



## Staff Report to the Zoning Administrator

Application Number: **05-0273**

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**Applicant:** Heidi Spicer  
**Owner:** Richard David Kojak  
**APN:** 071-192-05

**Agenda Date:** October 3, 2008  
**Agenda Item #:** 2.  
**Time:** After 10:00 a.m.

**Project Description:** Proposal to demolish a 780 square foot storage shed and to recognize the construction of a 582 square foot addition to an existing commercial structure, placement of a 160 square foot storage container, three 45-square foot recycling bins and the Change of Use from a Variety Store to a heating and air conditioning business combined with propane sales and service. No storage of hazardous materials is proposed under this application.

**Location:** Property located on the east side of Highway 9 (6576 Highway 9) approximately 0.25 miles north of the intersection with Graham Hill Road.

**Supervisory District:** 5th District (District Supervisor: Mark Stone)

**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 05-0273, based on the attached findings and conditions.

**Exhibits**

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

**Parcel Information**

Parcel Size:	.49 acres
Existing Land Use - Parcel:	Service Commercial
Existing Land Use - Surrounding:	Service Commercial and Mixed use
Project Access:	Highway 9

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

Planning Area: San Lorenzo Valley  
Land Use Designation: CS (Service Commercial)  
Zone District: C-4/SU-GH (Commercial Service/Special Use with  
Geologic Hazards Combining district)  
Coastal Zone: ☐ Inside ☒ Outside  
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

### Environmental Information

Geologic Hazards: Geologic Hazard at the eastern edge of the property; floodplain associated with San Lorenzo River. No development proposed in hazard area.  
Soils: N/A  
Fire Hazard: Not a mapped constraint  
Slopes: No steep slopes in the vicinity of proposed development  
Env. Sen. Habitat: Sensitive Habitat associated with San Lorenzo River riparian corridor. No proposed development in proximity to riparian corridor  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Highway 9 is a mapped scenic corridor  
Drainage: Existing drainage adequate  
Archeology: Mapped resource; no proposed ground disturbance

### Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside  
Water Supply: San Lorenzo Valley Water District  
Sewage Disposal: Private Septic System  
Fire District: Felton Fire Protection District  
Drainage District: Zone 8

### History

In 1965, Use Permit 2398-U was approved on parcel 071-192-02 allowing the operation of an automotive repair shop on site with an existing single-family dwelling. In 1973, the lot was split into two parcels under Minor Land Division (MLD) L-430. The MLD created the subject parcel. The division also constituted an Amendment to the existing use permit 2398-U by segregating the residential and commercial uses on the two newly created parcels and was assigned a separate Use Permit 4530-U.

In 1995, Permit 95-0627 was approved for a change of use from the automotive shop to a variety shop. In 2005, the property was found to be in violation of County Ordinances for operating a propene storage and service shop and for the unpermitted construction of several storage structures.

This subject application was received in 2005 to address the building and zoning violations. According to County Code Section 13.10.332 (Commercial Uses Chart), a change of use within the C-4 zone district involving between 2,000 and 20,000 square feet of development require Level V Commercial Development Approval.

### **Project Setting**

The site is approximately one half acre in size that fronts California State Highway 9 in the San Lorenzo Valley Planning Area. The rear (east) portion of the parcel is bounded by the San Lorenzo River, a perennial stream. The lot is developed with a commercial warehouse and administrative office and a storage structure. Additionally, fleet trucks and other support vehicles are stored onsite. The unpermitted 780 square foot storage shed at the northern edge of the property will be demolished to accommodate truck parking and to provide sufficient internal circulation.

Mountain Service Company is a mechanical contracting business that installs, services and repairs heating, air conditioning and major appliances. The work performed on site includes fabrication of sheet metal parts and storage of pre-manufactured parts and equipment. Mountain Propane Service engages in the retail residential propane delivery business. The use of the site includes parking of propane delivery trucks. Additionally, propane tanks of up to 500 gallons are kept on site. The current businesses employ a total of no more than 10 people, however most employee activities occur off site at various job locations. The hours of operation are 7:30 AM to 5:30 PM Monday through Saturday.

