



Staff Report to the Zoning Administrator

Application Number: **07-0269**

Applicant: Dee Murray

Owner: Bett-Mac Investments, Inc.

APN: 026-071-56

Agenda Date: April 4, 2008

Agenda Item #: 1

Time: After 10:00 a.m.

Project Description: Proposal to convert an existing church to an adult day care facility and to add two prefabricated buildings to the property.

Location: Property located at the northwest corner of the intersection of 17th Avenue and Rodriguez Street (2301 17th Avenue) in Live Oak.

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

Permits Required: Commercial Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0269, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	54,065 square feet (1.241 acres)
Existing Land Use - Parcel:	Church
Existing Land Use - Surrounding:	Single-Family & Multi-Family Residential
Project Access:	Via 17 th Avenue
Planning Area:	Live Oak
Land Use Designation:	P (Public Facility)
Zone District:	PF (Public Facilities)

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

Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Not a mapped constraint
Fire Hazard: Not a mapped constraint
Slopes: Not mapped/no physical evidence on site
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: Five 8"-10" Liquid Amber trees proposed for removal; Six 24" box Chinese Pistache trees proposed on site for mitigation.
Scenic: Not a mapped resource
Drainage: Proposed retention system adequate to maintain storm water runoff; preliminary system details approved by DPW Drainage for this stage.
Archeology: Not mapped

Services Information

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

History

The existing church use on the subject property was approved by the Zoning Administrator under permit number 78-673-PD and built under permit number 63936 in 1980.

In 1998, a grading permit was approved for approximately 500 cubic yards of grading on site. This permit expunged a red tag for illegal grading on site.

In 2005, the Board of Supervisors approved a Lot Line Adjustment, a Rezoning, a General Plan Amendment, and a Minor Land Division on then parcel 026-071-52. The approval transferred 11,444 square feet from parcel 026-071-54 to 52, rezoned parcel 52 from PF (Public Facilities) to R-1-5 (Single Family Residential – 5,000 square foot minimum), changed the land use designation on parcel 52 from P (Public Facility) to R-UM (Urban Medium Residential), divided then parcel 52 into four parcels for single family dwellings with one remainder parcel, creating APN's 026-721-01, 02, 03, 04, and 05. These lots, located adjacent (west) of the subject property, are currently developed with single family dwellings and are accessed by Tanbark Court off of Rodriguez Street. The lot line adjustment resulted in the existing APN for the subject property (026-071-56).

Project Setting

The parcel is approximately 54,065 square feet and is developed with a vacant church building. The subject property is located on the corner of two County maintained streets, 17th Avenue and Rodriguez Street. 17th Avenue, a public road with a 60-foot right of way, provides primary access to the parcel and runs along the east property line. 17th Avenue is improved with curbs, gutters, sidewalks and street trees along both sides of the street. Rodriguez Street is a public road with a 40-foot right of way that runs along the south property line of the subject parcel and does not provide access to the parcel. Rodriguez Street is improved curbs, gutters, sidewalks along the south side of the street only, which does not front on the subject parcel.

The topography of the parcel is relatively flat with a slight downward slope to the perimeters of the site. There is a 3282 square foot one story building located near the center of the site that was previously used as a church that will remain as a part of the project. The existing parking area has 38 parking spaces (36 standard sized spaces and 2 accessible spaces) that will also remain as part of the project. There are several trees located onsite including a 41" oak tree located behind the existing building.

Parcels to the west and east (across 17th Avenue) are zoned R-1-5 and are developed with single family residences. There is multifamily housing to the north, zoned RM-4 and RM-3 and to the south, across Rodriguez Street is a rest home and single family residences zoned R-1-6.

Project Description & Analysis

The property owner is seeking approval to locate an Adult Day Care facility on the subject parcel where a church previously operated. The facility is being relocated from 1102 Chanticleer Avenue. The proposed day care will serve developmentally disabled adults ranging from 18-59 years of age. The day care will provide training in the form of life skills and self help skills such as: employment skills, money management, socialization, and recreation. The clients graduate to more advanced workshops with different agencies after the life skills training is completed. There will be one teacher per every three clients.

Traffic

There are two access points to the subject parcel from 17th Avenue. Both access points will be utilized in the proposed use. The northernmost access point will be an "Entrance Only" and the southernmost access point will be "Exit Only" which will create a safe flow of traffic within the parking area. Both access points will be secured with automatic gates located 25-feet from the 17th Avenue sidewalk, which is enough room for a car to wait in front of the gate onsite and off of the sidewalk. In addition, as a condition of approval, the gates are required to be completely out of the driveway and parking area when they are open.

A Trip and Parking Generation report was submitted by Higgins Associates, Civil and Traffic Engineers, dated October 29, 2007. The report indicates that the previous church use generated an average of 27 daily trips and the proposed adult day care facility will generate an average of 73 daily trips; therefore, there will be a net increase of 46 daily trips to and from the subject property. The report finds that because 17th Avenue is a major street and the trip increase is

minimal, traffic operations on the surrounding street network will not be altered by the change of use.

Parking

The program statement for the project indicates that there will be a maximum of 75 clients per day that will be transported to the site via 6 vans. In addition, there will be one counselor/teacher for every three clients, which means there would be a maximum of 25 counselors/teachers on site per day. There will be no delivery service trucks or food preparation on site as clients are responsible for bringing their own food. County Code Section 13.10.552(b) requires 1 parking space per every 5 children or adults at a Day Care Center plus 1 space per employee. Using this calculation, the center would need 40 parking spaces at maximum capacity; however, clients of the proposed facility will be brought to the site via 6 vans. Therefore, at full capacity, the adult day care would need to provide 31 parking spaces for employees and vans. There are currently 37 parking spaces on site (includes two accessible spaces) and the property owner has indicated that most of the employees utilize alternative forms of transportation for their work commute; therefore, there are more than enough parking spaces provided to accommodate the proposed use.

