no other concerns regarding this application. (KMF)

Code Compliance Miscellaneous Comments

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

===== REVIEW ON NOVEMBER 12, 2002 BY KEVIN M FITZPATRICK =====
NO COMMENT

Dpw Drainage Completeness Comments

===== REVIEW ON DECEMBER 3, 2002 BY CARISA REGALAO =====

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

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

Please address the following concerns:

Project Planner: John Schlagheck
Application No.: 02-0556
APN: 026-091-09

Date: August 22, 2003
Time: 10:37:08
Page: 2

- 1) What is the existing drainage pattern (topography)?
- 2) What is the proposed drainage pattern?
- 3) Will this development make use of any existing offsite drainage systems? If so, please show all existing and proposed drainage systems and connections. Amount of runoff to be added to the existing offsite drainage system, along with the system condition and adequacy should be clarified.

A drainage fee will be assessed on the net increase in impervious area. The fees are currently \$0.80 per square foot and shall be increased on each upcoming July 1 by \$0.05 until they reach \$0.85 per square foot in 2003. You may be eligible for credit for pre-existing impervious areas to be demolished. Please submit assessor's records and any other documentation of permitted structures to establish eligibility for **fee** credits.

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

Please call the Dept. of Public Works, drainage division, from 8:00 am to 12:00 pm if you have any questions. ===== UPDATED ON MAY 14, 2003 BY CARISA REGALADO

=====

No offsite adverse impacts apparent. Plans accepted as submitted. (Additional notes in Miscellaneous Comments.)

there are any changes to be proposed.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON DECEMBER 11, 2002 BY RUSSELL M ALBRECHT =====

Disc linary Comments - Continued

Project Planner: John Schlagheck
Application No.: 02-0556
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Date: August 22, 2003
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Show driveway centerline profile

Dpw Driveway/Encroachment Miscellaneous Comments

----- REVIEW ON DECEMBER 11, 2002 BY RUSSELL M ALBRECHT =====

Driveway to conform to County Design Criteria Standards.

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

Dpw Road Engineering Completeness Comments

The plan line for Rodriguez Street shifted the alignment to accommodate an existing building on the property. The alignment as shown on the plans is acceptable and no exception is required. The aisle for the diagonal parking should be 13 feet or the parking spaces may be widened 1 foot. The exit road from the diagonal parking conflicts with vehicles entering the driveway for the loading area. This should be corrected.

===== UPDATED ON MAY 14, 2003 BY GREG J MARTIN =====

===== UPDATED ON JUNE 17, 2003 BY GREG J MARTIN =====

Vehicles exiting the one way road will conflicts with vehicles entering the driveway to the loading area. This should be corrected. Truck turn templates are required to show how trucks will get in and out of the loading area. The parked position of the truck should be shown and if possible avoid blocking the exit of the one way road. Residential and commercial parking space are not identified as requested. Please contact Greg Martin at 831-454-2811 if you have any questions. ===== UPDATED ON AUGUST 7, 2003 BY GREG J MARTIN =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON DECEMBER 2, 2002 BY GREG J MARTIN =====

The radius for the curb return at the intersection of Rodriguez Street and Seventh Avenue should be twenty feet to be consistent with the other curb returns. The entire intersection and these returns should be shown.

Indicate on the plans how much parking is for residential and how much for commercial. Show the spaces on the plans. Please also show loading areas and truck turn templates:=====

UPDATED ON MAY 14, 2003 BY GREG J MARTIN =====

Previous comments regarding parking, loading areas, and turn templates still apply.

===== UPDATED ON JUNE 17, 2003 BY GREG J MARTIN =====

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

NO COMMENT

Environmental Health Completeness Comments

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

===== REVIEW ON DECEMBER 2, 2002 BY JIM G SAFRANEK =====

NO COMMENT

Environmental Health Miscellaneous Comments

Dictionary Comments - Continued

Project Planner: John Schlagheck
Application No.: 02-0556
APN: 026-091-09

Date: August 22, 2003
Time: 10:37:08
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LATEST COMMENTS HAVE **NOT** YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON DECEMBER 2, 2002 BY JIM G SAFRANEK =====

Applicant must obtain approval for an Environmental Health Plan Review prior to submittal of building plans. Applicant must obtain Environmental Health Plan Check approval, a construction inspection final and a Food Establishment Health Permit prior to opening. Contact Rodger Houston of Environmental Health at 454-2734.