Asphalt and concrete cover the developed portion of the parcel (approximately 80%), which is flat, while the remaining 20% to the rear slopes sharply down to the riparian corridor and is vacant with dense vegetation comprised of brush, trees and grasses. The sloping portion roughly corresponds to the SU-GH (Special Use – Geologic Hazard Combining) portion of the lot and contains an area identified as a floodway. The flat area of the parcel is zoned C-4 (Commercial Service).

Mixed commercial and residential uses are located to the north, while Rocky's café is located to the south. To the west, across Highway 9 is a vacant parcel, coded "unbuildable" by the County Assessor's Office. To the east across the San Lorenzo River are low-density residential lots.

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

The subject property is a .49-acre lot, located in the C-4/SU-GH (Commercial Service/Special Use with Geologic Hazards Combining district) zone district, a designation which allows commercial uses. The proposed storage shed and propane tank storage business are principal permitted uses within the zone district and the project is consistent with the site's (CS) Service Commercial General Plan designation. While the propane business and the degree of attendant outdoor storage constitute a greater potential impact than that posed by the permitted variety store, the use is consistent with the C-4 zone district and consistent with the original automotive shop that occupied the parcel.

The adjacent parcel to the north (APN 071-192-06) retains the split zoning that historically

characterizes many lots along the Highway 9/San Lorenzo River corridor, with Professional-Administrative Office (PA) zoning to the west and Special Use – Geologic Hazard Combining District (SU-GH) at the western portion of the parcel. The parcel to the north is developed with a residence that dates to the late 1930s. It appears that the residence is located primarily within the PA-zoned portion of the parcel. In that the commercial/residential zoning boundary corresponds on both properties, no side yard setback is required for the proposed 160 square foot storage container and 3 recycling bins that are proposed to remain on site as they are adjacent to the PA zoning rather than the residential zone district.

The proposed demolition and the 582 square foot addition to the existing commercial warehouse/office is located entirely within the C-4 zone district and therefore consistent with the allowed uses for the site.

### **Environmental Resources and Constraints**

The proposed change of use does not entail any new ground disturbance or any development within the riparian corridor at the eastern edge of the lot. Mapped biotic resources on the site are associated with the San Lorenzo River and will not be impacted. Conditions of approval will prohibit the location of new development in the vicinity of the slope and riparian corridor beyond. Additionally, the placement of outdoor lighting directed toward the corridor will also be prohibited.

No development is proposed in the vicinity of the riparian corridor or edge of slope. Therefore the proposal is not expected to impact or be constrained by the presence of the mapped Geologic Hazard associated with the floodway. Silt and grease traps and maintenance agreements for the traps will be required as a condition of approval to ensure that the adjacent corridor is protected from contaminate runoff concentrated in the paved parking lot and storage areas.

### **Accessibility**

The existing parking lot has been reconfigured to accommodate a van accessible handicapped space. The unpermitted addition will incorporate designs for a new accessible restroom. The revised building plans have been reviewed and approved by the Planning Department Building Plan Check Section to ensure that all accessibility requirements have been addressed.

### **Parking**

Based on the square footage and associated uses proposed, a maximum of 8 parking spaces are required. Additionally, 1 accessible space is required. The submitted plans show 8 regular parking spaces, additional spaces for the storage of trucks used for the propane business and an accessible space adjacent to the addition at the far end of the commercial structure. The parking shown outside the gate does not conflict with the Caltrans right-of-way. Additionally, Caltrans has reviewed the plans and has not returned any comment regarding the parking or circulation at the site.

## **Design Review**

The proposed storage shed, addition and propane storage business comply with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as the existing mural on the side of the building that fronts Highway 9. The artwork, the fencing and the opaque front gate reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. The proposal has been reviewed and approved by Larry Kasparowitz, the County Urban Designer.

## **Conclusion**

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

## **Staff Recommendation**

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **05-0273**, 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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## **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 riparian corridor, associated floodway and steep slopes are all located more than 100 feet from any proposed 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. Any proposed storage of propane on site will require the necessary permit from the Environmental Health Services in order to ensure proper safety procedures for the storage and transport of hazardous materials. The proposed storage shed, addition and change of use will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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

This finding can be made, in that the proposed location of the storage shed, addition and change of use and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the C-4/SU-GH (Commercial Service/Special Use with Geologic Hazards Combining district) zone district in that the primary use of the property will be one two structures that meets all current site standards for the zone district. Additionally, the C-4 zone district allows outdoor storage such as that proposed by this project.