Prefabricated Buildings

The two proposed buildings are permanent prefabricated buildings with raised floors. One of the buildings will be 720 square feet (12' x 60') and will have two classrooms, a library, and a storage room. The other proposed building will be 1440 square feet (24' x 60') and will have 4 offices, a conference room and two bathrooms.

The two proposed buildings have been designed appropriately for the location on 17th and Rodriguez which is a highly visible corner. Exterior materials include wood siding, stone veneer, and composition shingles. In addition, there will be roof gables over the entrances and a wood trellis and posts to create a porch on the front (street) elevations. The front façade has been wrapped to the ends of the buildings that are visible from the streets. Also, all HVAC equipment and other utilities and facilities are located on the ends of the buildings that are not visible from the street. In addition, a six foot tall wood fence that will surround the proposed outdoor activity/play area and landscaping that includes six 24" box Chinese Pistache trees on the interior of the site and seven 24" box Chinese Pistache trees along Rodriguez Street will create a buffer from view off-site.

The existing building on site was previously used as a church. No structural or exterior changes are proposed for the existing building; however the interior uses will be changed to provide a meeting/dining room, a crafts room, and a television room. An existing kitchen, storage rooms, and bathrooms are also located inside the building.

Landscaping

The property owner is proposing a landscape plan for the site that includes ground cover, large trees and medium shrubs, which have been deemed as appropriate for the sites' environmental conditions by the County Urban Designer. The proposed landscaping will improve the 17th Avenue and Rodriguez Street streetscapes by: incorporating additional vegetation in with the

existing trees on 17th Avenue; planting 24" box trees and other shrubs along Rodriguez Street which is currently void of plantings; and by adding vegetation to the corner of Rodriguez and 17th.

Five 8" – 10" Liquid Amber trees will be removed for the project; however the property owner will mitigate the impact of the tree removal by planting an addition six 24" box Chinese Pistache trees on the interior of the site.

Zoning & General Plan Consistency

The subject property is a 54,065 square foot lot, located in the PF (Public Facilities) zone district, a designation which allows day care uses. The proposed day care use is a principal permitted use within the zone district and the project is consistent with the site's (P) Public Facility General Plan designation.

Design Review

The proposed buildings and site improvements comply with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as trellises, wood siding, stone veneer, and as a condition of approval, natural colors to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

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 07-0269, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

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

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Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for commercial uses and is not encumbered by physical constraints to development. The proposed buildings will be prefabricated and all 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 buildings will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structures meet 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 proposed buildings and the conditions under which the facility would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the PF (Public Facilities) zone district in that the primary use of the property will be an Adult Day Care that meets all current site standards for the zone district.

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

This finding can be made, in that the proposed Adult Day Care is consistent with the use and density requirements specified for the Public Facility (P) land use designation in the County General Plan.

The proposed improvements 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 proposed buildings 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 Adult Day Care facility 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 facility and new buildings will comply with the site standards for the PF zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a facility consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed buildings are to be constructed on an existing lot developed with a 3,282 square foot building that was previously used as a church. The expected level of traffic generated by the proposed project is anticipated to be 73 daily trips which is a net increase of 46 daily trips from the previous church use. Such an increase will not adversely impact existing roads and intersections in the surrounding area. (Higgins Associates, 10/29/07)

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 new buildings are consistent with the land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed new buildings will be of an appropriate scale and type of design that will blend in with the surrounding properties and will not reduce or visually impact available open space in the surrounding area. In addition, the proposed buildings will be buffered from view off site by a 6-foot high wood fence.

Conditions of Approval

Exhibit A: Project plans, 18 pages, prepared by: Gregory Lewis, Landscape Architect (dated 2/11/08); Kenneth Rogers, Architect (dated 2/11/08); and Robert DeWitt & Associates, Civil Engineers and Land Surveyors (dated 8/22/07).

- I. This permit authorizes a change in use to allow the operation of an Adult Day Care facility and the placement of two prefabricated buildings. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. Specific materials and colors have not been approved with this Discretionary Application; therefore, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval and shall indicate colors and materials on one elevation. Colors proposed shall be muted and natural to blend in with the surrounding vegetation and the existing building on site.
 2. Detailed landscape and irrigation plans for review by the City of Santa Cruz Water Department. The landscape and irrigation plans shall satisfy all requirements of the City's landscape water conservation ordinance. Please contact the Water Conservation office at 831-420-5230 for information about, or a copy of, the City's Water Efficient Landscape Ordinance.

3. Protection measures during construction for all existing trees to be protected on site, including street trees along 17th Avenue. Street trees along 17th Avenue must be permanently irrigated and maintained by the property owners.
 4. A grading plan with all grading amounts including amounts of overexcavation and recompaction.
 5. An erosion and sediment control plan.
 6. Detailed plans and supporting calculations demonstrating that the on-site stormwater system meets design criteria requirements such as capacity, safe overflow, freeboard, velocity, etc.
 7. A cross section construction detail of all proposed drainage features on site to facilitate proper construction by the contractor.
 8. A cross section construction detail for proposed pervious concrete walkways.
- C. Submit a path of travel verification form to ensure that the site work will comply with accessibility requirements. Please refer to the County's website for this form.
- D. Submit a letter from the geotechnical engineer that provides final approval of the stormwater plan. The soils data used for any design based on infiltration of the stormwater should specifically be approved by the engineer based on site investigation.
- E. All existing and proposed inlets shall be marked with "No Dumping Drains to Bay – No Tire Desecho Corre al Mar" or equivalent and shall be maintained by the property owner.
- F. A recorded maintenance agreement shall be required if structural mitigations or water quality treatment systems are proposed.
- G. 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.
- H. The proposed front entry gates at both access points shall be completely out of the driveway and parking area when open.
- I. The project is subject to Live Oak Transportation Improvement (TIA) fees at a rate of \$472 per daily trip-end generated by the proposed use. The trip generation study in Higgins Associates report dated October 29, 2007 shows a net change of 46 new trips. (The existing trips on site were 27 and the projected trips were 73

trips.) The fee is calculated as 46 trip ends multiplied by \$472 per trip end equals \$21,712. The total TIA fee of \$21,712 is to be split evenly between transportation improvement fees and roadside improvement fees. A fee credit may be approved for any off site improvements by Department of Public Works.

