



## Staff Report to the Zoning Administrator

Application Number: **07-0028**

**Applicant:** Kim Tschantz for Cypress  
Environmental and Land Use  
**Owner:** Steven and Carol Ann Moore  
**APN:** 030-181-06

**Agenda Date:** March 7, 2008

**Agenda Item #:** 1

**Time:** After 10:00 a.m.

**Project Description:** Proposal to recognize the construction of a second-story addition to an existing dwelling, demolish a portion of the dwelling and to convert the dwelling to a mixed-use commercial building with a 728 square foot commercial frame shop on the first floor and a 620 square foot, one bedroom dwelling on the second floor.

**Location:** Property located on the north side of Cory Street, approximately 300 feet west from 41<sup>st</sup> Avenue, at 4035 Cory Street, Soquel.

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

**Permits Required:** Commercial Development Permit and an Exception to the County Design Criteria

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0028, based on the attached findings and conditions.

### Exhibits

- |   |   |
|---|---|
| A. Project plans                              | F. Zoning & General Plan maps           |
| B. Findings                                   | G. Arborist's Report dated 6/19/06      |
| C. Conditions                                 | H. Arborist's letter re: tree selection |
| D. Categorical Exemption (CEQA determination) | I. Comments & Correspondence            |
| E. Assessor's parcel map                      | J. Program statement                    |

### Parcel Information

Parcel Size:	4,848 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential and Commercial
Project Access:	Cory Street

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

Planning Area: Soquel  
Land Use Designation: C-C (Community Commercial)  
Zone District: C-2 (Community Commercial)  
Coastal Zone: ☐ Inside ☒ Outside

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: Soils report required with building permit submittal  
Fire Hazard: Not a mapped constraint  
Slopes: Parcel is flat  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: Minimal grading proposed  
Tree Removal: One willow tree to be removed  
Scenic: Not a mapped resource  
Drainage: Drainage plan reviewed & approved by DPW  
Archeology: Not mapped/no physical evidence on site

### Services Information

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

### History

The original home on this site was constructed in 1947, per Assessor's records, as a 544 square foot main unit with a 180 square foot carport and a 128 square foot lean-to at the rear of the structure. Permits were also issued in 1969, for a sewer hookup, and in 1999, for electrical work on the home. It appears that the area originally noted as a "lean-to" was converted to living space that was not identified in Assessor's records, so it is not possible to ascertain if this was done when permits would have been required.

A complaint was received by Code Compliance staff on January 12, 2005, regarding construction of an unpermitted second story on the dwelling and operation of a commercial auto repair business without permits. A notice of violation was recorded on June 10, 2005, citing construction without permits, operation of a commercial use without permits and connection of utilities to two trailers stored on site. This application is intended to resolve the violation by establishing a permitted commercial use on site, recognizing the unpermitted construction, and removing the trailers that have been connected to utilities.

### Project Setting

The project site is located on the north side of Cory Street, about 300 feet west from 41<sup>st</sup> Avenue. The neighborhood is a mix of commercial uses and non-conforming residential uses with light

manufacturing uses to the west (Research Park area) and a large commercial retail center (Redwood Square) on the east side of 41<sup>st</sup> Avenue. A large lumber and construction materials store is located directly to the south. Due to the commercial zoning, some of the former residential uses in the immediate vicinity have been converted to commercial use.

### **Zoning & General Plan Consistency**

The subject property is a 4,848 square foot lot, located in the C-2 (Community Commercial) zone district, a designation which allows commercial uses and accessory residential uses. The proposed frame shop is a principal permitted use within the zone district and the project is consistent with the site's (C-C) Community Commercial General Plan designation. The residential unit is also an allowed use, as it comprises less than 50% of the total floor area of the structure, with 728 square feet of commercial use and 620 square feet of residential use (excluding those areas less than 5 feet in height). The structure is consistent with the development standards for the C-2 zone district as follows:

	<b>C-2 Zone District Standard</b>	<b>Proposed</b>
<b>Front yard setback</b>	10'	46'
<b>Side yard setbacks</b>	0'	8' & 13.5'
<b>Rear yard setback</b>	0'	0'
<b>Maximum height</b>	35'	23.6'
<b>Required parking (residential)</b>	2 spaces	2
<b>Required parking (commercial)</b>	2 spaces (1 space/300 s.f.)	2

As the proposed use is a frame shop, parking is based on the requirement for a commercial service establishment that requires one parking space for each 300 square feet of commercial use. Neighborhood commercial services, such as picture framing shops, are allowed uses in the C-2 zone district.

Parking spaces and drive aisles are also consistent with County ordinances and policies. Each proposed parking space is 8½ by 18 feet in size and the accessible parking is consistent with requirements of the California Building Code. A 24-foot drive aisle is proposed to accommodate two-way traffic entering and leaving the site.

### **Design Review**

The proposed project complies with the requirements of the County Design Review Ordinance, in that the proposed project will include design features that incorporate both commercial and residential aspects to reflect the variety of uses in the area. The proposed design will represent a significant improvement over existing conditions and will set a positive precedent for future development in the immediate area.

An existing willow tree located on the southwest corner of the parcel was evaluated to determine if it could be incorporated into the site and landscape plan. The proposed plans were reviewed by Maureen Hamb, a Certified Arborist, to determine if the tree could be retained. She determined that the tree was in poor condition, due to a fungal infestation, excessive pruning to avoid power lines, and impacts to the root system due to the construction of the sanitation facility adjacent to

the tree (see Exhibit G). The tree is proposed to be removed as part of the project.

The applicant has requested an exception to the County Design Criteria for the landscaping on site, to better accommodate parking, the driveway, and pedestrian access. An exception is required to County Code Section 13.11.074(a)(1)(viii) that requires a 5-foot wide landscape strip between the driveway and the property line. The proposed project incorporates a 3-foot landscape strip (including the curb) along the east property boundary. This exception is required due to the configuration of the parking and access and the narrow lot width. New lots created in the zone district would be required to provide a minimum of 60-feet of parcel frontage but the subject parcel is only 50-feet in width. By providing the minimum 18-foot width for parking spaces and a 24-foot wide driveway for two-way circulation, only 8 feet of parcel width remains. The applicant is also proposing to provide an accessible pedestrian pathway (4'2") on the western parcel boundary, which significantly restricts the area available for landscaping. The 3-foot landscape strip is proposed to be generously planted with species that are suitable for a narrower area, including succulents, groundcovers and bulbs.

An exception is also required to County Code Section 13.11.074(c)(1)(iv) that requires trees to be planted in a continuous landscape strip or in tree wells adjacent to the parking spaces. Because the applicant is proposing to provide the accessible pedestrian pathway between the street and the front of the new commercial building, there is insufficient room to provide the required tree planting areas adjacent to the parking spaces. Because four spaces are proposed, only one tree would be required. The applicant is proposing a total of five trees to be planted in appropriate areas on site, which exceeds the requirement for one parking lot tree and two replacement trees for the willow proposed to be removed. The proposed tree species were reviewed by the project arborist who recommended several tree species for the narrow planting area that have low moisture requirements (see Exhibit H). Two of those species have been incorporated into the landscape plans.

### **Environmental Review**

Environmental review has not been required for the proposed project since the project, as proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA). The project is eligible for an exemption because the proposed project involves the construction and conversion of a small structure; a commercial building that does not exceed 10,000 square feet in floor area. In addition, the site is zoned for the proposed use and all necessary public services and facilities are available. Neither the site or the surrounding area is environmentally sensitive.

### **Conclusion**

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

### **Staff Recommendation**

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **07-0028**, 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](http://www.co.santa-cruz.ca.us)**

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Santa Cruz County Planning Department  
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Santa Cruz CA 95060  
Phone Number: (831) 454-3141  
E-mail: [cathy.graves@co.santa-cruz.ca.us](mailto:cathy.graves@co.santa-cruz.ca.us)

# General Site Information

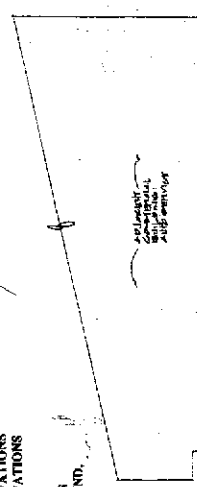
OWNER: STEVEN MOORE  
 ADDRESS: 4035 CORY ST., SANTA CRUZ, CA. 95062  
 PHONE: 831-455-1879  
 APR: 08-18-04  
 ZONING: "C" (COMMUNITY COMMERCIAL) TYPE V  
 TOTAL BUILDING FLOOR AREA: EXISTING: 14,464 SQ. FT. NEW: 14,464 SQ. FT. TOTAL: 28,928 SQ. FT.  
 LOWER FLOOR FRAME SHOP: 7,232 SQ. FT. 28  
 UPPER FLOOR RESIDENCE (NEW): 14,464 SQ. FT. 60  
 TOTAL FLOOR AREA: 22,696 SQ. FT.  
 FLOOR AREA RATIO: 148 SQ. FT./ACR SQ. FT. = 46.5%  
 EXISTING LAND USE: "C" (COMMUNITY COMMERCIAL)  
 PROPOSED LAND USE: COMMERCIAL FRAME SHOP, RESIDENTIAL  
 WATER DISTRICT: CITY OF SANTA CRUZ WATER DEPT., SANTA CRUZ  
 SEWER: COUNTY SANITATION DISTRICT

## PARKING AND LANDSCAPE CALCULATIONS FOR PROJECT

AREA OF PROPOSED PARKING LOT: 172 SQ. FT.  
 PARKING REQUIREMENTS:  
 FRAME SHOP: 1 SPACE/300 SQ. FT. = 72 SQ. FT./300 SQ. FT. = 3 SPACES  
 RESIDENCE: 1 SPACE/100 SQ. FT. = 144 SQ. FT./100 SQ. FT. = 1.44 SPACES  
 TOTAL NUMBER OF REQUIRED PARKING SPACES: 4.44  
 AREA OF LANDSCAPE: 41 SQ. FT.  
 AREA OF LANDSCAPE FOR EACH SPACE: 10 SQ. FT. (41 SQ. FT. / 4.44 SPACES = 9.23 SQ. FT. PER SPACE)  
 GRADING: 10% MAXIMUM  
 PROJECT DESCRIPTION:  
 THE DEMOLITION OF THE EXISTING 32 SQ. FT. RESIDENCE. MAINTENANCE OF A 14,464 SQ. FT. 2-STORY STRUCTURE TO BE RENOVATED TO INCLUDE A 72 SQ. FT. COMMERCIAL SHOP ON THE FIRST STORY AND A 72 SQ. FT. (64 SQ. FT. HABITABLE) DWELLING WITH AN 8 SQ. FT. UNCOVERED BALCONY DECK ON THE SECOND STORY.

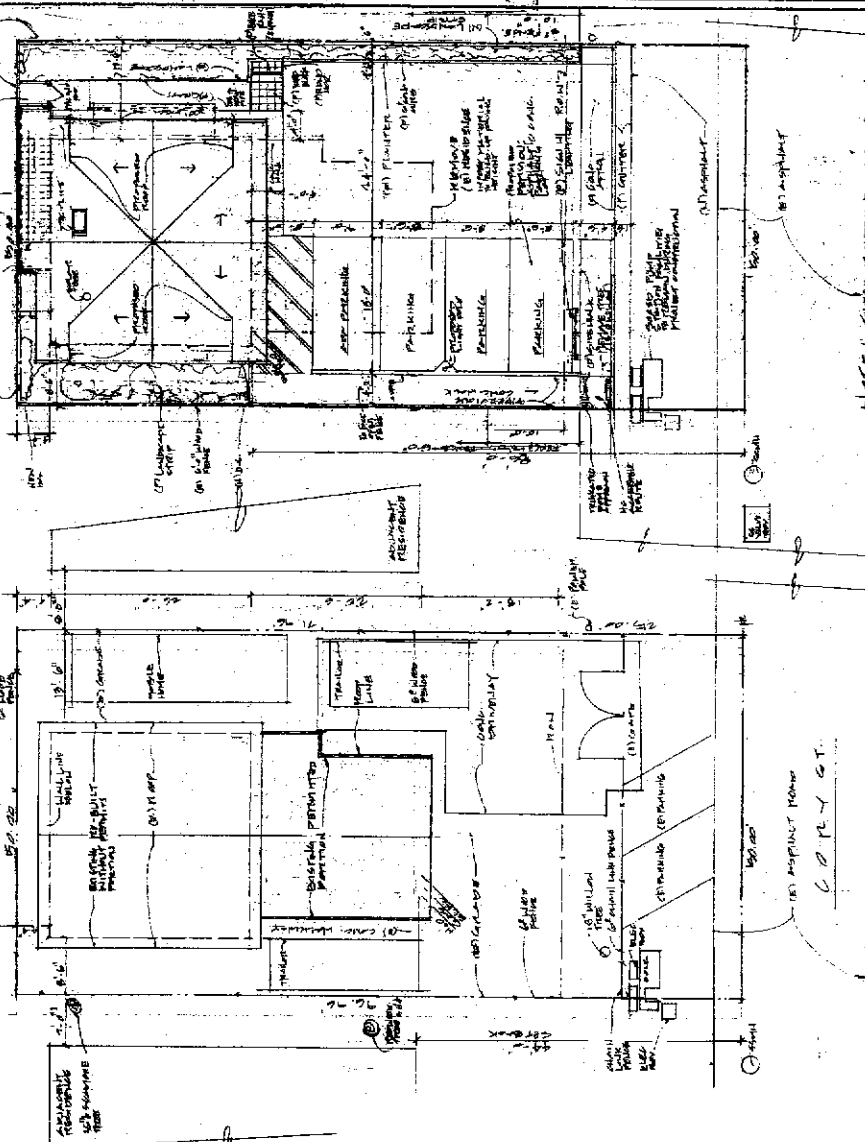
## INDEX:

1. SITE PLAN, GENERAL INFORMATION
2. PROPOSED FLOOR PLANS
3. SOUTH AND WEST PROPOSED ELEVATIONS
4. NORTH AND EAST PROPOSED ELEVATIONS
5. AXONOMETRIC VIEW
6. SHADOW PLAN
7. PRE CONSTRUCTION, EXISTING, AND PROPOSED FLOOR PLANS
8. PROPOSED LANDSCAPE PLAN



REMARKS: SEE STRUCTURE AT 818 SQ. FT. (HABITABLE)

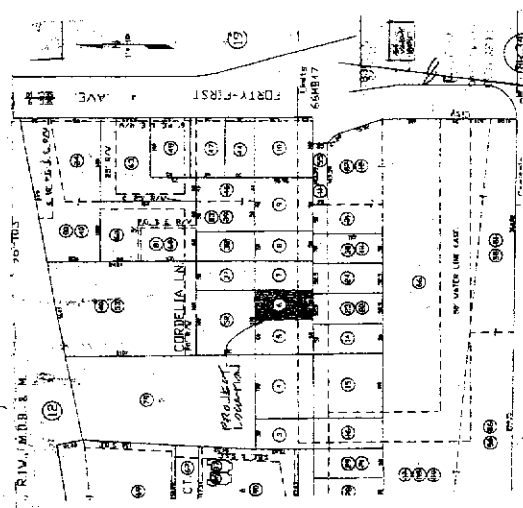
- ITEMS TO BE REMOVED IN PROPOSED PLAN
- 1. TRAVEL TRAILERS (HABITABLE)
  - 2. 818 SQ. FT. FRAME AS APPEAR PRESENTLY LINE
  - 3. 818 SQ. FT. FRAME AS APPEAR PRESENTLY LINE
  - 4. CONCRETE SUPERIMPOSED, & STEELWAY BARS
  - 5. PORTION OF EXISTING STRUCTURE AS SHOWN IN SITE PLAN BELOW
  - 6. 1974-1975 TREE



NOTE: THESE PLANS ARE PRELIMINARY AND SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.