- 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 Service Commercial (CS) land use designation in the County General Plan.

The proposed storage shed, addition and change of use 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 structural improvements 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 proposal 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 storage shed will comply with the site standards for the C-4 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.

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 structures and change of use are proposed on an existing developed lot. The expected level of traffic generated by the proposed project is not anticipated to increase beyond the previously permitted retail use in that the business does not generate walk-in traffic by propane customers. Therefore the change of use will not adversely impact existing roads and intersections in the surrounding area. The project has been reviewed and approved by the Road Engineering Section of the Department of Public Works.

**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 and change of use is located in a mixed neighborhood containing an eclectic variety of architectural styles and uses, and the proposed storage shed, addition and propane business use is consistent with the land use intensity and density of the neighborhood.

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

This finding can be made, in that the proposed storage shed, addition and change of use will be of an appropriate scale and type of design that will not reduce or visually impact available open space in the surrounding area. The business is largely shielded from view and the artwork created on the side of the building fronting Highway 9 lends aesthetic value to the surrounding neighborhood.

## Conditions of Approval

Exhibit A: Project Plans (4 Sheets) dated 5/22/08, prepared by Anderson Spicer Architects, Topographic Map, dated October 2007, prepared by Paul Jensen.

- I. This permit authorizes the demolition of a 630 square foot storage shed and recognizes the construction of a 160 square foot storage shed, three 45-square foot recycling bins, a 582 square foot addition to an existing commercial structure and change of use from a variety store to a heating and cooling and propane storage business. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
  - C. Obtain a Building Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - D. Obtain a permit for storage and/or transportation of hazardous materials from Environmental Health Services, if required.
- 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. In addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval.



2. A final sign plan for the proposed commercial building. Signage for the proposed commercial building must comply with the current requirements of the County Code and the following additional guidelines:
  - a. Total sign area allowed shall be  $\frac{1}{2}$  sq. ft. of sign area per foot of building width.
  - b. No sign over three feet in height (measured from existing grade) shall not be allowed within the required front yard setback.
  - c. Sign shall not restrict the line of site of vehicles entering or exiting the property.
3. Grading, drainage, and erosion control plans.
4. Parking area improvements, striping and drainage plans shall be submitted for review and approval by the Department of Public Works, Road Engineering Section.
  - a. Plans shall show the road improvements within 100 feet in both directions of the subject parcel on Highway 9, including existing striping on Highway 9, to identify the travel lanes and their position relative to the driveway and parking improvements.
  - b. The driveway shall meet the County Design Criteria for materials, paved area along the frontage, show the parking requirements (8 spaces) including all accessible spaces.
  - c. Submit recorded copy of Silt and Grease Trap Maintenance Agreement (provided by the Department of Public Works) subject to the following:
    - i. The traps shall be inspected to determine if they need cleaning or repair prior to October 15<sup>th</sup> each year, at a minimum interval of once per year.
    - ii. A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage Section of the Department of Public Works within 5 days of inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.
5. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.

6. 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 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.
  7. Utility equipment such as electrical and gas meters, electrical panels, junction boxes, and backflow devices shall not be located on exterior wall elevations facing Highway 9 unless screened from street and building entry using architectural screens, walls, fences, and/or plant material.
- C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
  - D. Meet all requirements of and pay Zone 8 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
  - E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
  - F. Meet all requirements and pay any applicable plan check fee of the Felton Fire Protection District.
  - G. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
  - H. Pay the current fees for Child Care mitigation for 877 square feet. Currently, these fees are, respectively, \$.23 per square foot
  - I. Provide required off-street parking for 8 cars and 1 van accessible space. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.