- J. There shall be a separate landscape water meter installed for all outdoor watering.
 - K. The applicant/owner is required to televise all sewer lateral(s) and make repairs to any damaged or leaking pipes that might be shown prior to application for building permit. 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.
 - L. Submit an approved (signed by District) copy of the sewer system plan.
 - M. Obtain final clearance for this project from the County of Santa Cruz County Sanitation District Environmental Compliance Unit.
 - N. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
 - O. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - P. Provide required off-street parking for 37 cars, including 2 accessible parking spaces. Standard parking spaces must be 8.5 feet wide by 18 feet long and accessible parking spaces must be 17 feet wide and provide a 9 foot parking area and an 8 foot loading and unloading access aisle. All parking spaces must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- 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. The property owner shall be responsible for repairing or replacing, to County Design Standards, any existing roadside improvements that are damaged during construction including but not limited to sidewalk, curb, gutter drainage, and street trees.
- C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. The proposed front entry gates at both access points shall be completely out of the driveway and parking area when open.
- B. There shall be no food preparation facilities on site.
- C. All proposed and existing landscaping to remain protected, including the street trees along 17th Avenue, shall be permanently irrigated and maintained by the property owners.
- D. The Adult Day Care operations shall not change from the approved Program Statement (Exhibit I) without prior approval from the Planning Department.
- E. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim,

action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Samantha Haschert
Project Planner

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 07-0269

Assessor Parcel Number: 026-071-56

Project Location: 2301 17th Avenue, Santa Cruz

Project Description: Proposal to convert an existing church to an Adult Day Care facility and install two prefabricated buildings.

Person or Agency Proposing Project: Dee Murray

Contact Phone Number: (831) 475-5334

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

F. Reasons why the project is exempt:

Proposal to locate two prefabricated buildings and change the use at an existing commercial development in an area designated for commercial uses.

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

Samantha Haschert, Project Planner

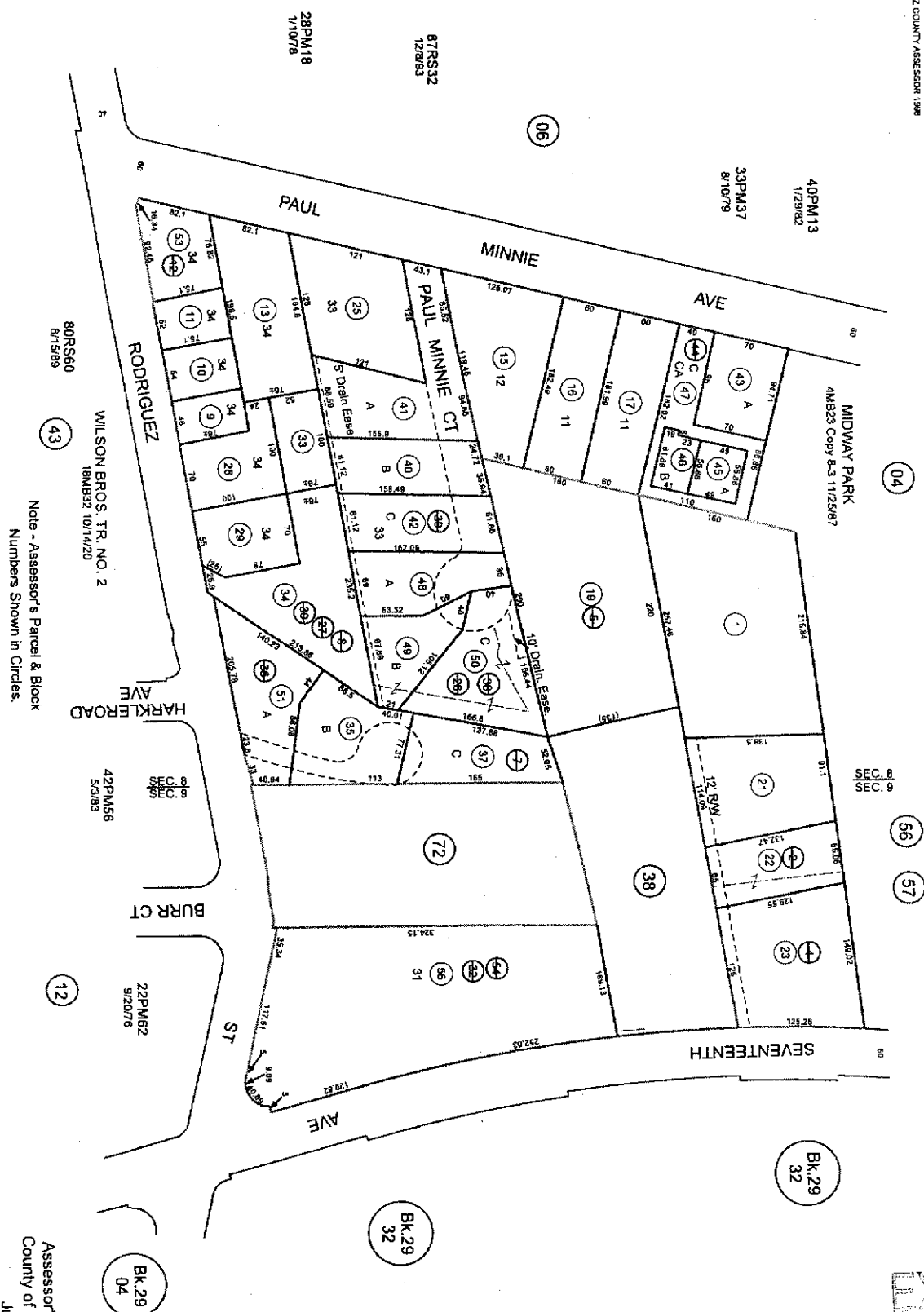
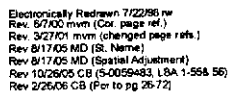
Date: _____