EXISTING PLAN

PROPOSED PLAN

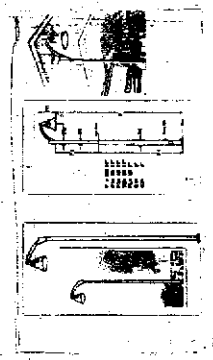
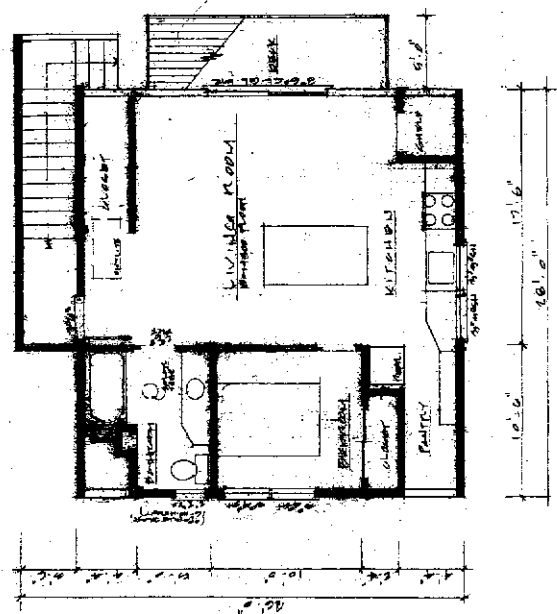


ASSESSOR'S MAP LOCATION MAP

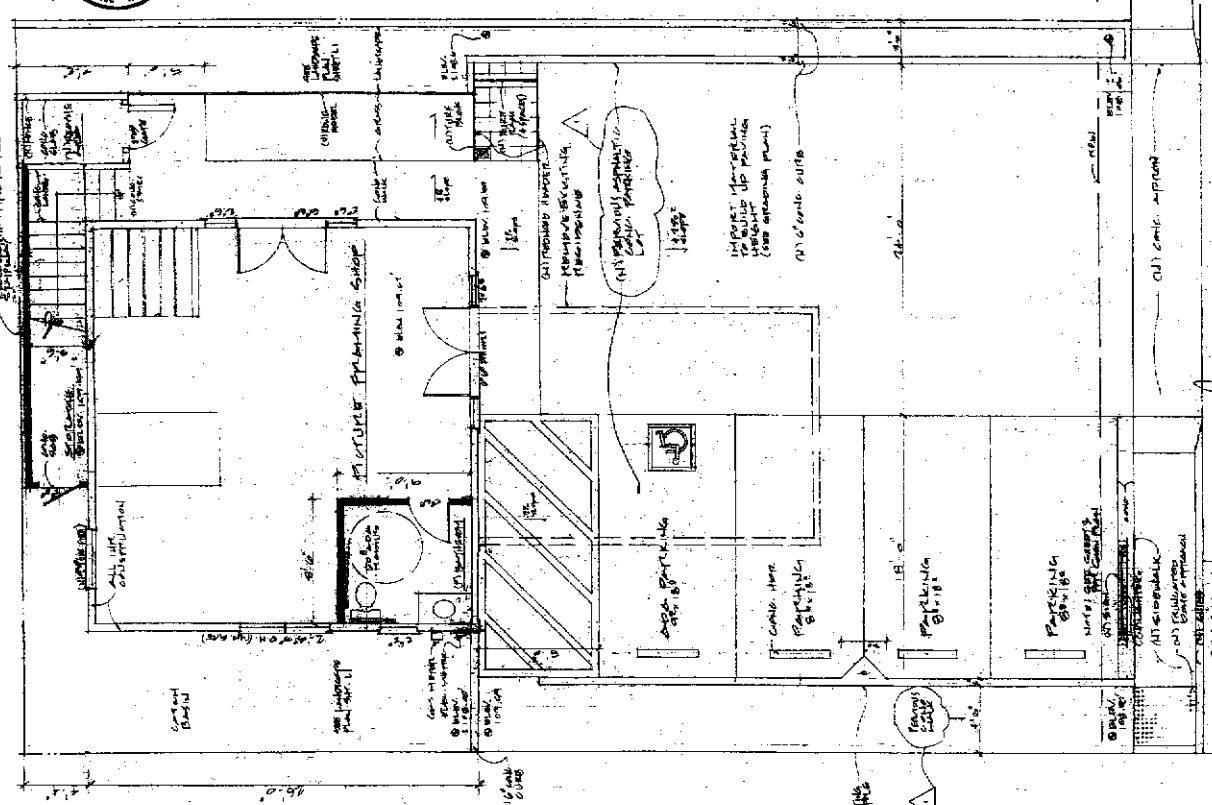
REMODEL PLANS FOR STEVEN MOORE  
 4035 CORY ST.  
 SANTA CRUZ, CA. 95062  
 PHONE: 831-455-1879 APN: 030-181-06

PLANS BY JMC ENGINEERING  
 201 MONTREY AVE. SUITE C  
 CAPITOLA, CA. 95010  
 PHONE: 831-455-1879 LIC# 67112

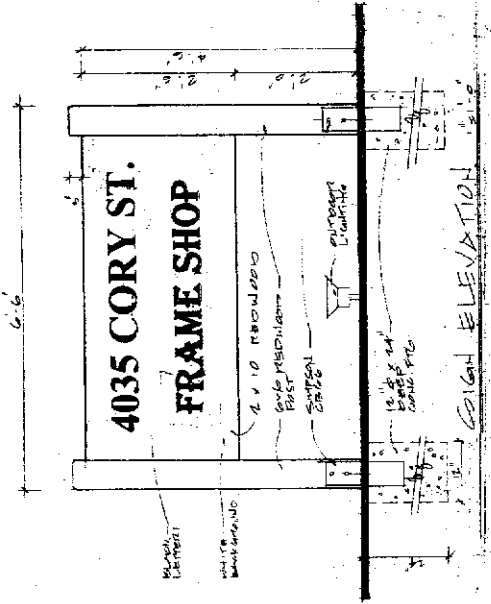
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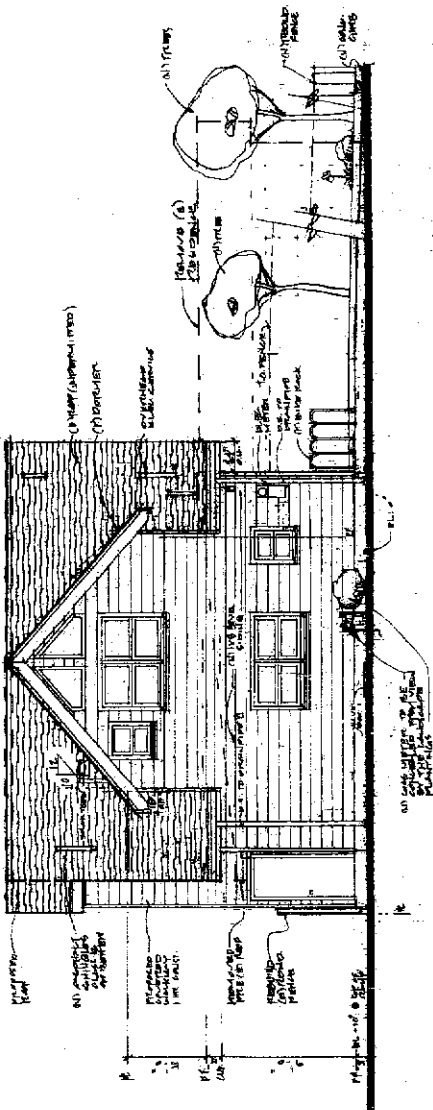
MARKS: ILLUMINATION  
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COLOR: PINKISH COLORED BRASS



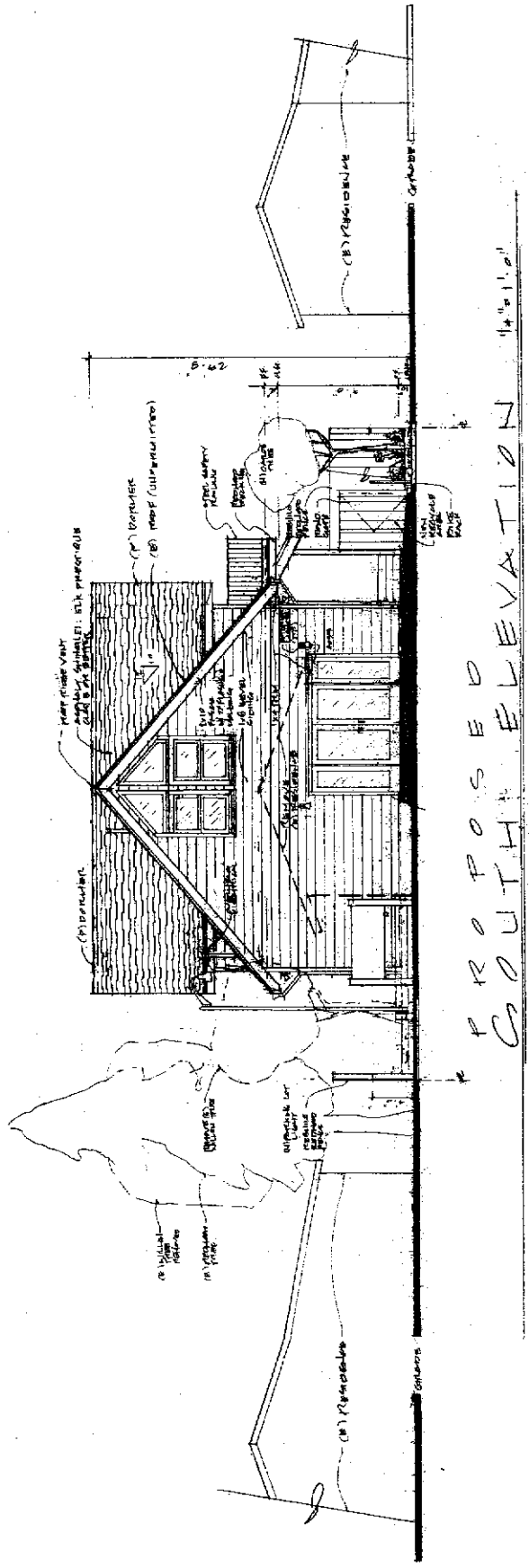
PROPOSED  
LOWER FLOOR PLAN & GATE IMPROVEMENTS 4-1-60  
(BRIANBROOK IMPROVEMENT PLAN ADOPTED PREVIOUS BY CITY COUNCIL)