- 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 inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. The project must comply with all recommendations of the approved soils reports.
  - 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. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
  - B. The propane business shall operate Monday through Friday from 8 am to 6 pm and shall comply with all General Plan policies regarding noise exposure standards per General Plan Policy 6.9.1.
  - C. Any changes to this permit will require a Level 3 administrative review.
  - D. An annual review to assure compliance with these Conditions will be required for 3 years after permit final. A public hearing may be required.
  - E. Hazardous materials may no be stored on the property.
- 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 listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.**

Application #: 05-0273  
APN: 071-192-05  
Owner: Richard David Kojak

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

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

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

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

\_\_\_\_\_  
Robin Bolster-Grant  
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: 05-0273

Assessor Parcel Number: 071-192-05

Project Location: 6576 Highway 9

**Project Description: Proposal to demolish a 630 square foot storage shed and to recognize the construction of a 160-square foot storage shed, three 45-square foot recycling bins, a 582 square foot addition to an existing commercial structure and the change of use from a variety store to a heating and cooling and propane storage business.**

**Person or Agency Proposing Project: Heidi Spicer**

**Contact Phone Number: (831) 426-5313**

- 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:**

Minor changes to an existing use

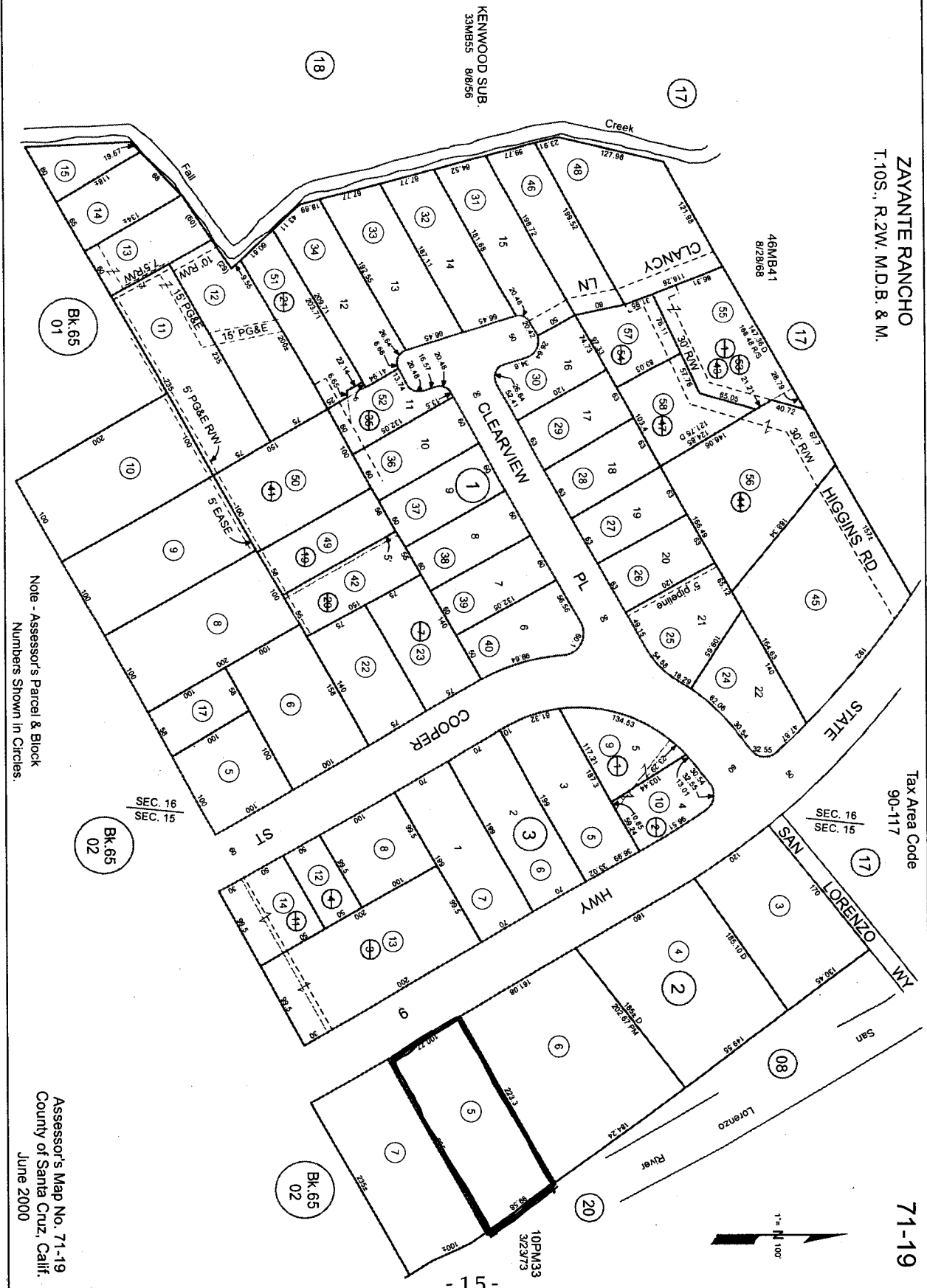
In addition, none of the conditions described in Section 15300.2 apply to this project.