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

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Tax Area Code
82-040

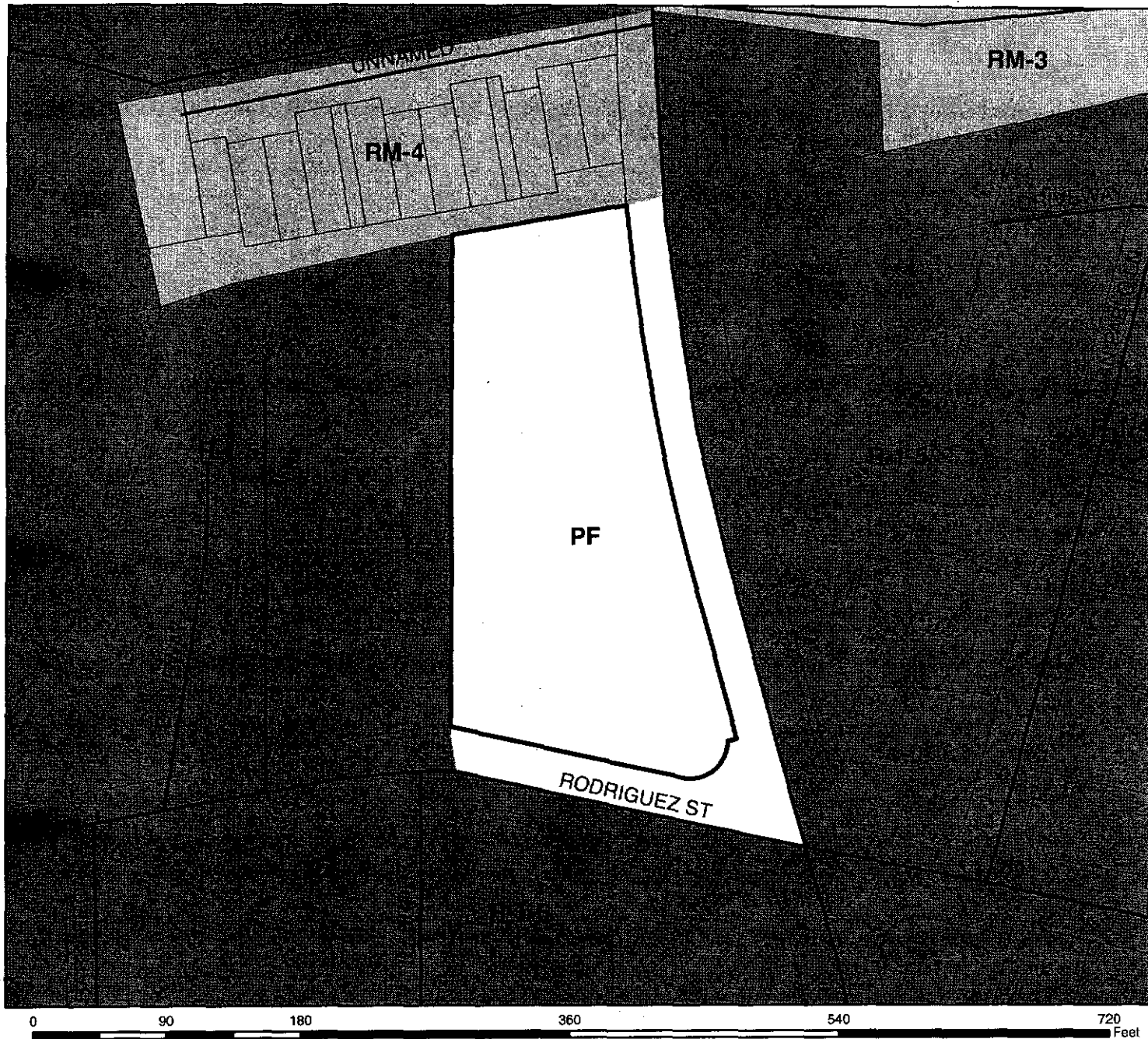
26-07



Assessor's Map No. 26-07
County of Santa Cruz, Calif.
July, 1998

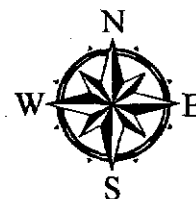


Zoning Map



LEGEND

- APN: 026-071-56
- Assessors Parcels
- Streets
- PUBLIC FACILITY
- RESIDENTIAL-MULTI FAMILY
- RESIDENTIAL-SINGLE FAMILY



Map Created by
County of Santa Cruz
Planning Department
January 2008

EXHIBIT 1

Sample Elevation

(similar design proposed)





BIT G

EXAMPLE:
PERIMETER
FENCE



EXISTING FENCE
BETWEEN PROP.
& SUBDIVISION

INTEROFFICE MEMO

APPLICATION NO: 07-0269 (fourth routing)

Date: February 20, 2008

To: Samantha Haschert, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Review of modular offices at Trilogy Care Home, 17th Avenue and Rodriguez, Santa Cruz

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	✓		
Natural Site Amenities and Features			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Views			
Protection of public viewshed	✓		

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

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks			N/A
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		
Scale			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting.	✓		
Solar Design			
Building design provides solar access that is reasonably protected for adjacent properties.	✓		

Building walls and major window areas are oriented for passive solar and natural lighting.	✓		
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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.	✓		
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.	✓		

DECEMBER 20, 2007

I HAVE REVIEWED THE PLANS AND PROPOSAL TO CONVERT THE EXISTING CHURCH BUILDING TO AN ADULT DAY FACILITY AND TO ADD TWO MODULAR UNITS TO THE PROPERTY LOCATED AT 2301 - 17TH AVENUE, APN: 026-071-56, APPLICATION NO. 07-0269.

I WOULD LIKE TO GO ON RECORD IN FAVOR OF THIS PROPOSAL.