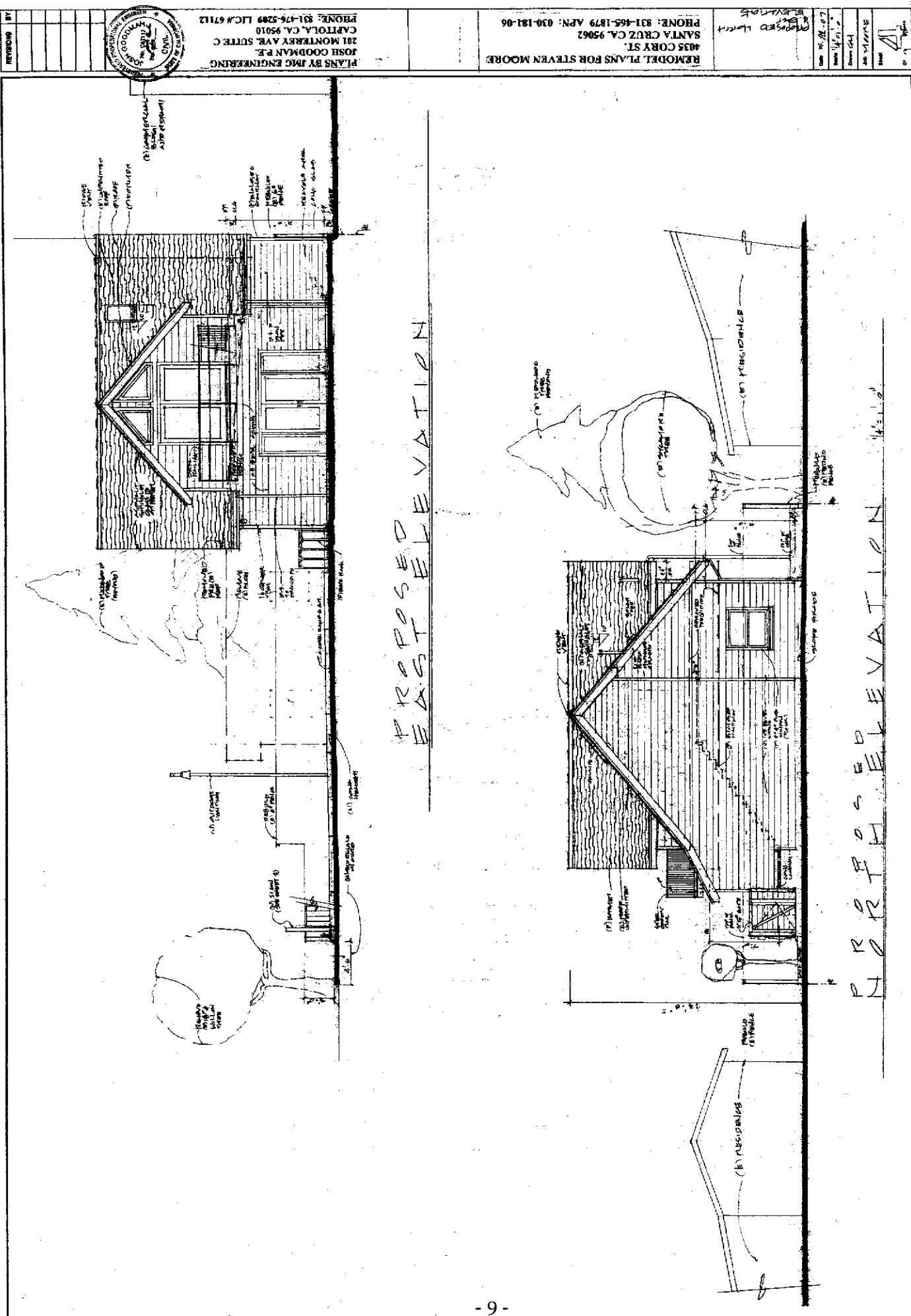
FRONT ELEVATION



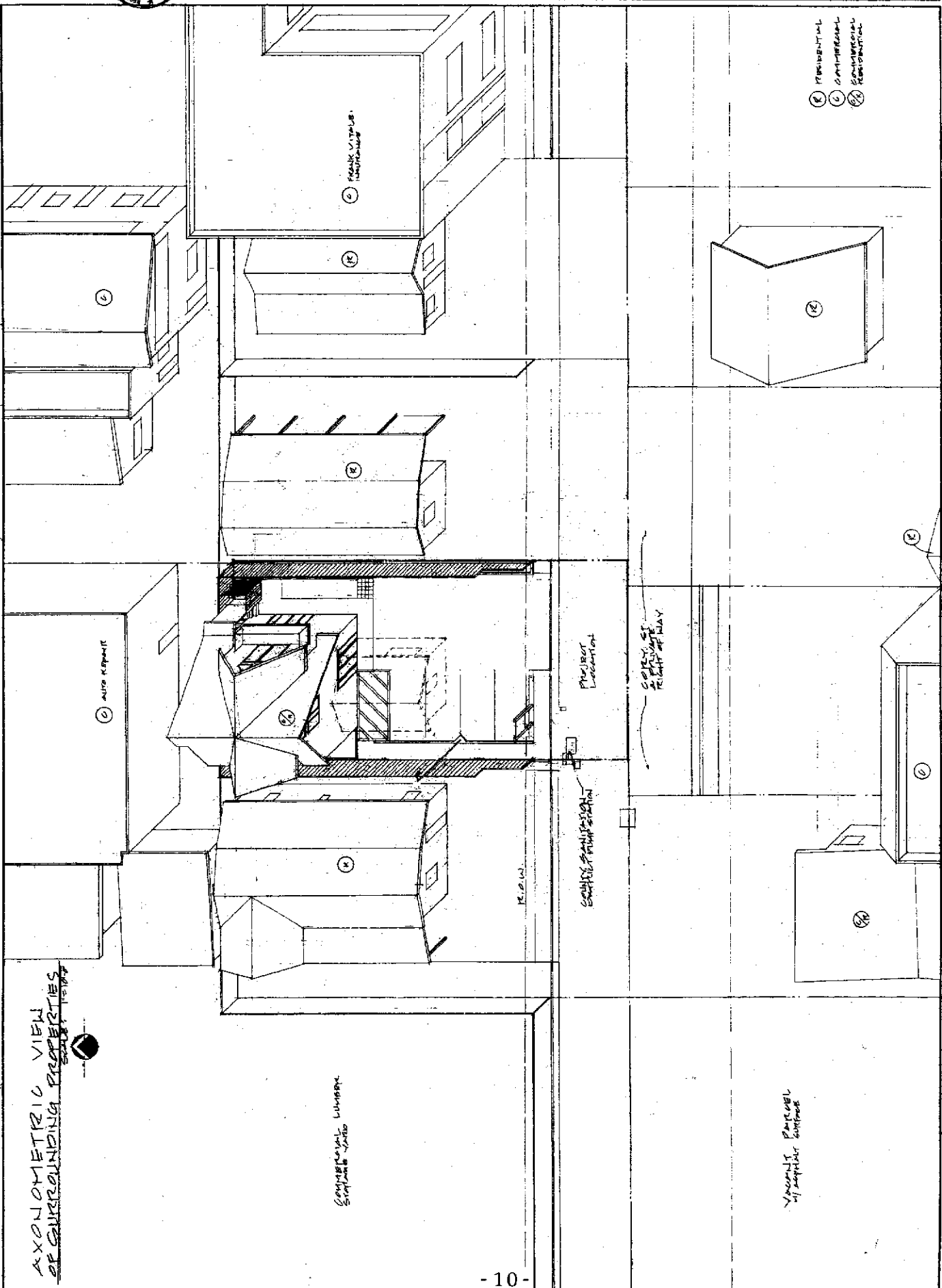
REAR ELEVATION



SOUTH ELEVATION



AXONOMETRIC VIEW  
OF SURROUNDING PROPERTIES



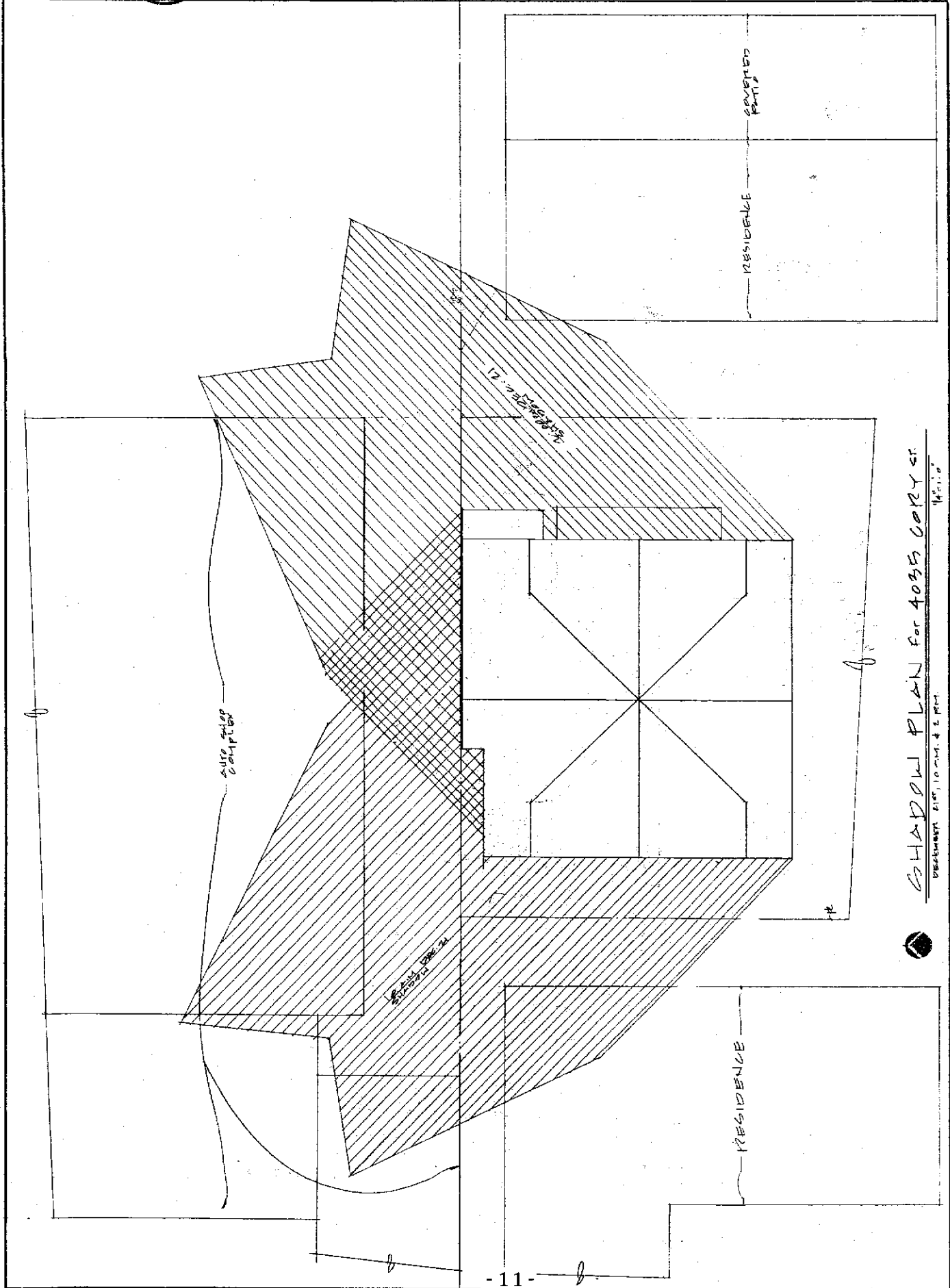
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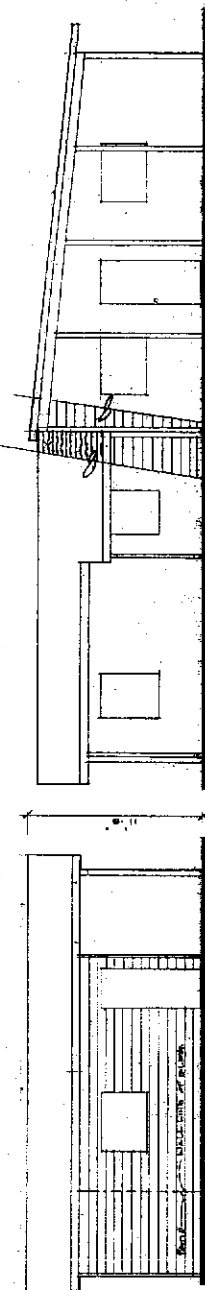
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CAPITOLA, CA 95018  
PHONE: 831-476-5299 LIC# 67113

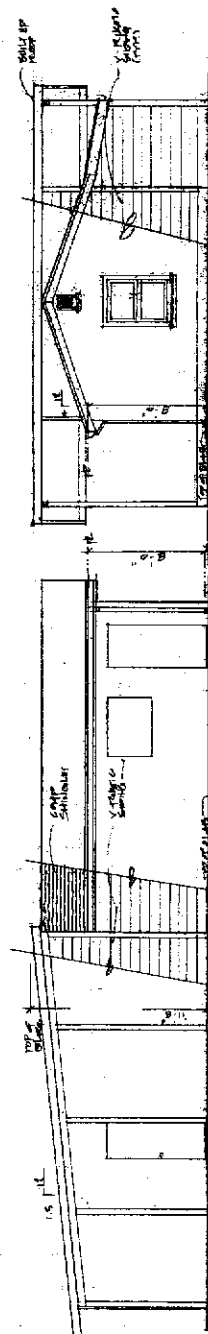


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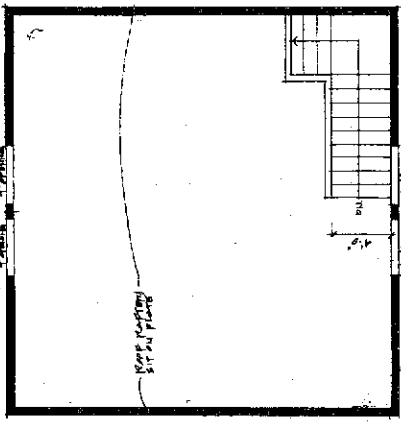