\_\_\_\_\_  
Robin Bolster-Grant, Project Planner

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

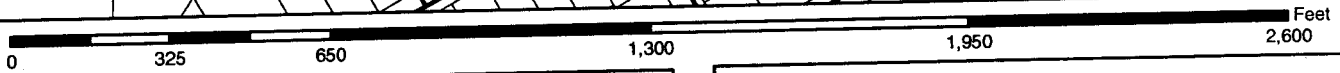
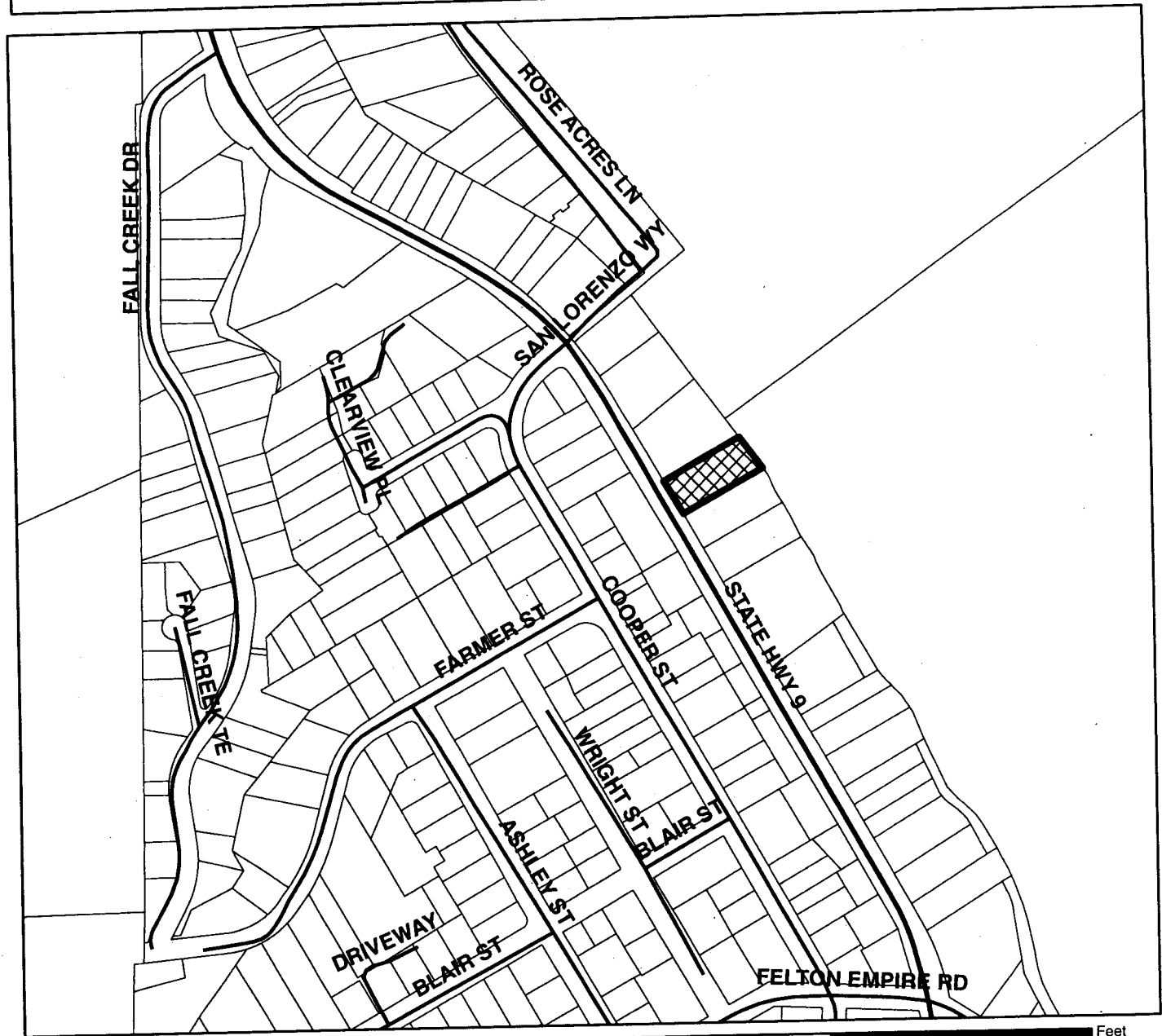
# FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY  
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000