NAME:

ADDRESS:

Elizabeth Schilling	1438 Capitala Road	SC 95062
Kris Houser	2335 17 th AVE	SC 95062
Miner Berg	2323 17 th Ave	SC 95062
Kilci Acevedo	2323 17 th Ave	95062
KIP CONOVER	2280 17 th AVE	95062
DAWN CONOVER	2280 17 th AVE	95062
DON. CLEMENS	2290 17 th AVE	95062
MAVOYNE CLEMENS	2290-17 th AVE	95062
CRAIG WOLF	2308 17 th AVE	95062

C O U N T Y O F S A N T A C R U Z
Discretionary Application Comments

Project Planner: Larry Kasparowitz
Application No.: 07-0269
APN: 026-071-56

Date: December 20, 2007
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Environmental Planning Completeness Comments

===== REVIEW ON JUNE 22, 2007 BY ANTONELLA GENTILE =====
No completeness comments.

Environmental Planning Miscellaneous Comments

===== REVIEW ON JUNE 22, 2007 BY ANTONELLA GENTILE =====
No compliance comments.

Conditions/misc. comments:

1. ~~A soils report will be required with the building permit application.~~
2. A grading plan will be required with the building permit application. All grading amounts, including amounts of overexcavation and recompaction, must be shown.
3. An erosion and sediment control plan will be required with the building permit application. See the County's website for more information. ===== UPDATED ON JULY 17, 2007 BY ANTONELLA GENTILE =====

updated 7/17/07 by Antonella Gentile

Per Kent Edler, a geotechnical report will not be required for this project.

Dpw Drainage Completeness Comments

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

===== REVIEW ON JUNE 25, 2007 BY ALYSON B TOM ===== Application with site plan dated 4/24/07 and stormwater plan dated 5/20/07 has been received. Please address the following completeness items:

- 1) Please update the plan to show all proposed impervious and semi-pervious areas including patio and walkway areas (consistent with the landscape plan). Please describe what type of surfacing is proposed for each area. Please clarify if the information regarding proposed impervious area coverage in the project summary table represents all proposed impervious area coverage.
- 2) The stormwater plan should describe how runoff from all proposed impervious areas will be handled.
- 3) The project appears to be proposing to rebuild the existing parking lot and expanding some to the north. Please describe how the existing and proposed parking lot will drain. All runoff from parking and driveway areas should go through water quality treatment prior to discharge from the site.
- 4) This project is required to limit post development runoff rates to predevelopment levels for a range of storms up to and including the 10 year storm. Based on existing downstream limitations treatment volume should accommodate up to a 25 year storm

Project Planner: Larry Kasparowitz
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event releasing at pre development 10 year flow rates. Utilizing detention to meet this requirement is only allowed if other measures are not feasible. Are facilities to retain and infiltrate added runoff due to additional impervious areas feasible on this site? If so, please incorporate retention/infiltration measures prior to detention. If not, please submit reasons and technical support of infeasibility for review. While the note for two dry wells is noted it is not clear how these facilities were sized and what runoff will be directed to them or how overflow will be accommodated. Provide more detailed plans and analysis for proposed mitigations.

===== UPDATED ON SEPTEMBER 25, 2007 BY TRAVIS RIEBER =====

Previous completeness comments have not been fully addressed.

1. Previous comment #1 is incomplete. Please clarify if the information regarding proposed impervious area coverage in the project summary table represents all proposed impervious area. According to the drainage plan more impervious area is being proposed than is indicated in the impervious area calculations table. Please revise the table and include all proposed impervious area.

2. Previous comment #4 is not addressed correctly. The spread sheet used for sizing the retention system is for a slope infiltration system not a storage percolation system which is the type of system being proposed according to the retention detail on sheet D1. The spread sheets available online are based on computations using the Rational Equation for a 2 year return, 2 hour duration storm as stated on the spread sheet. Previous comment #4 asked to limit post development runoff rates to predevelopment levels for a range of storms up to and including the 10 year storm. Also based on existing downstream limitations treatment volume should accommodate up to a 25 year storm event releasing at pre development 10 year flow rates. Please revise the calculations to meet these requirements.

3. Is it feasible to allow for sheet flow across the open area of the site and intercept runoff before leaving the site with a vegetative swale that directs runoff to a detention or retention system providing storage for a 25 year storm as required in previous comment #4. ===== UPDATED ON DECEMBER 10, 2007 BY TRAVIS RIEBER =====

Civil plans with revisions dated 10/30/07 have been received and are approved for the discretionary application stage. Please see miscellaneous comments for comments to be addressed at the building application stage.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JUNE 25, 2007 BY ALYSON B TOM ===== The following are compliance and permit conditions/additional information needed for this application.

1) Provide final approval of the stormwater plan from the geotechnical engineer. The soils data used for any design based on infiltration of stormwater should specifically be approved by the engineer based on site investigation.

2) Submit detailed plans and supporting calculations demonstrating that the on-site storm water system meets design criteria requirements (capacity, safe overflow, freeboard, velocity, etc.).

Project Planner: Larry Kasparowitz
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- 3) All existing and proposed inlets should be marked with "No Dumping Drains to Bay - No Tire Desecho Corre al Mar" or equivalent to be maintained by the property owner.
- 4) If structural mitigations or water quality treatment systems are proposed then a recorded maintenance agreement(s) is required. See the County Design Criteria for an example.
- 5) Zone 5 fees will be assessed on the net increase in impervious area due to this project.
- 6) Public Works staff will inspect the installation of the drainage related items. After all other reviewing agencies have approved the final building plans please submit a copy of reproducible civil plans with a Public Works signature block (see Design Criteria) on the first sheet along with the engineer's estimate for the drainage related work and a 2% deposit (\$560 minimum) for construction inspection fees. Expect 1-2 weeks for routing of the civil plans for signature through Public Works.

All resubmittals shall be made through the Planning Department. Materials left with Public Works may be returned by mail, with resulting delays. Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions

===== UPDATED ON SEPTEMBER 25, 2007 BY TRAVIS RIEBER =====

See previous miscellaneous comments: ===== UPDATED ON DECEMBER 10, 2007 BY TRAVIS RIEBER =====

1. Please provide a cross section construction detail of all proposed drainage features on site to facilitate proper construction by the contractor. Also provide a cross section construction detail for the proposed pervious concrete walkways.