NORTH ELEVATION EAST ELEVATION

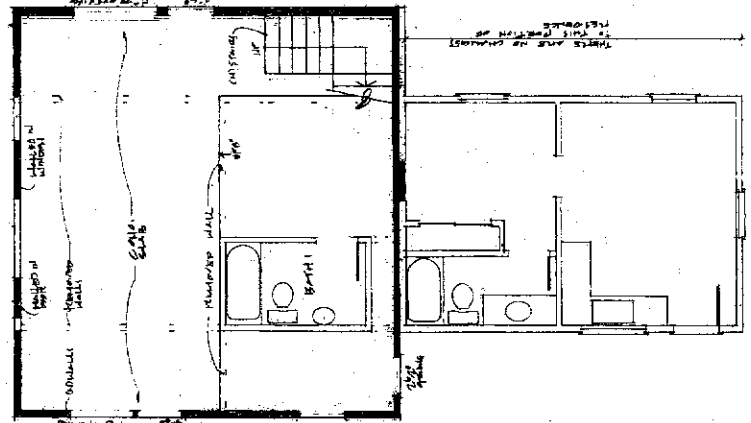


WEST ELEVATION SOUTH ELEVATION

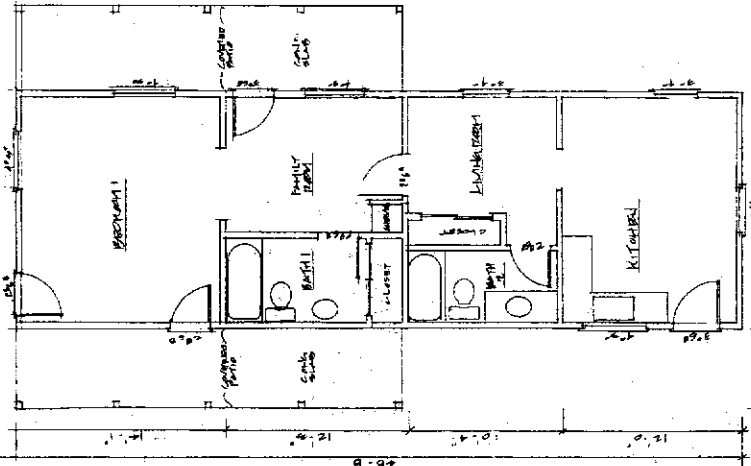
PRE-CONSTRUCTION



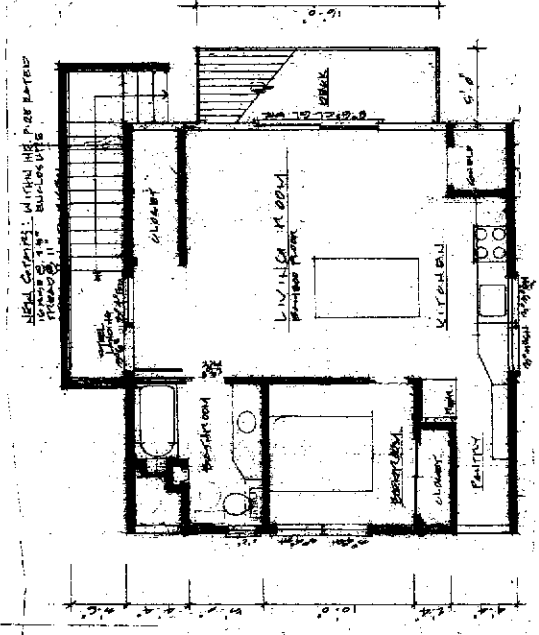
CE) UPPER FLOOR PLAN



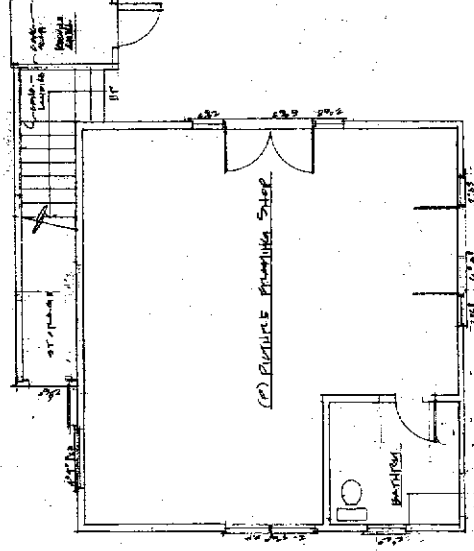
EXISTING FLOOR PLAN



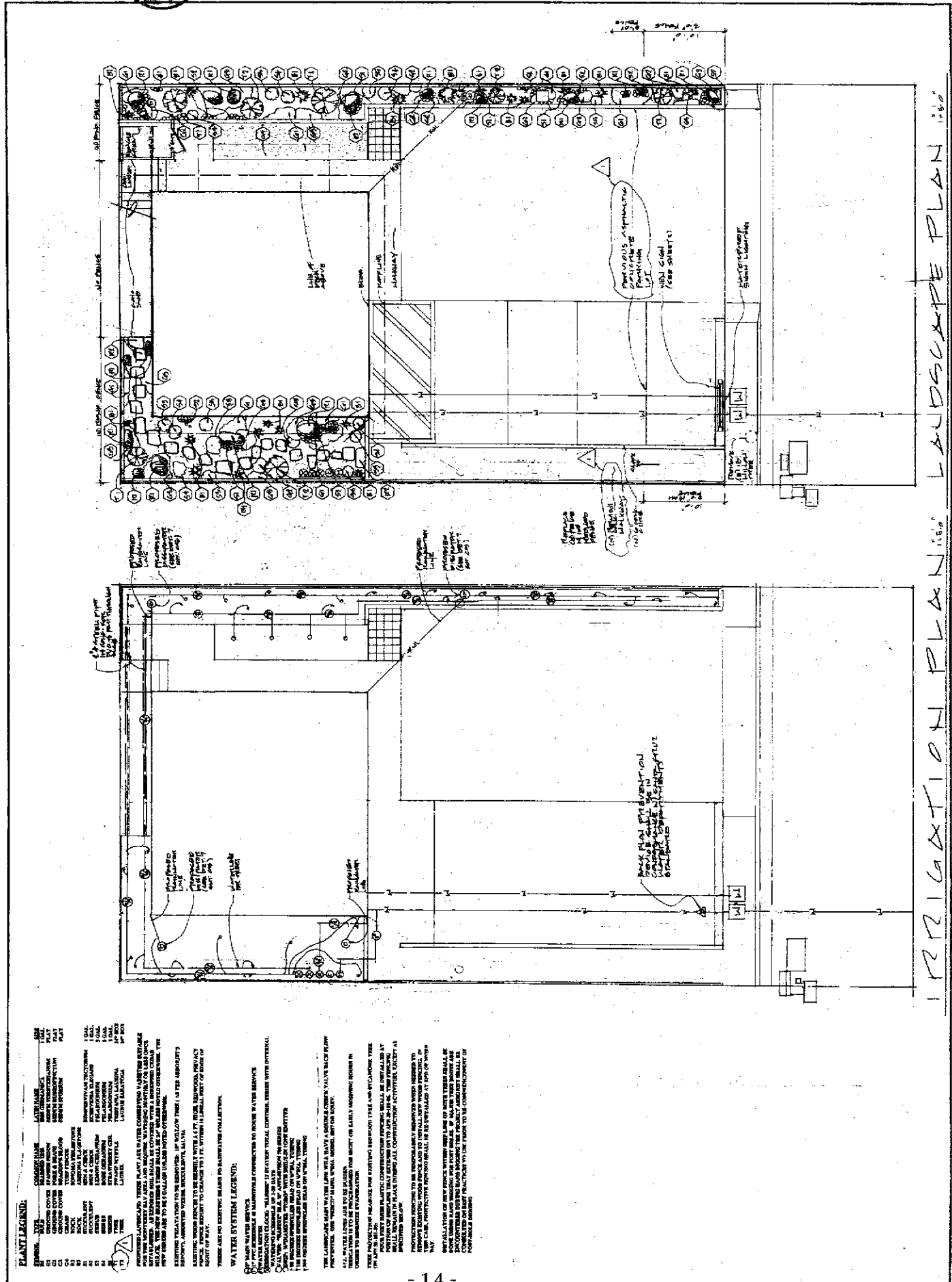
PRE-CONSTRUCTION FLOOR PLAN



PROPOSED UPPER FLOOR PLAN



PROPOSED FLOOR PLAN (SAME AS N.G.T.)





DATE	04-13
BY	WJ
REVISION	
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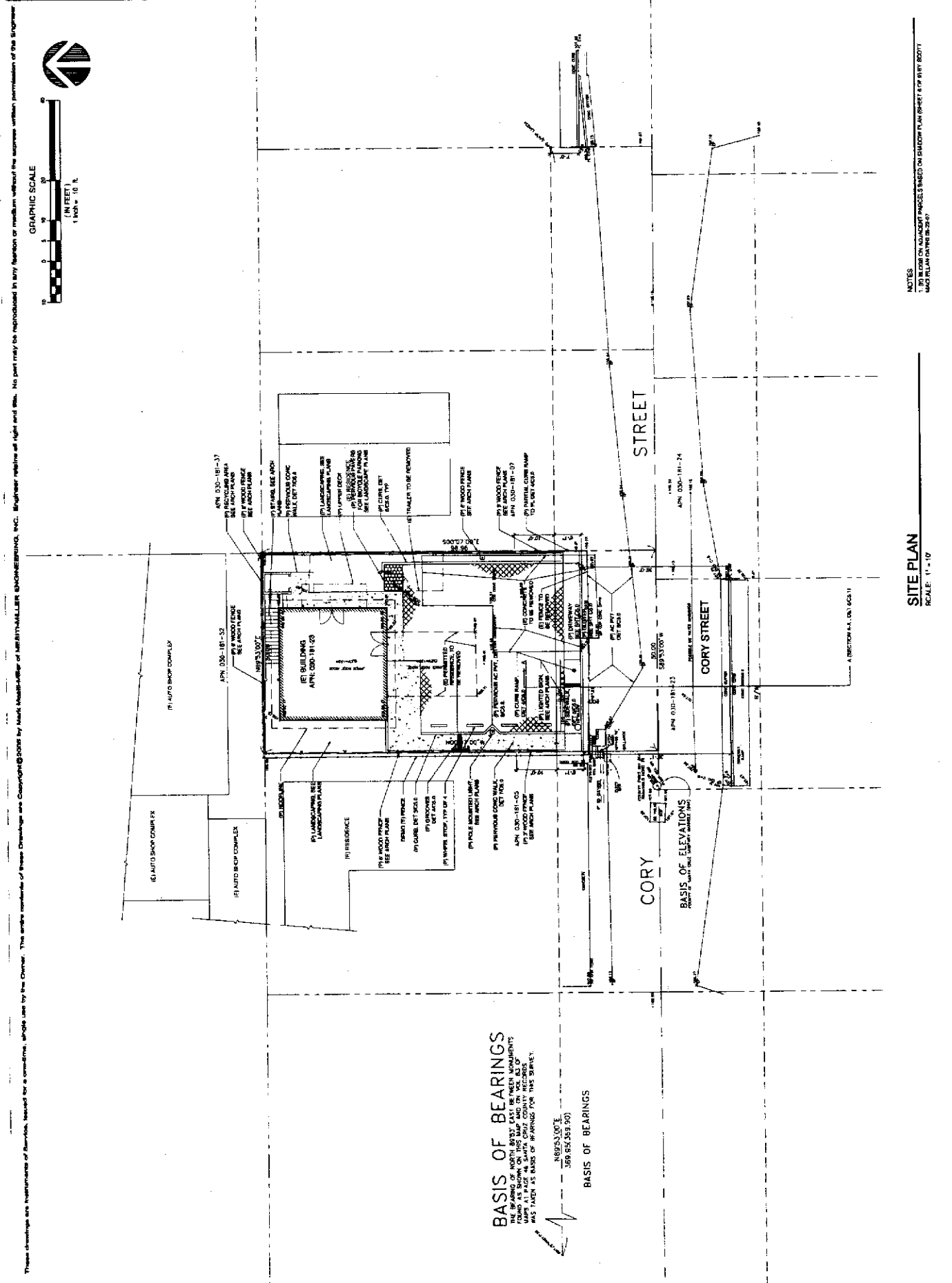


Moore Remodel  
 1000 S. 10th Street  
 Raleigh, NC 27601  
 (919) 877-1234  
 www.mooreremodel.com

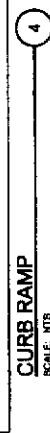
SITE PLAN  
 1. (b) MOORE ON ADJACENT PARCELS BASED ON SHADOW PLAN SHEET 61P 81P 8007  
 2. (b) MOORE ON ADJACENT PARCELS BASED ON SHADOW PLAN SHEET 61P 81P 8007

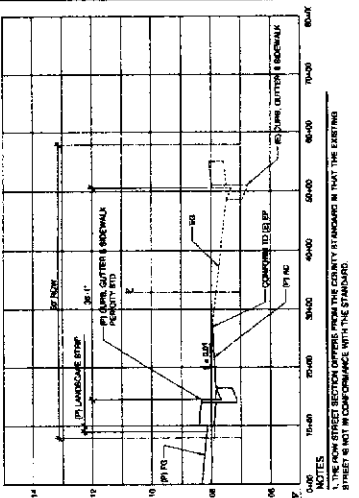
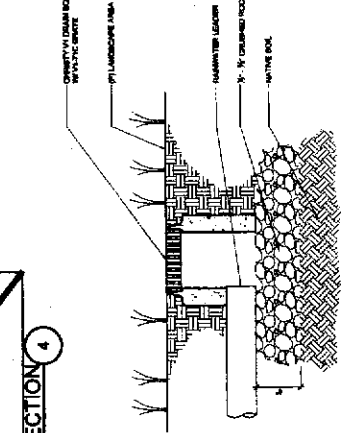
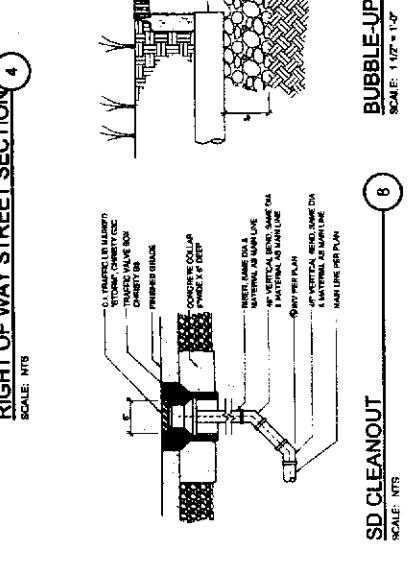
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C1.0









RIGHT OF WAY  
STREET SECTION  
SCALE: NTS

**TRENCH SECTION**  
SCALE: NTS

**BUBBLE-UP**  
SCALE: 1 1/2" = 1'-0"

SD CLEANOUT

SCALE: NTS

8

MAIN LINE PER PLAN

These drawings are instruments of service, based on a contract, and are the property of MERT/LARSEN ENGINEERING, INC. No part may be reproduced in any fashion or medium without the express written permission of the Engineer.