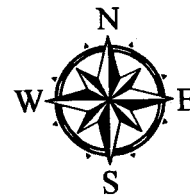


# Location Map



## LEGEND

-  APN: 071-192-05
-  Assessors Parcels
-  Streets
-  State Highways

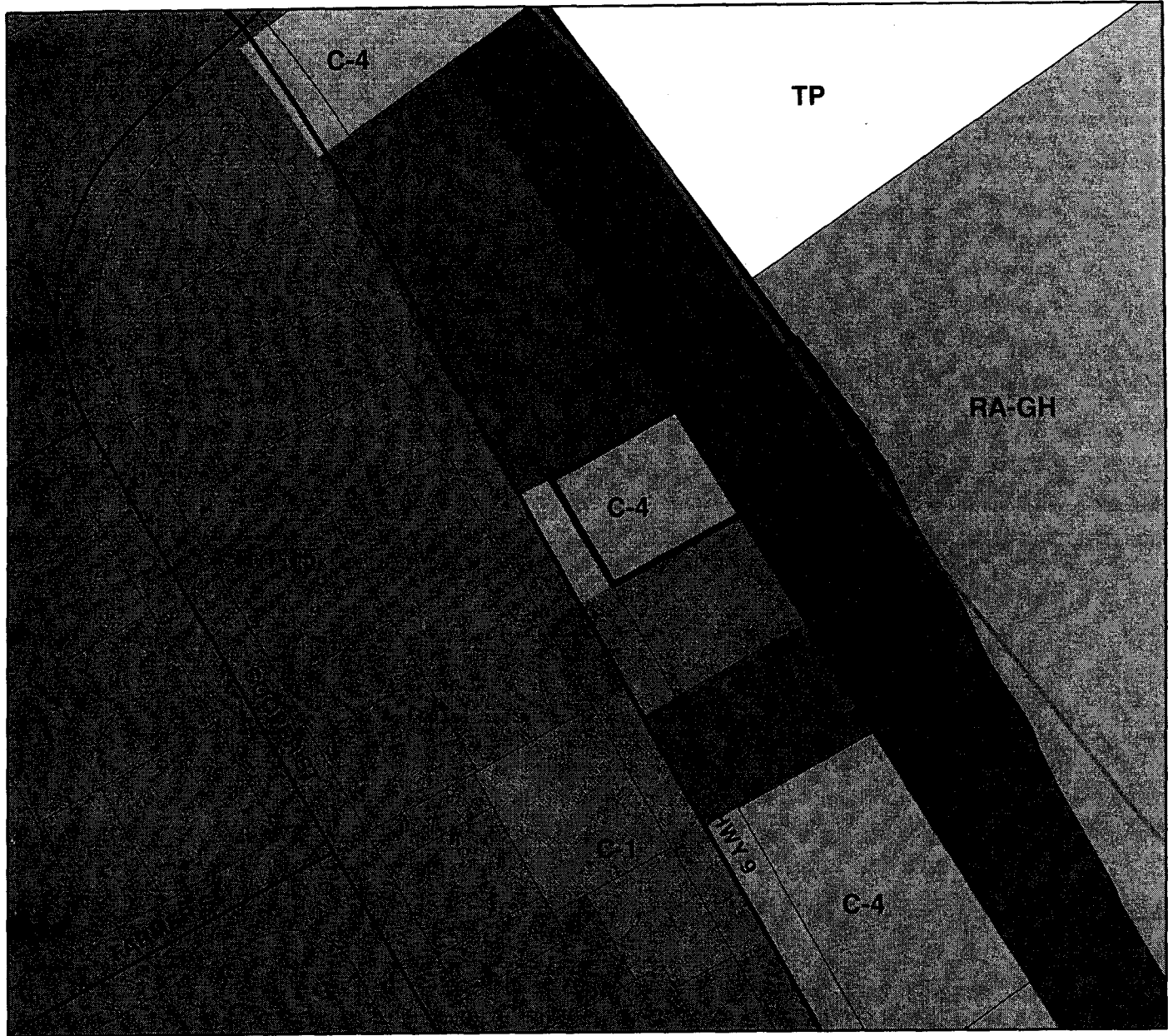


Map Created by  
County of Santa Cruz  
Planning Department  
September 2008





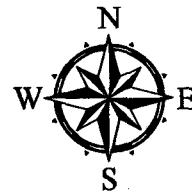