Dpw Road Engineering Completeness Comments

===== REVIEW ON JUNE 21, 2007 BY RODOLFO N RIVAS =====

Please refer to the following comments for the proposed conversion from an existing Church to an Adult Day Care facility at 2301 17th Avenue (APN 026-071-56). The property is located at the northwest corner of the intersection of Rodriguez Street and 17th Avenue. ----- I)

Applicant needs to provide an initial trip generation analysis. The study should provide an estimate of net new AM/PM peak hour traffic volumes in order to assess whether or not a full Traffic Impact Study is necessary, and average daily weekday trips to determine the Transportation Improvement Area fees. Also, a parking generation analysis needs to be included in the study in order to verify that the parking supply is sufficient for the demand generated by the project.

----- II) Each parking space should be numbered.

----- III) Since Rodriguez Street has recently been improved along the project's frontage in conformance with an approved plan-line, no additional improvements are required along Rodriguez Street for this project.

----- IV) The existing road improvements on 17th Avenue along the project's frontage are in compliance with

Project Planner: Larry Kasparowitz
 Application No.: 07-0269
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the County Design Criteria for an Urban Arterial Street. These improvements include two travel lanes, parking on the west side of the street, bike lanes, and sidewalks. Therefore, no additional improvements are required on 17th Avenue.

----- If you have any questions please contact Rodolfo Rivas at 831-454-2808. =====
 21, 2007 BY RODOLFO N RIVAS =====

===== UPDATED ON JUNE 21, 2007 BY RODOLFO N RIVAS =====

===== UPDATED ON DECEMBER 10, 2007 BY GREG J MARTIN =====

The development is subject to Live Oak Transportation Improvement (TIA) fees at a rate of \$472 per daily trip-end generated by the proposed use. The trip generation study in Higgins Associates letter report dated October 29, 2007 shows a net change of 46 new new trips. The existing trips on site were 27 and the projected trips were 73 trips. Seventy three minus 27 equals 46 new trips. The fee is calculated as 46 trip ends multiplied by \$472 per trip end equals \$21,712. The total TIA fee of \$21,712 is to be split evenly between transportation improvement fees and roadside improvement fees.

===== UPDATED ON DECEMBER 11, 2007 BY GREG J MARTIN =====

The gates are required to be completely out of the driveway and parking area when open. JRS

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JUNE 21, 2007 BY RODOLFO N RIVAS =====

===== UPDATED ON SEPTEMBER 21, 2007 BY GREG J MARTIN =====

===== UPDATED ON DECEMBER 10, 2007 BY GREG J MARTIN =====

===== UPDATED ON DECEMBER 11, 2007 BY GREG J MARTIN =====

Dpw Sanitation Completeness Comments

===== REVIEW ON JUNE 13, 2007 BY AMY GROSS =====

Environmental Compliance Unit Review Comments Trilogy Care Home INC. Application No: 07-0269

1st Review Summary Statement:

The applicant states there will be no food service or preparation onsite and so all Environmental Compliance Unit requirements have been met at this time. 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 by the applicant and the plans are approved.

Policy Compliance Items:

Information Items: 1.) All food service operations in the County of Santa Cruz are required to have grease interceptor or trap to remove fats, oils, and grease from sanitary sewer water emanating from the kitchen prior to discharge. 2.) 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> 3.) All sinks and floor drains

Project Planner: Larry Kasparowitz
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must be routed through a grease interceptor/trap with the exception of hand washing sinks and bathroom drains 4.) A dishwasher is not permitted unless a minimum exterior 350-gallon grease interceptor is installed. 5.) All grease traps will meet the Santa Cruz County Design Criteria. Grease trap sizing specifications are detailed in the design criteria. 6.) 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. ===== UPDATED ON JUNE 18, 2007 BY DIANE ROMEO
===== No. 1 Review Summary Statement for App. No. 07-0269, APN: 026-071-56,
Sanitation Engineering Division:

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:

a) Show proposed onsite sewer laterals (including length of pipe, pipe material, cleanouts located maximum of 100-feet apart along with ground and invert elevations) and slope noted (minimum 2%) and connection to the existing on-site lateral.

b) If a separate landscape water meter for all outdoor watering is not proposed to be installed, the existing and proposed buildings shall include e installation of water sub-meters per District policy to determine quantity of domestic and interior water for the purpose of calculating annual sewer service charges and shall be a requirement and condition of approval for this permit application and shall be included with the Planning Department-s permit conditions.

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

Project Planner: Larry Kasparowitz
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Please see miscellaneous comments. ===== UPDATED ON SEPTEMBER 25, 2007 BY DIANE ROMEO =====

No. 2 Review Summary Statement for App. No. 07-0269, APN: 026-071-56, Sanitation Engineering Division:

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:

Conditions of approval for the proposed permit application are:

- a) No food preparation will be allowed on-site.
- b) A separate landscape water meter for all outdoor watering will be installed.
- c) The applicant/owner is required to televise all sewer lateral(s) and make repairs to any damaged or leaking pipes that might be shown prior to application for building permit. 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 criteria should be directed to Diane Romeo of the Sanitation Engineering division at (831) 454-2160.

There are no miscellaneous comments.

Project Planner: Larry Kasparowitz
Application No.: 07-0269
APN: 026-071-56

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Dpw Sanitation Miscellaneous Comments

===== REVIEW ON JUNE 13, 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. ===== UPDATED ON JUNE 18, 2007 BY DIANE ROMEO =====

Miscellaneous, Sanitation Engineering Division:

a) 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 on-site sewer laterals 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.

b) Attach an approved (signed by the District) copy of the sewer system plan to the building permit submittal.


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

COUNTY OF SANTA CRUZ

Inter-Office Correspondence

DATE: October 2, 2007

TO: Tom Burns, Planning Director
Samantha Hashert, Planner ✓
Tom Bolich, Public Works Director

FROM: Supervisor Jan Beautz 

RE: Comments on Application 07-0269, 2301 17th Ave, Adult Day Care, APN 026-071-56

This is the second routing of an application to convert a former church to an adult day care facility. Please take the following comments into consideration in your review of this project.