**MOORE REMODEL**

Prepared at the request of:

Moore Remodel

10000 Wilshire Blvd., Suite 1000

Beverly Hills, CA 90210

**MOORE REMODEL ENGINEERING, INC.**

10000 Wilshire Blvd., Suite 1000

Beverly Hills, CA 90210

Phone: (310) 206-1000

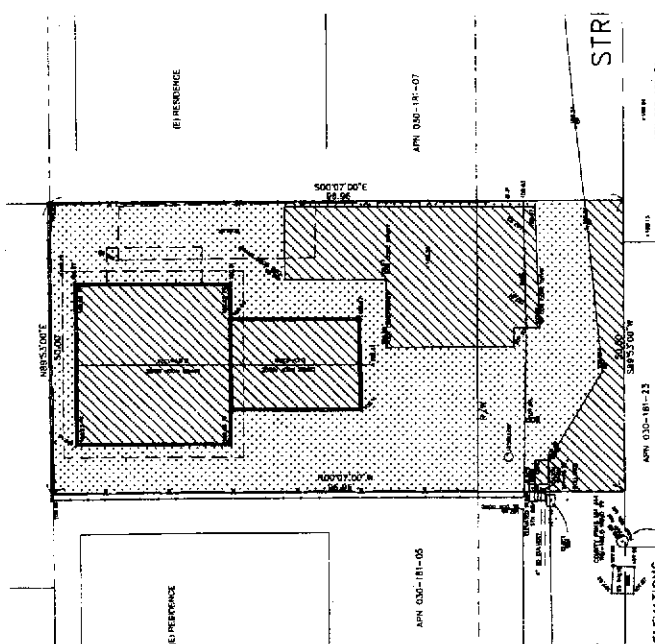
Fax: (310) 206-1001

Website: www.mooreremodel.com

**EXISTING & PROPOSED IMPERVIOUS AREAS**

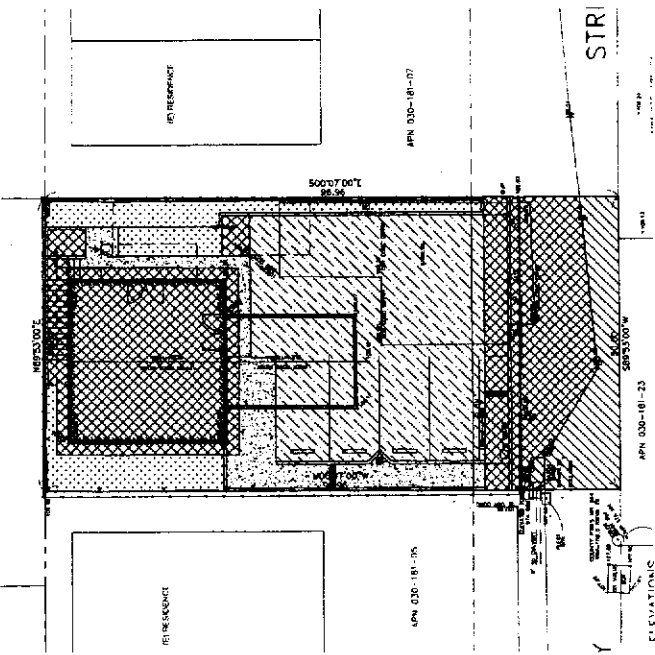
DATE: 01/11/11

SCALE: 1" = 10'



**PRE-DEVELOPMENT**

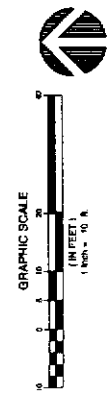
SCALE: 1" = 10'



**POST-DEVELOPMENT**

SCALE: 1" = 10'

	PRE-DEVELOPMENT		POST-DEVELOPMENT	
	IMPERVIOUS	PERVIOUS	IMPERVIOUS	PERVIOUS
(E) PERVIOUS		2,578 SF		
(E) IMPERVIOUS	2,270 SF		356 SF	
(P) PERVIOUS				524 SF
(P) IMPERVIOUS			1,853 SF	
(P) PERVIOUS ASPHALT				1,573 SF
(P) PERVIOUS CONCRETE				542 SF
TOTAL AREA: 4,848 SF	2,270 SF	2,578 SF	2,208 SF	2,639 SF



**C6.0**





## **Commercial Development Permit Findings**

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for commercial uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed mixed-use structure will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets or exceeds all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the mixed-use structure 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-2 (Community Commercial) zone district in that the primary use of the property will be one commercial frame shop with a residential unit above that meets all current site standards for the zone district. Neighborhood commercial services, such as picture framing shops, are allowed uses in the C-2 zone district. The residential unit is also an allowed use, as it comprises less than 50% of the total floor area of the structure, with 728 square feet of commercial use and 620 square feet of residential use (excluding those areas less than 5 feet in height).

As the proposed use is a frame shop, parking is based on the requirement for a commercial service establishment that requires one parking space for each 300 square feet of commercial use. Two spaces are provided for the commercial use and two spaces for the residential use. Parking spaces and drive aisles are also consistent with County ordinances and policies. Each proposed parking space is 8½ by 18 feet in size and the accessible parking is consistent with requirements of the California Building Code. A 24-foot drive aisle is proposed to accommodate two-way traffic entering and leaving the site.

An exception is requested to the County Design Standards and Guidelines (Chapter 13.11 of the County Code) to reduce the required 5-foot landscape strip on the east parcel boundary to approximately 3-feet and to eliminate the requirement for a landscape strip or tree wells adjacent to the parking spaces. These exceptions are reasonable given the narrow width of the property and the requirement that the project include two-way vehicular access and pedestrian access between the public way and the front of the building.

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

This finding can be made, in that the proposed commercial use is consistent with the use and density requirements specified for the Community Commercial (C-C) land use designation in the County General Plan.

The proposed mixed use structure 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 structure 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 mixed use structure 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 building will comply with the site standards for the C-2 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. The proposed project will include design features that incorporate both commercial and residential aspects to reflect the variety of uses in the area. The proposed design will represent a significant improvement over existing conditions and will set a positive precedent for future development in the immediate area.

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

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

This finding can be made, in that the proposed mixed use structure is to be constructed on an existing lot currently developed with one single family dwelling. The expected level of traffic generated by the proposed project is anticipated to be similar to that generated by the existing dwelling, as the proposed residential unit will be smaller than the existing dwelling and the commercial frame shop is not a use that generates significant traffic.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed mixed use structure is consistent with the land use intensity and density of the neighborhood. The proposed project will include design features that incorporate both commercial and residential aspects to reflect the variety of uses in the area. The proposed design will represent a significant improvement over existing conditions and will set a positive precedent for future development in the immediate 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.

This finding can be made, in that the proposed project will include design features that incorporate both commercial and residential aspects to reflect the variety of uses in the area. The proposed design will represent a significant improvement over existing conditions and will set a positive precedent for future development in the immediate area and will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

An exception is requested to the County Design Standards and Guidelines to reduce the required 5-foot landscape strip on the east parcel boundary to approximately 3-feet and to eliminate the requirement for a landscape strip or tree wells adjacent to the parking spaces. These exceptions are reasonable given the narrow width of the property and the requirement that the project include two-way vehicular access and pedestrian access between the public way and the front of the building.

## Conditions of Approval

Exhibit A: Architectural Plans, entitled, "Remodel Plans for Steven Moore", prepared by JMG Engineering; dated 5/22/07, Sheets 2 and L1 revised on 8/14/07; engineered plans prepared by Mesiti-Miller Engineering dated 12/4/07; Topographic Map & Survey prepared by McGregor Land Surveys, dated 11/2/06.

- I. This permit authorizes the construction of a second-story addition to an existing dwelling, demolition of a portion of the dwelling and conversion of the dwelling to a mixed-use commercial building with a 728 square foot commercial frame shop on the first floor and a 620 square foot, one bedroom dwelling on the second floor, and the installation of a parking area and associated improvements.

Prior to exercising any rights granted by this permit including, without limitation, any additional construction or site disturbance, the applicant/owner shall:

- A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- B. Obtain a Building Permit from the Santa Cruz County Building Official.
- C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- D. Obtain final water service approval from the City of Santa Cruz.
- E. Obtain final sewer service approval from the Santa Cruz County Sanitation District.

- 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 must include the following additional information:
  - 1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
  - 2. A final sign plan for the proposed commercial use. Signage for the framing shop must comply with the approved Exhibit "A" for this permit and shall not exceed a total of 14 square feet and one sign.
  - 3. Grading, drainage, and erosion control plans, that are prepared, wet-stamped, and signed by a licensed civil engineer. Grading and drainage plans must include estimated earthwork, existing and proposed drainage facilities, and details of devices such as back drains, culverts, energy

dissipaters, detention pipes, etc. Verify that the detention facilities associated with the pervious pavement are adequate to meet County requirements for release rates. The following specific information is required on the drainage plans:

- a. Submit a profile of the gutter flowing and street, demonstrating that the planned elevations of the frontage improvements will properly tie into future improvements when extended along other properties.
  - b. Submit manufacturer's specifications for pervious pavement. A plan for maintenance of the pervious pavement shall be submitted with the building permit plans. The plan shall include periodic power washing and vacuuming, environmental remediation to encourage the breakdown of hydrocarbons (if recommended by the manufacturer) and any other periodic maintenance recommended by the manufacturer to assure the pavement remains pervious.
  - c. Maintenance procedures for the drainage facilities and mitigation measures must be provided on the building plans.
  - d. Note on the plans provision for permanent bold markings at each inlet that read "No Dumping – Drains to Bay."
  - e. The civil engineer shall visually inspect the pipe reach and channel configuration of the pipe in front of parcel 030-181-05 and the short concrete channel for it's condition and capability of passing adequate flows, sediments and debris and communicate the findings to the Department of Public Works, Stormwater Management Section. If the configuration is found to be inadequate, off-site improvements may be required.
4. Engineered improvement plans for all improvements.
  5. A lighting plan for the proposed development. Lighting for the proposed development must comply with the following conditions:
    - a. All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties. Light sources shall not be visible from adjacent properties. Light sources can be shielded by landscaping, structure, fixture design or other physical means. Building and security lighting shall be integrated into the building design.
    - b. All lighted parking and circulation areas shall utilize low-rise light standards or light fixtures attached to the building. Light standards to a maximum height of 15 feet are allowed.

- c. Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.
- 6. Utility equipment such as electrical and gas meters, electrical panels, and junction boxes shall not be located on exterior wall elevations facing streets unless screened from streets and building entries using architectural screens, walls, fences, and/or plant material.
- 7. Details showing compliance with fire department requirements.
- B. Meet all requirements of and pay all applicable fees to the City of Santa Cruz water department.
- C. Meet all requirements of and pay all applicable fees to the Santa Cruz County Sanitation District.
- D. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
- E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- F. Submit 3 copies of a final plan review letter prepared and stamped by a licensed Geotechnical Engineer.
- G. Pay the current fees for Child Care mitigation for 728 square feet of commercial medical office space. Currently, these (Category II) fees are \$0.23 per square foot, but are subject to change.
- H. Pay the current Soquel Transportation Improvement Area (TIA) fees for Roadside and Transportation improvements. Currently, these fees are \$472 per trip end, but are subject to change. The estimated trip generation for fee purposes is 15 trip-ends per 1,000 gross square feet for commercial sales and service uses. Therefore the trips generated by the frame shop may be calculated as 728 square feet of commercial use divided by 1,000 multiplied by 15 trip ends which equals 10 trip ends generated by the project. The fee is calculated as 10 trip ends multiplied by \$472 per trip end equals \$4,720. The total TIA fee is to be split evenly between transportation improvement fees and roadside improvement fees.
- I. Provide required off-street parking for a minimum of 4 cars. Parking spaces must be 8.5 feet wide by 18 feet long, with the exception of the accessible space, and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- J. Submit a written statement signed by an authorized representative of the school

district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. All site improvements shown on the final approved Building Permit plans shall be installed.
- B. All new utilities to serve the proposed development shall be installed underground.
  - 1. Pad-mounted transformers (as part of the underground electrical service distribution system) shall not be located in the front setback or area visible from public view, unless they are completely screened by walls and/or thick landscaping, and shall not obstruct views of traffic from tenant spaces or driveways, or views to monument signs. Underground vaults may be located in the front setback area for aesthetic purposes.
- C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- D. The project must comply with all recommendations of the approved soils reports.
- E. Within 60 days of approval of this permit, and prior to building permit final, the applicant shall remove the unpermitted trailers and any other materials stored on the site that are not actively being used in the construction of the permitted structure.
- F. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. **Master Occupancy Program:** Given the small size of the building and the limited parking available, all change of use requests shall be processed at level 3 to permit a thorough review of possible impacts. Only the uses listed below may be processed at level 1, based on the parking available on site:

Commercial service enterprises

Repair shops  
Wholesale establishments  
Bulky merchandise retail

**The following additional restrictions apply to all uses:**

No outdoor storage is permitted.

- B. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
  - C. All landscaped areas and related irrigation systems shall be permanently maintained. All irrigation shall conform to the required water conservation measures as regulated by the City of Santa Cruz Water Department. Dead plant material shall be removed and replaced consistent with the approved Exhibit A. The property owners are responsible for the ongoing health and care of all landscaping on site.
  - D. Pervious pavement shall be maintained per the plans submitted with the original building permit plans. Manufacturer's specifications for power washing, vacuuming or other remediation shall be followed. A brief annual report shall be submitted to the Planning Department prior to October 15 of each year describing the maintenance that was completed in the previous year.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
  - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney's fees and costs; and
  2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.

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Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

**Please note: This permit expires two years from the effective date on the expiration date listed below unless you obtain the required permits and commence construction.**

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

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

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

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

\_\_\_\_\_  
Cathy Graves  
Project Planner

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

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 07-0028

Assessor Parcel Number: 030-181-06

Project Location: 4035 Cory Street, Soquel

**Project Description: Proposal to recognize the construction of an addition to an existing dwelling and covert the dwelling to a mixed use building.**

**Person or Agency Proposing Project: Kim Tschantz for Cypress Environmental and Land Use**

**Contact Phone Number: (831) 685-1007**

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
- B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

E. ☒ **Categorical Exemption**

Specify type: Class 1 - Existing Facilities (Section 15301)

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

Proposal to construct an addition to an existing dwelling and convert that dwelling to a mixed-use commercial building.