# Zoning Map



0 105 210 420 630 840 Feet

## LEGEND

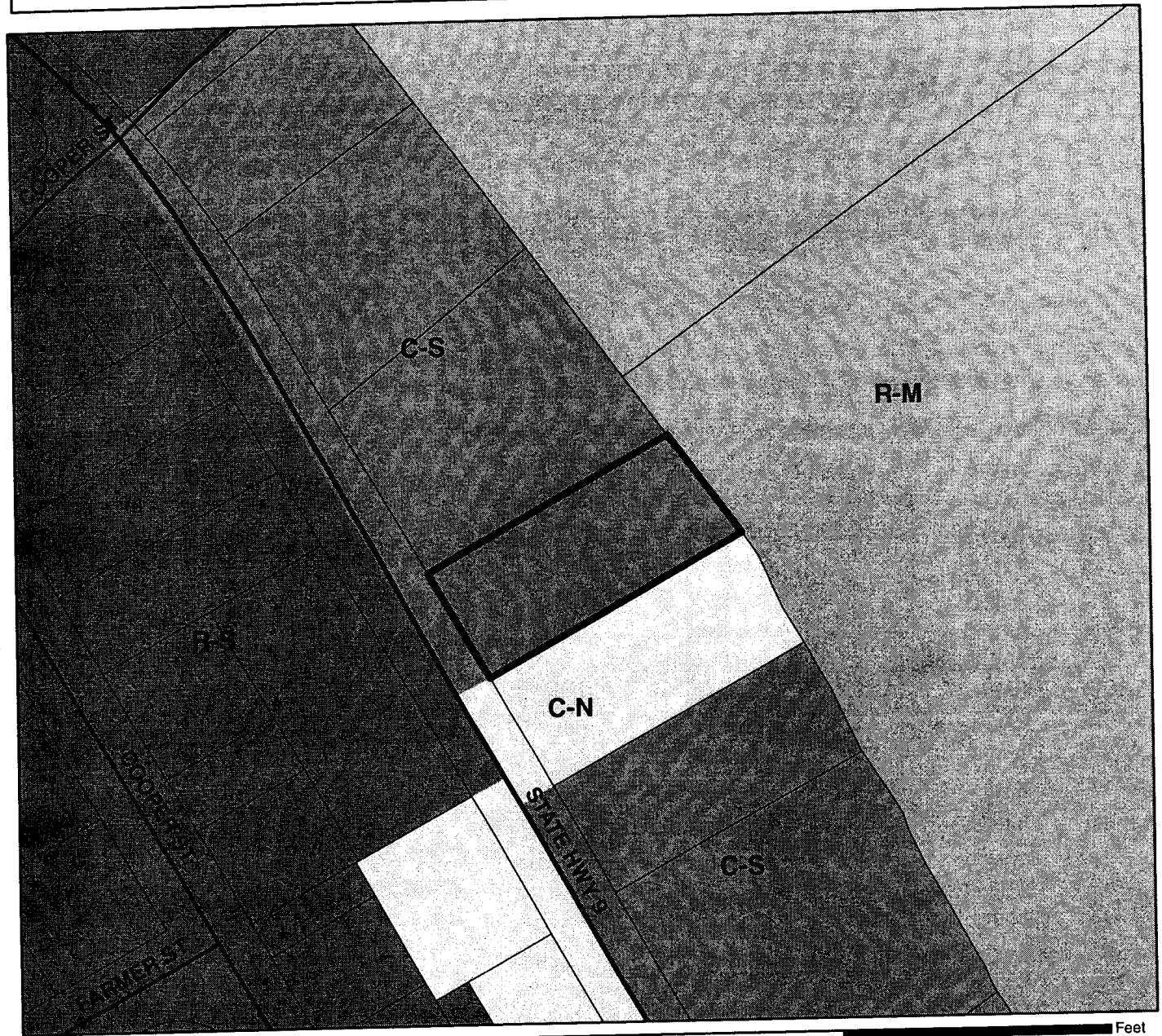
- APN: 071-192-05
- Assessors Parcels
- Streets
- STREAMTYPE**
- PERENNIAL
- COMMERCIAL-SERVICE
- TIMBER PRODUCTION
- AGRICULTURE RESIDENTIAL
- RESIDENTIAL-SINGLE FAMILY
- COMMERCIAL-PROF OFFICE
- COMMERCIAL-NEIGHBORHOOD