The plan still appears to call for installing modular units on the property. My previous comments regarding design of the buildings, fences and landscaping on this major Live Oak thoroughfare remain.

The program statement says, regarding the transportation of clients, "Most of them riding their bikes". This seems to be a broad assumption and although it is safe to assume that few if any of the clients will be driving themselves, it is also safe to assume that most who are not transported by the operator will be driven there in private cars. Even though this will have little parking impact, the trip ends will still need to be considered. Furthermore, the information in the program statement is inconsistent with the client and employee information shown by the traffic engineers. Was the base information provided to the traffic engineers from the program statement? The program statement calls for up to 75 clients while the traffic study calls for 80. The proposed operation has about 220% of the number of clients in the current operation yet the trip generation chart only shows about a 25% increase in trips. How is this possible?

Regarding parking, the program statement says that "There may be between 6 and 8 employee cars". However, earlier in the program statement it projects a maximum of 75 clients and a ratio of 1 counselor/teacher for ever three clients. That would translate to 25 counselor/teachers plus any administrative, maintenance or support personnel. Parking, loading and unloading will also have to be taken into consideration for the 6 vans that will be providing transportation.

The program statement will need to be clarified regarding the above matters and the daily operation of the facility.

The drainage plan calls for 35 ft of perforated retention pipe. The system should be designed and sized for full and automatic integration into the County maintained drainage system should the retention system fail or not operate as intended over the long term.

Drainage information is only provided for the two modular buildings and not the majority of the property. Complete drainage information should be provided especially because the grade on this property is from north to south and the natural flow is now blocked by the new buildings. There is no information provided that would indicate how drainage is to work on the rest of the property and in light of the new buildings.

Similarly, the "Project Summary Table" on page S1 only calculates a small increase in the amount of proposed impervious area. To make the plans clearer, the 3,455 sq ft of building area from the table on page D1 should be added to that figure.

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

Date: 10/4/07

Planner: Samantha Haschert

Project: Adult Care Facility for Trilogy Care Home, Inc.

Application Number: **07-0269**

APN : **026-071-56**

Dear Ms. Haschert,

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_planchek.htm

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

Completeness Items:

- On the accessibility plan, please provide the following:
 - Existing and proposed topography - **Resolved**
 - Dimensioned, signed and slope specifications for accessible path of travel between buildings and out to public way (CBC 1114B.1.2) and accessible parking(CBC 1129B). - **Resolved**
 - Notations as to the occupancy and construction type. **Resolved**
 - An egress plan showing maneuvering clearances at all doorways, passageways and landings (CBC 1133B). Double doors at larger modular office is an obstruction along the path of travel/top of ramp
 - Accessible restrooms with details of fixture locations with dimensions (i.e. elevations of fixtures) **Not resolved.**
 - Note: 10-4-07 The accessible Path of Travel is not fully shown. Accessible entry details, interior and exterior landings, 24 in and 12 inch strike side clearances at doors a, max. 12 intrusion of bathroom doors into the 60 turning circle in restrooms, 30" x 48" maneuvering clearance in front of lavs, etc. are details not shown in new buildings.
- The project description does not correspond with the plans. The description does not include new buildings, only changing the use of the existing church building. The plans do not show any changes to the church building. The occupancy of the new use needs to be specified on the plans. A day care facility is given an E-3 occupancy classification in the CBC. Not resolved

Note: 10-4-07 The change of occupancy for the church (A-3) to day care (E-3) requires that the plans identify the proposed uses of each space, the existing exiting features, the level of compliance with disabled access features, and the proposed scope of work, if any.

Compliance Issues:

- Restrooms shall be provided in accordance with the California Plumbing Code, Table 4-1. The new building uses are not clearly defined. Use CBC, Table 10-A to determine the occupant load, then divide this number by two to determine number of males and females. The number of fixtures required is based on the specific uses of the buildings. Separate toilet facilities shall be provided for each sex, unless the occupant load is less than 10, which would allow unisex restrooms per CPC 413.3. **Not resolved**
- A 20 ft. wide exit discharge to the public way is required for exiting an E-3 occupancy. See CBC 305.3 **Not resolved**
- The outdoor recreational area needs to be shown as accessible. Please include details on the accessibility plan. **Not resolved**

Permit Conditions/Additional Information:

- A path of travel verification form is required to be completed with the building permit application. This will insure the site work will comply with accessibility. Please refer to the county's website for this form.

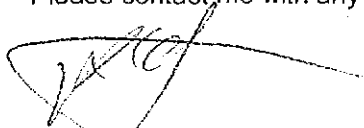
October 4, 2007

07-0269

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Please note that this is only a preliminary review to determine major accessibility issues. This is not a complete accessible plan check. A complete accessible plan check will be conducted at the time of building permit application review. The plans submitted for building plan check review will need to include complete details and specifications for all of the accessible issues in the California Building code. Therefore, there may be additional comments when applying for a building permit and responding to the Building Plan Check process.

Please contact me with any questions regarding these comments.



Rafael Torres-Gil

Building Plans Examiner

County of Santa Cruz Planning Department

(831) 454-3174

pln146@co.santa-cruz.ca.us

COUNTY OF SANTA CRUZ

INTER-OFFICE CORRESPONDENCE

DATE: September 20, 2007
TO: Samantha Haschert, Planning Department, Project Planner
FROM: Melissa Allen, Redevelopment Agency Project Manager
SUBJECT: Application #07-0269, 2nd Routing, APN 026-071-56, 2301 17th Avenue, Live Oak

The applicant is proposing to convert an existing church to an Adult Day Care facility and to add two modular buildings to the property. The project requires a Commercial Development Permit to create a day care facility over 2,000 square feet. The property is located at the northwest corner of the intersection of 17th Avenue and Rodriguez Street (2301 17th Avenue) in Live Oak.