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

\_\_\_\_\_  
Cathy Graves, Project Planner

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

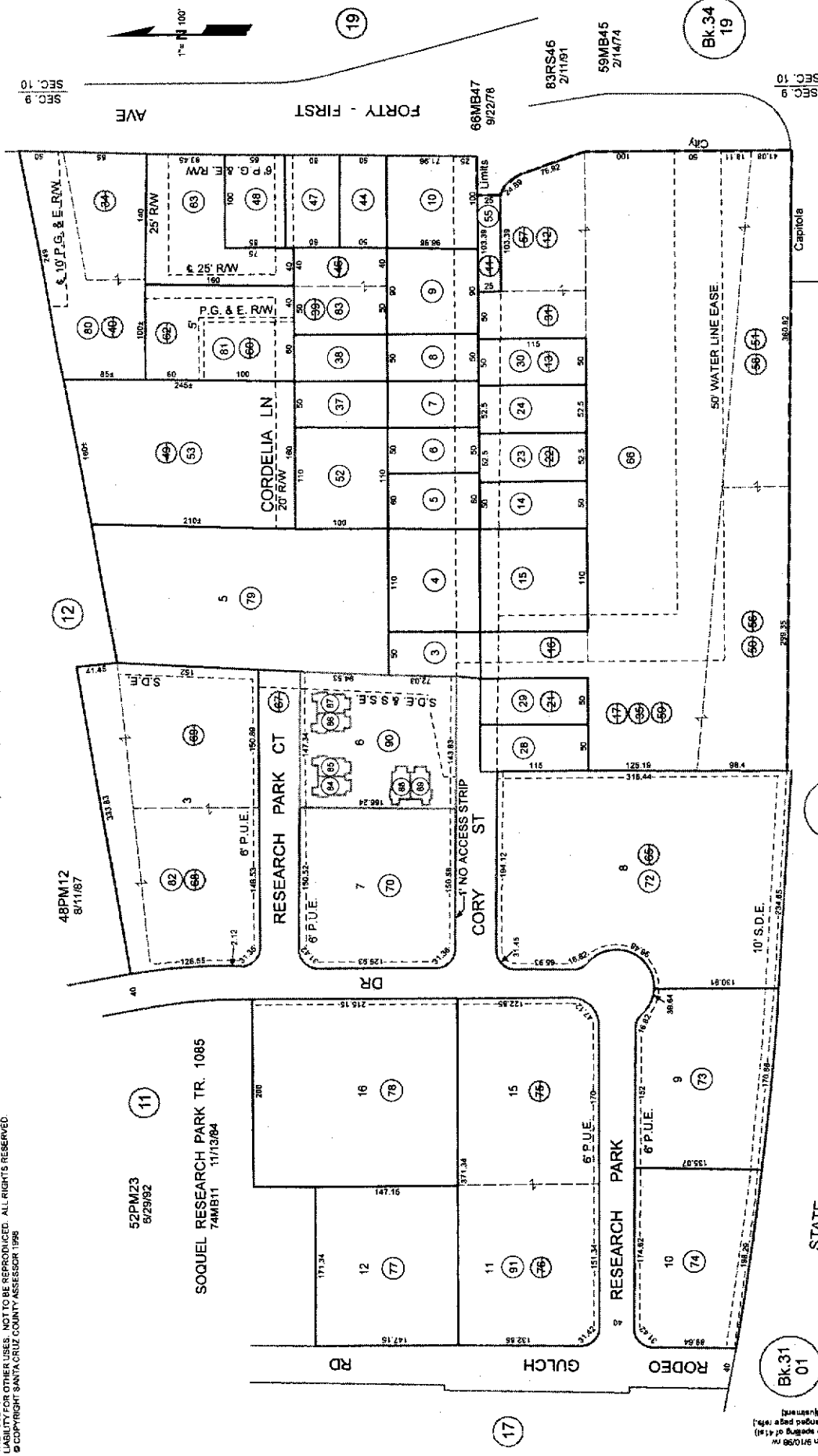
30-18

Tax Area Code  
96-103

POR. RANCHO ARROYO DEL RODEO  
SEC. 9, T.11S., R.1W., MDB. & M.

FOR TAX PURPOSES ONLY

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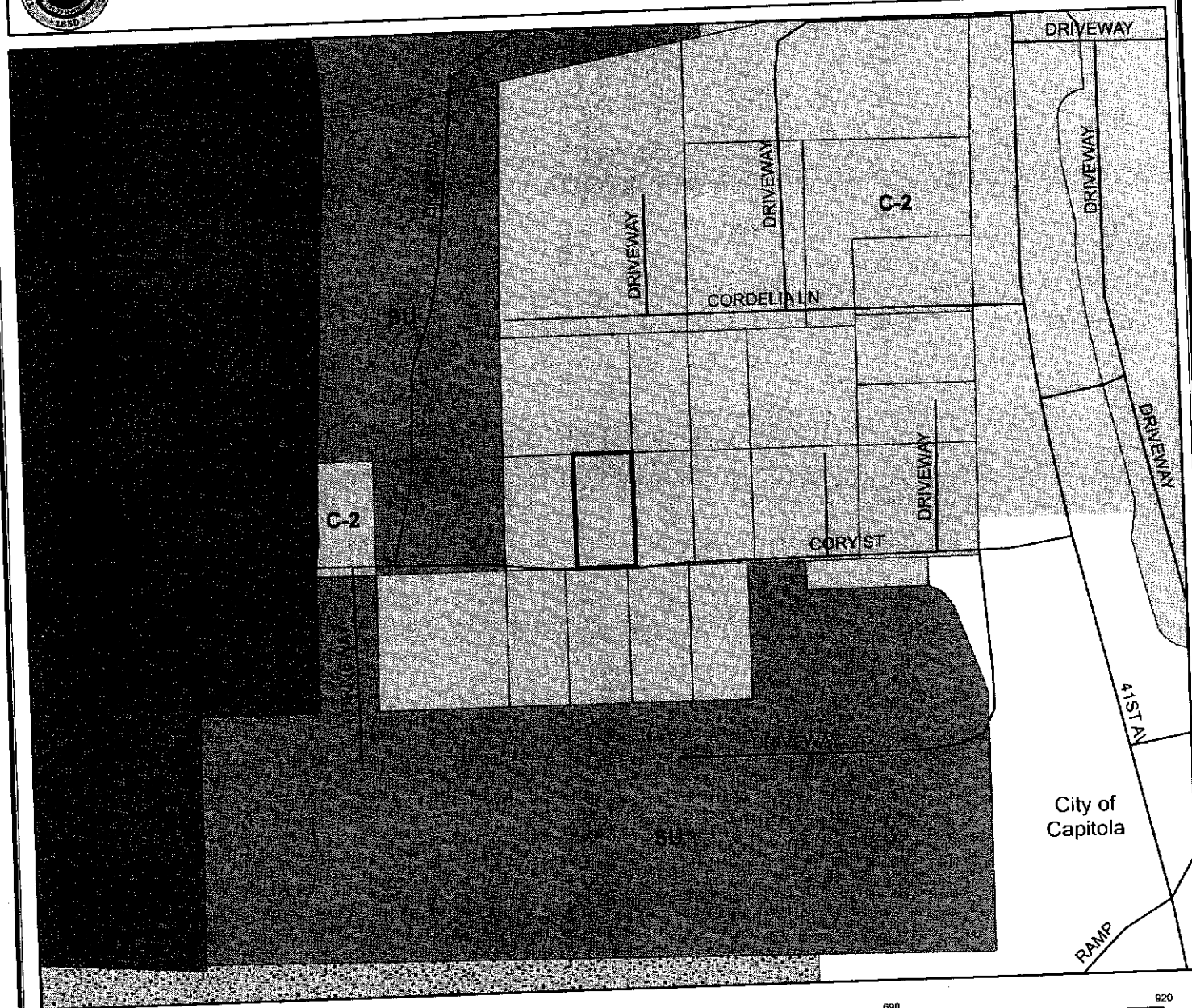


Assessor's Map No. 30-18  
County of Santa Cruz, Calif.  
September, 1998

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

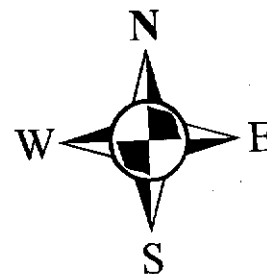


# Zoning Map



## Legend

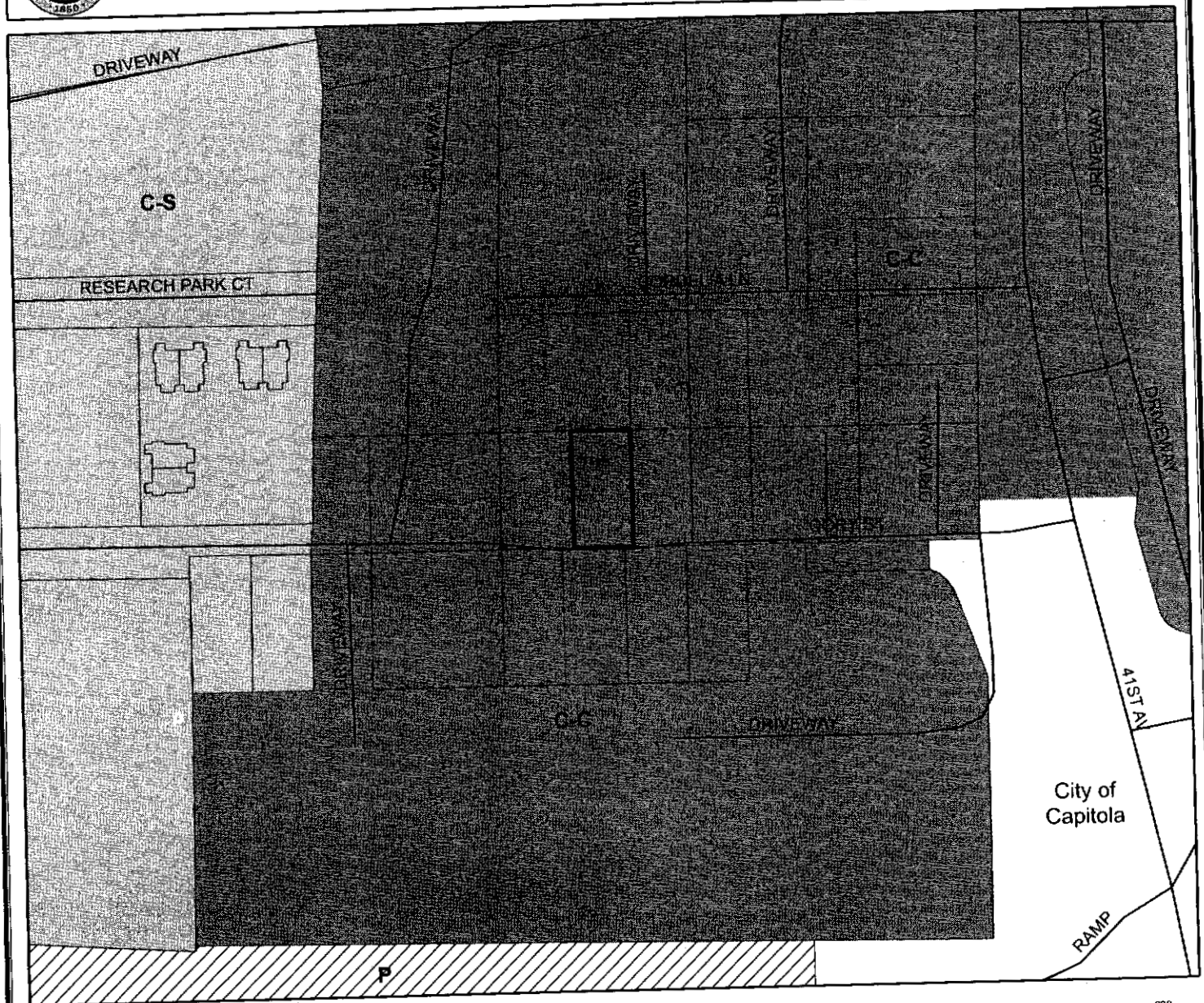
- APN 030-181-06
- Assessors Parcels
- Streets
- COMMERCIAL-COMMUNITY (C-2)
- SPECIAL USE (SU)
- LIGHT INDUSTRIAL (M-1)
- PUBLIC FACILITY (PF)









Map Created by  
County of Santa Cruz  
Planning Department  
January 2007

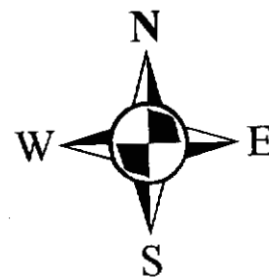


# General Plan Designation Map



## Legend

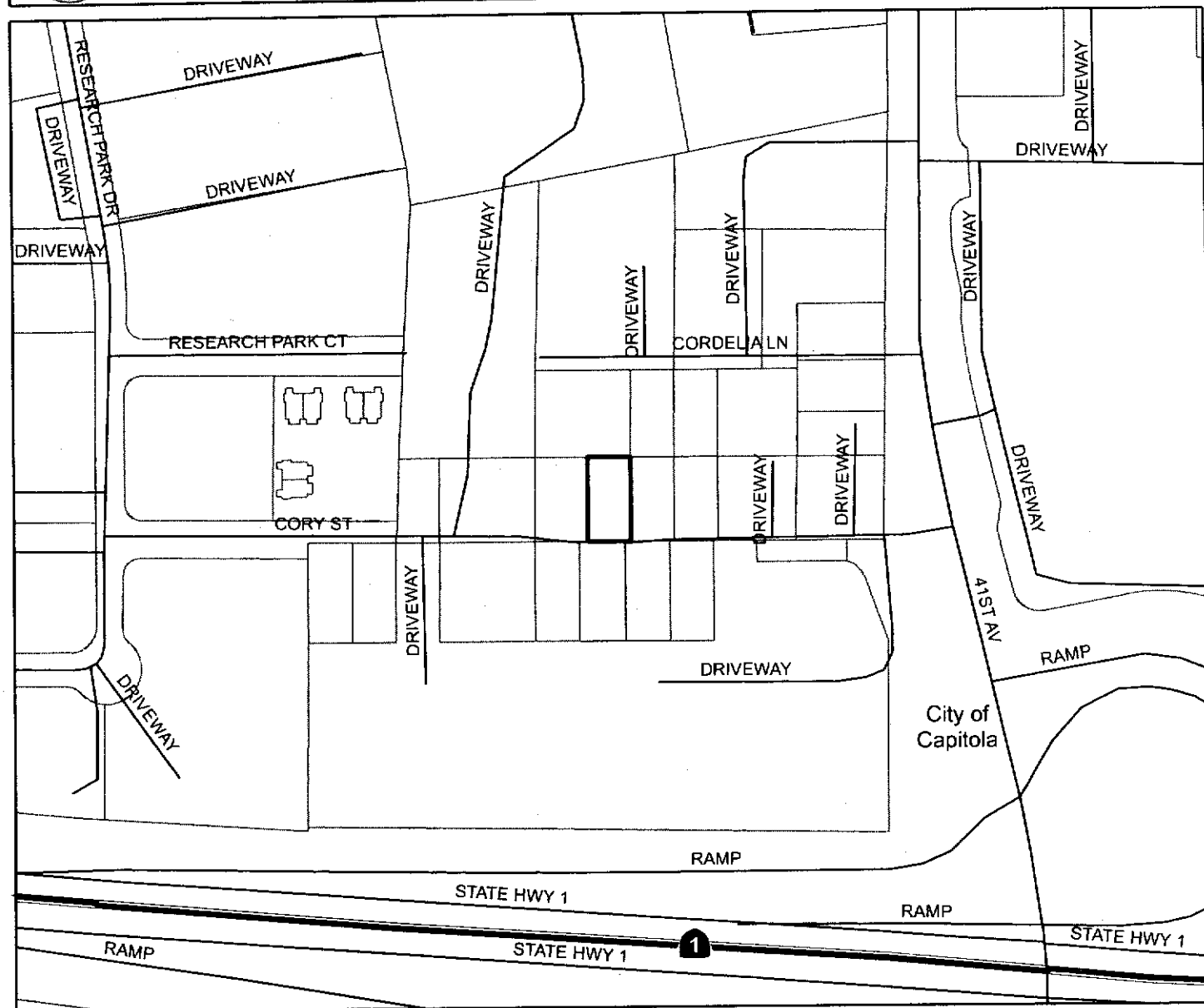
-  APN 030-181-06
-  Assessors Parcels
-  Streets
-  Commercial-Community (C-C)
-  Commercial-Service (C-S)
-  Public Facilities (P)





Map Created by  
County of Santa Cruz  
Planning Department  
January 2007

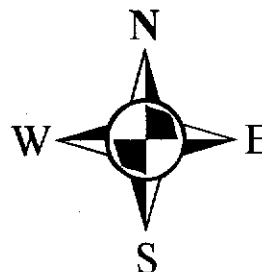


# Location Map



## Legend

-  APN 030-181-06
-  Assessors Parcels
-  Streets
-  State Highways



Map Created by  
County of Santa Cruz  
Planning Department  
January 2007

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



**CONSTRUCTION IMPACT ANALYSIS  
4035 CORY STREET  
APN 30-181-06**

**Prepared for**

**Steven Moore  
P.O. Box 3875  
Santa Cruz, CA 95063**

**June 19, 2006**

*849 Almar Ave. Suite C #319  
Santa Cruz, CA 95060  
email: [maureenah@sbcglobal.net](mailto:maureenah@sbcglobal.net)*

*Telephone: 831-420-1287  
Fax: 831-420-1251  
Mobile: 831-234-7735*

## **ASSIGNMENT/SCOPE OF SERVICES**

The demolition of an existing residence and construction of a commercial building and parking lot is proposed for a site located at 4035 Cory Street, APN 030-181-06. One willow tree growing on the site will be impacted by the development. The property owner, Steven Moore has retained me to evaluate the condition of the tree and review the proposed plans to assess the potential impacts. To complete the analysis I have completed the following:

- Visually inspect the tree to determine health status and structural integrity.
- Review proposed development plans prepared by Scott Maclellan
- Evaluate potential impacts to tree roots and canopy as a result of proposed development.

## **SUMMARY**

The demolition of an existing small residence and the renovation and improvements to another existing structure is planned for property located at 4035 Cory Street. One willow tree is growing on the southwest corner of the site near the public street. The tree had not been maintained and is in poor condition. The foliage is infested with rust, a fungal disease; the upper branch structure has been improperly pruned regularly to provide clearance for overhead utility lines. The root system has been damaged by past installation of a large electric service box.

As a fast growing, riparian influence species, willows develop aggressive root systems and need regular irrigation to remain healthy. When located in residential settings, maintenance pruning is necessary to control growth and maintain structural integrity.

The tree cannot tolerate the impacts of the proposed development. Unhealthy, weakly structured trees are not suitable for retention and a program of removal and replacement is recommended. The landscape plan developed for the site can incorporate new trees of appropriate species that will enhance the site for the long term.

## **BACKGROUND**

To complete the evaluation of tree condition and impact analysis I visited the site on June 9, 2006. Plans provided by Steven Moore and drawn by Scott Maclellan were used to evaluate the potential construction impacts. The location of the tree is documented on an attached site map.

Suitability for incorporation into the development was determined using overall tree condition and industry data on species characteristics, including tolerances to site changes and specific construction impacts.

Trees in poor health with structural defects that cannot be improved are not suitable for preservation on development sites and should not be retained in areas where improvements are proposed.

## OBSERVATIONS

### Site Description

The general area is dominated by commercial uses. It is adjacent to the San Lorenzo Lumber yard and various other industrial/commercial type businesses. Several of the surrounding buildings have the appearance of residential units that are being utilized for commercial purposes.

The site itself appears to be derelict property with a small residence near the front and a larger structure at the rear. It is surrounded by a chain link fence and dense vegetation, including the willow tree.

### Tree Description

The willow (*Salix spp*), pictured below is 15 inches in trunk diameter measured at 4.5 feet above natural grade. In general, the tree is in poor condition. The foliage is coated with a parasitic fungal infestation commonly referred to as rust.



The upper canopy has been continuously pruned (topped) to accommodate the overhead power lines.

As a species, willow does not compartmentalize well and pruning wounds are often colonized by decay. The interior branching is a tangle of dead small to medium sized branching.

The root zone has been impacted previously by the construction of a large electrical vault on a concrete slab (at arrow). Although the roots were not examined, it can be assumed that decay is present in the structural root system.

### **Project Overview**

The project will include the demolition of the smaller residential building and renovations and improvements to the larger structure that include a shop and residential unit. A four-stall parking lot, sidewalk, curb and gutter are also included in the improvement plan.

The tree is growing at the southwest corner of the proposed parking lot, just behind the sidewalk. The site preparation for these improvements will require excavation into the root zone. Extensive modifications to the foliar canopy will also be required for vehicle clearance.

Excavation into the root zone will affect both tree health and structural stability. The tree is currently in poor condition and cannot withstand the proposed impacts.

### **CONCLUSION**

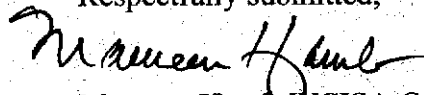
The willow tree growing on this property is in poor health with structural defects. It is not suitable for incorporation the project. Modifying the pavement layer or attempting to incorporate the tree is not recommended, as it cannot achieve normal structural form due to the drastic pruning performed for line clearance.

Mitigation can be achieved by incorporating three 24-inch box trees in the landscape planned for the site. The following species should be considered as replacements.

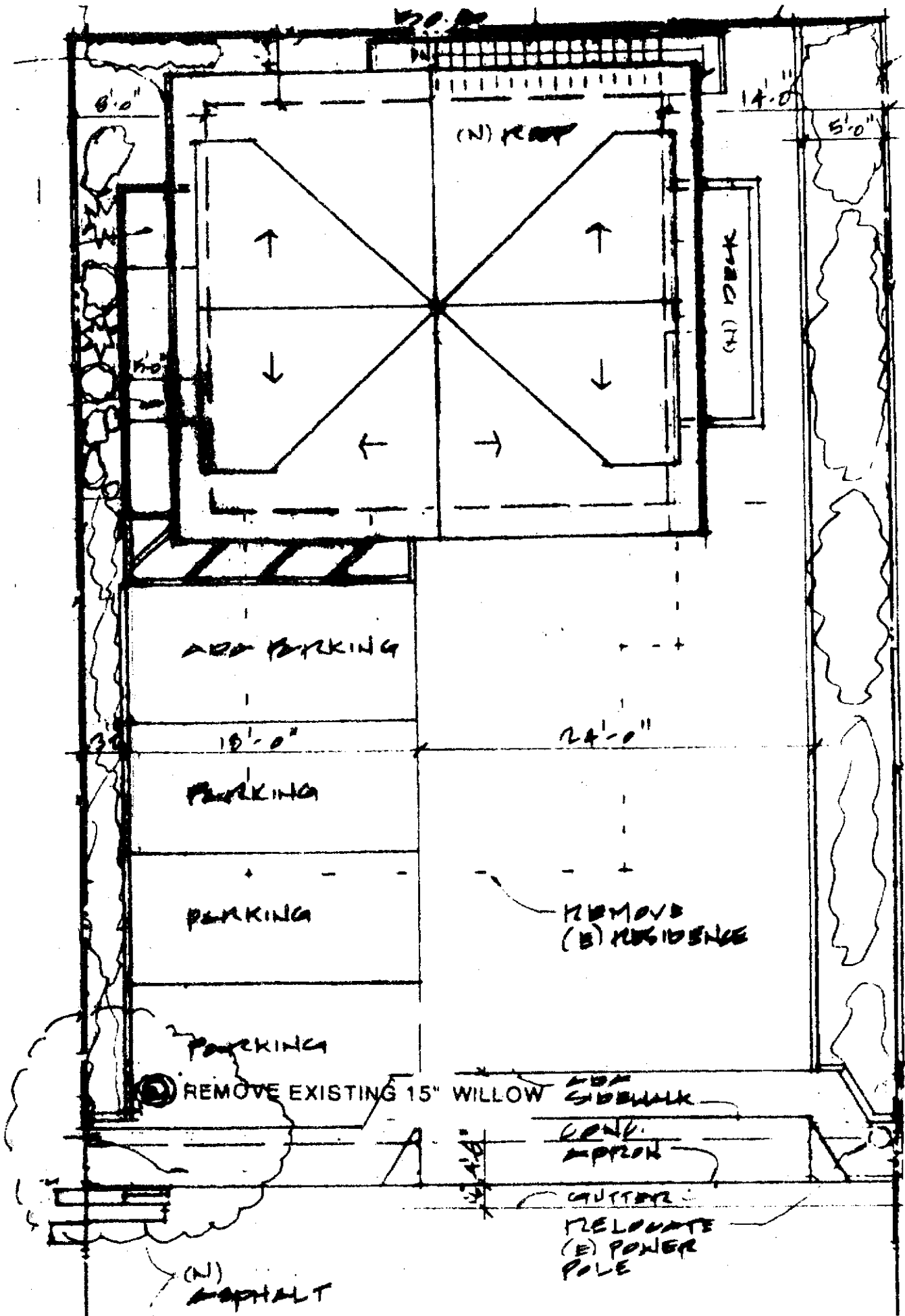
*Arbutus* 'Marina'  
Chinese pistache (*Pistacia chinensis*)  
Crape myrtle (*Lagerstroemia indica*)

Any questions regarding this tree can be directed to my office.

Respectfully submitted,



Maureen Hamb WCISA Certified Arborist #2280



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



August 3, 2007

**Kim Tschantz, MSP, CEP**  
Cypress Environmental and Land Use Planning  
P. O. Box 1844  
Aptos, CA 95001

Project: 4035 Cory Street/APN 030-181-06

As you requested I have reviewed the proposed landscape plan (JMG Engineering 5/27/07). I recommend replacing the proposed carob trees with one of the following species:

Eastern Redbud	<i>Cercis Canadensis</i>
Washington Hawthorn	<i>Crataegus phaenopyrum</i>
Laurel	<i>Laurus 'Saratoga'</i>
Swamp Myrtle	<i>Tristania laurina</i>

These smaller stature trees are appropriate for the narrow planting area and have low moisture requirements. Trees should be installed at least 10 feet apart to allow for proper root and canopy development.

Please contact me with any additional questions regarding the trees on this project site.

Respectfully,

Maureen Hamb-WCISA Certified Arborist #2280

849 Almar Ave. Suite C #319  
Santa Cruz, CA 95060  
email: [maureenah@sbcglobal.net](mailto:maureenah@sbcglobal.net)

Telephone: 831-420-1287  
Fax: 831-420-1251  
Mobile: 831-234-7735

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

**Project Planner:** Cathy Graves  
**Application No.:** 07-0028  
**APN:** 030-181-06

**Date:** January 10, 2008  
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**Page:** 1

**Environmental Planning Completeness Comments**

===== REVIEW ON FEBRUARY 6, 2007 BY ANDREA M KOCH =====

No completeness comments from Environmental Planning.

**Environmental Planning Miscellaneous Comments**

===== UPDATED ON FEBRUARY 7, 2007 BY ANDREA M KOCH =====

No miscellaneous comments.

===== UPDATED ON JUNE 21, 2007 BY ANTONELLA GENTILE =====

Condition(s):

Please submit an erosion control plan with the building permit application.

**Housing Completeness Comments**

===== REVIEW ON FEBRUARY 1, 2007 BY TOM POHLE =====

No Affordable Housing Obligation (AHO)

**Housing Miscellaneous Comments**

===== REVIEW ON FEBRUARY 1, 2007 BY TOM POHLE =====

None

**Code Compliance Completeness Comments**

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

Discretionary application 07-0028 addresses the violation. However code compliance would like to discuss with planner the time frame given to PO to obtain permit and final on this project. (LM) ===== REVIEW ON JANUARY 29, 2007 BY LAURA MADRIGAL =====

NO COMMENT

===== UPDATED ON JUNE 7, 2007 BY KEVIN M FITZPATRICK =====

NO COMMENT

Normal two years to exercise Development permit is okay with Code Compliance. (KMF)

===== UPDATED ON SEPTEMBER 5, 2007 BY KEVIN M FITZPATRICK =====

NO COMMENT

would you please make as a condition of approval removal of both trailers and all inoperable vehicles as other equipment, junk and debris within 30 days of approval. (KMF)

**Code Compliance Miscellaneous Comments**

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

===== REVIEW ON JANUARY 29, 2007 BY LAURA MADRIGAL =====

Discretionary Comments - Continued

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===== UPDATED ON JUNE 7, 2007 BY KEVIN M FITZPATRICK =====  
===== UPDATED ON SEPTEMBER 5, 2007 BY KEVIN M FITZPATRICK =====

**Dpw Drainage Completeness Comments**

===== REVIEW ON FEBRUARY 8, 2007 BY DAVID W SIMS =====  
1st Review Summary Statement:

The present development lacks sufficient information for complete evaluation. The Stormwater Management section cannot recommend approval of the project at this point.