This application was considered at Engineering Review Group (ERG) meetings on June 6, 2007 and September 19, 2007. The Redevelopment Agency (RDA) previously commented on this application on June 20, 2007 (attached for reference). RDA has the following remaining comments relative to this application. RDA is not opposed to the proposed use as an adult day care facility at this location. RDA's primary concerns with this proposal involve the visual impacts on this prominent Live Oak corner, the provision of adequate pedestrian access through the site to the adjacent public sidewalk, that adequate onsite parking and circulation improvements are made as needed to serve the new use, and that the existing street trees and roadside improvements along the property frontages are protected.

1. Though RDA appreciates the additional information provided, Agency staff does not feel this submittal adequately addresses the previous concerns identified in the last comments memo dated June 20, 2007. The proposal still includes two pre-fabricated, temporary buildings at the front of the site with sides and rears of the buildings facing Rodriguez Street and 17th Avenue, at this primary Live Oak intersection. No additional information was provided as to the proposed temporary or permanent use of these buildings. There appear to be other locations more interior to the site in which these buildings could be located without locating them on this prominent corner. See previous comments #'s 1 and 2. The proposed building location and the two-layer perimeter fencing including a 5-foot fence around the use area, virtually turns it's back onto the adjacent streets. This would not normally be acceptable for new commercial buildings.
2. This proposal results in the removal of five large trees between the new buildings and the public roads. Additional trees should be located in the yard area to help soften the visual impacts of these buildings. RDA strongly encourages the retention and protection of all existing mature trees onsite (see previous comment #5) and the additional planting of substantial landscaping.
3. Though the addition of a covered porch and varied roofline is an improvement to the building elevations, it appears that these structures would still not satisfy typical Design Review criteria applied to other commercial or public service facilities. See previous comments.
4. The end elevations of both structures should include windows or other architectural features or trim to break up these elevations. They also appear asymmetrical because the porch roof fails to wrap around the building.
5. As shown the proposed entry gates at the driveways off 17th Avenue have changed. The plans should label if these are new gates. The gates should be located 20 feet back from the back of sidewalk to ensure adequate depth in order to reduce vehicular stacking into 17th Avenue.
6. The HVAC and other utilities and facilities should be included on the plans. These should be located interior to the site and be adequately screened.
7. The existing roadside improvements (including sidewalk, curb, gutter drainage or other improvements and street trees) along the property frontages must be protected through construction. The project applicant/owner/developer should be required to repair or replace any damage to the existing roadside improvements in kind and to County Design standards. An Encroachment Permit is required for work in a public ROW.

8. It is not clear what material or uses are proposed for the large "yard and activity area". If this area is not clearly defined and maintained it could become dirt and weeds or unusable mud in the winter. Additional clarification of the proposed use of this area should be provided.

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

cc: Greg Martin & Rodolfo Rivas, DPW Road Engineering; Paul Rodrigues & Betsey Lynberg, RDA; Jan Beautz, Supervisor; Larry Kasparowitz, Planning Urban Designer



WATER DEPARTMENT MEMORANDUM

Date: August 31, 2007

To: Samantha Haschert, Project Planner

From: Toby Goddard, City of Santa Cruz Water Conservation Office

Re: County Planning Application 07-0269
Subject property address: 2301 17th Ave
APN: 026-071-56
Date on landscape plan: May 17, 2007

The Water Conservation Office has reviewed preliminary landscape plans for this project. Our comments are indicated below:

The preliminary landscape plans appears to be consistent with the requirements of the City's Water Efficient Landscape Ordinance (Chapter 16.16 of the Santa Cruz Municipal Code). The applicant should review the City landscape water conservation standards and requirements before proceeding to develop detailed planting and irrigation plans.

Changes to the landscape plan may be required to comply with the ordinance when detailed plans are reviewed, therefore land use approval for this project should not depend on the preliminary landscape plans submitted.

The following language referring to the City's landscape ordinance should be included as a condition of approval for this project.

1. Detailed landscape and irrigation plans shall be submitted at the time of the building permit application for review by the City of Santa Cruz Water Department. The landscape and irrigation plans shall satisfy all requirements of the City's landscape water conservation ordinance prior to issuance of the building permit.

Please have the applicant contact the Water Conservation Office at (831) 420-5230 for information about, or a copy of, the City's Water Efficient Landscape Ordinance.



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

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

Date: June 12, 2007
To: Bett-Mac Investments
Applicant: **Dee Murray**
From: Tom Wiley
Subject: **07-0269**
Address: **2301 17th Ave.**
APN: 026-071-56
OCC: 1850
Permit: 20070169

We have reviewed plans for the above subject project.

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

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

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

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

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

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

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

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

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

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

SHOW on the plans DETAILS of compliance with the District Access Requirements outlined on the enclosed handout. The roadway(s) are required to be designated as fire lanes, and painted with a red curb with FIRE LANE NO PARKING in contrasting color every 30 feet on the top of the red curb. If the roadway is 27' or less, both sides of the

Application No. 07-0269
APN: 026-071-56

PROGRAM STATEMENT:

Our proposal is to conduct a developmentally disabled adult day care center ages ranging from 18 - 59 years of age. All required training is self help skills activity in daily living; work skills, money management training, socialization and recreation skills. When this education and skills training is completed, they graduate to workshops at a different agency. There will be 40 adults to begin the training, with a maximum of 75. The total number of employees will be 15 - 25. Transportation for the people attending is provided by the owner with 6 vans. They arrive at the day care center between 8:30 - 9:00 AM and depart between 3:30 - 4:00 PM. There will be one counselor/ teacher for every three developmentally disabled adults, most of them riding their bikes. There may be between 6 to 8 employee cars. There will be no delivery service trucks to the site. The hours of operation are from 9:00 AM to 4:00 PM, Monday through Friday. The students bring their own lunches; there will be no food preparation on site. The doublewide modular will be used for administrative purposes and one classroom. The singlewide modular will be used for two classrooms. The existing building that had been previously used as a church will be used for work training classrooms.