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

Policy Compliance Items:

Item 1) Policy items appear to be met. However, clarification of information items could change this status.

Information Items:

Item 2) Incomplete. Please itemize the existing and proposed impervious surfacing extents (sq. ft.) in a table on the plans; include the permeable pavement as an item. Note the existing concrete drive to be removed if this is intended. Clarify the type of the new pavements; they are alternately shown as pervious asphalt and standard concrete on one plan set and pervious concrete on the other plans.

Item 3) Incomplete. Show all drainage conditions 50 feet beyond the limits of the property. County topography shows a slight low area draining near the NW rear corner of the property. How does this drainage area reach the street frontage and will the proposed curbing along the property perimeter interfere with such routing? Provisions must be made to continue to receive existing runoff or to otherwise adequately provide for handling it.

Item 4) Incomplete. Describe runoff routing along the street frontage and further offsite. Will the proposed A.C. dike around the sanitation facilities divert runoff into the street, and prevent runoff from entering the catch basin at this location? There are additional drainage pipes and catch basins in the vicinity that are not shown and might be pertinent to site runoff routing.

Item 5) Incomplete. The site soil is mapped as Watsonville which has very low permeability. Will the pervious pavement be sub-drained to prevent standing water on the sub-grade and assure the ability of these pavements to control runoff in subsequent storms? Indicate how this will be resolved.

Please see miscellaneous comments. ===== UPDATED ON JUNE 21, 2007 BY DAVID W SIMS =====

2nd Review Summary Statement:

The present development lacks sufficient information for complete evaluation. The

Discretionary Comments - Continued

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Stormwater Management section cannot recommend approval of the project at this point.

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

Policy Compliance Items:

Item 1) Deferred. New information indicates a need to further account for and support the design of site mitigations. This is deferred to the building application. See miscellaneous comments.

Information Items:

Item 2) Conditionally Complete. The new civil sheet C6.0 has met the information requested and is the current basis of acceptance. The alternative explanation by the applicant that the rear building slab was pre-existing and permitted prior to the building being built over it will need to be supported with official records acceptable to the review section. If this alternative accounting is desired please submit these records during this discretionary stage.

Item 3) Incomplete. Provision of a rear area drain does not sufficiently address the review concerns requested by this item. Show all drainage conditions 50 feet beyond the limits of the property. County topography shows a slight low area (including off-site areas) draining near the NW rear corner of the property. How does this drainage area reach the street frontage and will the proposed curbing along the property perimeter block or interfere with such routing? The curb must not exacerbate a ponding condition already present on adjoining properties by creating a barrier or displacing a puddled area. Provisions must be made to continue to receive existing runoff or to otherwise adequately provide for handling it.

Item 4) Incomplete. Describe runoff routing along the street frontage and further offsite. See related item 3.

Item 5) Complete. Pervious pavements are proposed to be sub-drained to prevent standing water on the sub-grade and assure the ability of these pavements to control runoff in subsequent storms.

Please see miscellaneous comments. ===== UPDATED ON SEPTEMBER 18, 2007 BY DAVID W SIMS =====

3rd Review Summary Statement:

The present development lacks sufficient information for complete evaluation. The Stormwater Management section cannot recommend approval of the project at this point.

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

Policy Compliance Items:

## Discretionary Comments - Continued

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Item 1) Deferred. See miscellaneous comments.

Information Items:

Item 2) Complete. See miscellaneous comment.

Item 3) Incomplete. Proposed curbing that could have blocked drainage receipt from neighboring properties has been removed from the plan, resolving part of the issue. In place of previously requested topography the applicant must document on the plans a full and detailed description of drainage conditions, including all land surface flow directions, grade breaks, etc... depicted with arrows and the presence of any building discharge locations for the surrounding neighboring development, for a minimum distance of 50 feet beyond the limits of the developing property. Show on the plans how all of this drainage area reaches the street frontage. This assessment of off-site drainage conditions must be performed by the project civil engineer and represented on the civil plans. See miscellaneous comment about site survey.

Item 4) Incomplete. Describe runoff routing along the street frontage and further offsite. This includes both surface and piped runoff routings and conditions. This assessment must be performed by the civil engineer and be shown on the civil plans. The occurrence of 'undetermined locations' and 'probabilities' of pipe routings must be resolved so there is no doubt.

Item 5) Complete. Please see miscellaneous comments. ===== UPDATED ON SEPTEMBER 18, 2007 BY DAVID W SIMS =====  
===== UPDATED ON JANUARY 2, 2008 BY DAVID W SIMS =====  
4th Review

Policy Compliance Items:

Item 1) Deferred. See miscellaneous comments in prior comments.

Information Items:

Items 2 - 5) Complete.

### Dpw Drainage Miscellaneous Comments

===== REVIEW ON FEBRUARY 8, 2007 BY DAVID W SIMS =====

A) A profile of the gutter flowline and street will be required with the building plans, demonstrating that the planned elevations of the frontage improvements will properly tie in to future improvements when extended along other properties.

B) Construction details of the pervious pavement will be required with the building plans.

C) Maintenance procedures for the drainage facilities and mitigation measures must be provided on the building plans.

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

Discretionary Comments - Continued

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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, if any. The fees are currently \$0.95 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 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. ===== UPDATED ON JUNE 21, 2007 BY DAVID W SIMS =====

A) Prior item still required.

B) Prior item provided.

C) Prior item still required.

D) Prior item still required.

Deferred item 1) Based on impervious surfacing determinations by the civil engineer there is a net increase of impervious surfacing of 685 sq. ft. Additionally, the proposed porous pavements are typically not fully accounted for as equivalent to natural landscape. This is particularly true since these pavements need to be sub-drained and this water becomes site runoff. The applicant will need to show through calculations appropriate levels of mitigation up through the 10 year storm, inclusive of control of smaller events using BMPs.

Deferred item 2) Sheet L1 does not correctly show the pervious pavement surfaces as proposed on other plan sheets. Please review and correct for consistency. =====  
UPDATED ON SEPTEMBER 18, 2007 BY DAVID W SIMS =====

A) Prior item still required.

B) Prior item provided.

C) Prior item still required.

Discretionary Comments - Continued

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D) Prior item still required.

New item E) A complete survey and topographic map meeting County criteria is required with the building plans performed by the project civil engineer/surveyor to verify the allowance for drawn drainage depictions that are to be provided on the discretionary plans. The survey must be stamped by a licensed surveyor.

Deferred item 1) Based on documented and creditable impervious surfacing amounts there is a net increase of impervious surfacing of 690 sq. ft. Additionally, the proposed porous pavements are typically not fully accounted for as equivalent to natural landscape (C-value). This is particularly true since these pavements need to be sub-drained and this water becomes site runoff. The applicant will need to show through calculations performed by the civil engineer, appropriate levels of mitigation up through the 10 year storm, inclusive of control of smaller events using BMPs.

Based on submitted assessor's records an impervious area credit is being given for 852 square feet of prior permitted impervious development that is composed of one dwelling (544), L.T.O. (128), and a carport (180). Additionally credit will be provided for the concrete driveway pavement shown on the plans due to the residential history of the parcel. This driveway area scaled to 667 square feet. Total impervious credit is therefore 1,519 square feet for the development. Future mitigation design required with the building application will need to calculate with no more than this credit total assumed unless additional documentation is provided and accepted.

Deferred item 2) Sheet L1 was not submitted for verification of corrections.

===== UPDATED ON JANUARY 2, 2008 BY DAVID W SIMS =====

A) Prior item still required.

B) Prior item provided.

C) Prior item still required.

D) Prior item still required.

E) To be completed with the building plans: Additional survey was completed. Elevation must be tied to official County datum, and not to approximate elevations such as a sanitary manhole rim. The 2nd sheet of the survey must also be stamped.

New item F) To be completed with the building plans: Per the survey points, the 8"/10" pipe reach in front of parcel 030-181-05 has a suppressed 3" flow line at the downstream invert where it transitions through a short concrete channel and into a 12" RCP pipe crossing Cory Street. In addition to being backwatered, the pipe also has a minimal slope and is likely to fill with sediment deposits. The civil engineer is to visually inspect this pipe and channel configuration for its condition and capability of passing adequate flows, sediments and debris and communicate the findings to the Stormwater review section. If the configuration is found inadequate, off-site improvements may be required.

The offsite pipes through the lumber yard are noted at 15" and 20" diameters on the

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survey sheet, while County data inventories the pipes at 12" and 18" diameter.  
Please review and clarify reliability of data.

**Dpw Driveway/Encroachment Completeness Comments**

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

===== REVIEW ON JANUARY 19, 2007 BY DEBBIE F LOCATELLI =====  
No Comment, project adjacent to a non-County maintained road.

**Dpw Driveway/Encroachment Miscellaneous Comments**

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

===== REVIEW ON JANUARY 19, 2007 BY DEBBIE F LOCATELLI =====  
No comment.

**Dpw Road Engineering Completeness Comments**

===== REVIEW ON FEBRUARY 7, 2007 BY GREG J MARTIN =====  
Completeness -----

----- 1) The stand-  
and required for Cory Street is a 56 foot wide right-of-way with separated sidewalks  
and a curb to curb width of 36 feet. Given that the road is private, the existing  
right-of-way is 50 feet, and the lots fronting the street are relatively small we  
have no objection to an exception for a road section with a 50 foot wide right-of-  
way. The sidewalks may be contiguous as proposed. Show a typical standard section  
crossed out and the proposed section below.

----- 2) Provide  
survey data showing that the proposed improvements align with the existing sidewalk  
improvements on both sides of Cory Street. (2/20/07 Survey data was already  
provided.) -----

----- 3) Provide  
survey data showing the right-of-way, existing improvements, and the proposed on-  
site and frontage improvements. (2/20/07 Survey data already  
provided)-----

----- 4) As a  
condition of approval, the building permit plans shall be required to have existing  
and proposed cross-sections and profiles for the construction of the new curb & gut-  
ter. -----

----- Compliance  
-----

----- 5) The  
proposed three foot landscape strip does not meet the required standard of five  
feet. -----

----- 6) The  
proposed twenty four foot parking aisle does not meet the required standard of  
twenty six feet.  
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----- Miscellaneous  
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## Discretionary Comments - Continued

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----- 7) There is an approximately 8.5 foot asphalt strip next to the east side of the building. It is unclear what the purpose of this strip is. It is too narrow to be used by vehicles in such close proximity to a doorway. Please clarify how this area will be used.

----- 8) We recommend providing landscaping or sidewalk between the building and the parking area. In particular, we do not recommend doors opening directly onto the pavement.

----- 9) Sidewalk is recommended from the street to the building.

----- 10) We recommend uses which are low traffic generators as the intersection of 41st Avenue and Cory Street has a high number of collisions.

----- Please contact Greg Martin at 454-2811 with questions.

----- ===== UP-

DATED ON FEBRUARY 20, 2007 BY GREG J MARTIN =====

===== UPDATED ON JUNE 8, 2007 BY GREG J MARTIN =====

Exceptions to the County Standards for streets may be proposed by showing 1) a typical road section of the required standard on the plans crossed out, 2) reason for the exception below, and 3) the proposed typical road section.

----- Grade and accessibility issues need to be resolved. Public Works met with the applicant's engineer June 8, 2007. ----- Questions

contact Greg Martin at 831-454-2811. ===== UPDATED ON SEPTEMBER 5, 2007 BY GREG J MARTIN =====

No Comment.

### Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON FEBRUARY 7, 2007 BY GREG J MARTIN =====

===== UPDATED ON FEBRUARY 7, 2007 BY GREG J MARTIN =====

===== UPDATED ON FEBRUARY 20, 2007 BY GREG J MARTIN =====

===== UPDATED ON JUNE 8, 2007 BY GREG J MARTIN =====

===== UPDATED ON SEPTEMBER 5, 2007 BY GREG J MARTIN =====

### Dpw Sanitation Completeness Comments

===== REVIEW ON JUNE 6, 2007 BY BOB BRYAN =====

Sewer service is currently available.

### Dpw Sanitation Miscellaneous Comments

===== REVIEW ON JUNE 6, 2007 BY BOB BRYAN ===== This review 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

## Discretionary Comments - Continued

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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.

The sewer improvement plan submitted for the subject project is approved by District based upon civil plans revised May 25, 2007. Any future changes to these plans shall be routed to the District for review to determine if additional conditions by the District are required by the plan change. All changes shall be highlighted as plan revisions and changes may cause additional requirements to meet District standards.

### Environmental Health Completeness Comments

===== REVIEW ON JANUARY 30, 2007 BY JIM G SAFRANEK ===== Approved by EHS.

### Environmental Health Miscellaneous Comments

===== REVIEW ON JANUARY 30, 2007 BY JIM G SAFRANEK =====  
NO COMMENT

Program Statement for the Steven Moore Project  
4035 Cory Street, Soquel, California  
APN 30-181-06  
May 29, 2007

### Useage

This project is a commercial/residential mixed use project consisting of a 728 square foot commercial space on the ground floor and a 620 square foot residential use on the second floor of the same structure. The commercial space will house a frame shop for the framing of photographs and other prints and for making small wooden stands for cottage industry crafts which will be made at another site.

### Employees

The shop will be operated by the business owner. It is possible that the shop may employ one part-time or full-time person in addition to the business owner. Due to the size of the floor area, one additional part-time or full-time employee would be the maximum number of employees.

### Hours of Operation

The shop will be open to the public during 9:00 A.M to 5:00 P.M. weekdays.