Map Created by  
County of Santa Cruz  
Planning Department  
September 2008



# General Plan Designation Map



## LEGEND

APN: 071-192-05

Assessors Parcels

Streets

State Highways

### STREAMTYPE

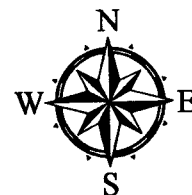
PERENNIAL

Commercial-Service

Commercial-Neighborhood

Residential-Mountain

Residential-Suburban



Map Created by  
County of Santa Cruz  
Planning Department  
September 2008

## Robin Bolster

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**From:** Jim Heaney  
**Sent:** Monday, June 16, 2008 12:26 PM  
**To:** Robin Bolster  
**Subject:** Dev Rev 05-0273

Hi Robin,

I have reviewed the 3rd routing of project #05-0273. I find no significant accessibility issues with this project and recommend approval from a building code standpoint. Please contact me if any clarification is needed. Ref: APN 071-192-05, Situs: 6576 Highway 9, Owner: Kojak.

Jim Heaney  
Building Plans Examiner  
County of Santa Cruz  
jim.heaney@co.santa-cruz.ca.us  
831.454.3166

## **Robin Bolster**

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**From:** Jim Safranek  
**Sent:** Thursday, August 28, 2008 2:47 PM  
**To:** Robin Bolster  
**Subject:** 05-0273

Robin:

I updated the septic comments for this project to 'approved' on July 23 in ALUS.

The propane tank storage issue I identified can be resolved later since they do not intend to store tanks containing gas. The applicant's agent called me today wondering what the hold up was.

Jim

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

**Project Planner:** Robin Bolster  
**Application No.:** 05-0273  
**APN:** 071-192-05

**Date:** September 4, 2008  
**Time:** 14:42:40  
**Page:** 1

**Code Compliance Completeness Comments**

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

===== REVIEW ON MAY 17, 2005 BY RICHARD W NIEUWSTAD =====

**Code Compliance Miscellaneous Comments**

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

===== REVIEW ON MAY 17, 2005 BY RICHARD W NIEUWSTAD =====  
NO COMMENT

**Dpw Road Engineering Completeness Comments**

===== REVIEW ON NOVEMBER 13, 2006 BY GREG J MARTIN =====

The site plan does not show clearly the paved surfaces on-site or the Highway Nine or the property boundary. Parking spaces are required to 24 feet of backout space. The truck turnout and unloading zone is undefined. Truck turn templates and a loading zone boundary are required to show how trucks shall use the facility. =====  
UPDATED ON AUGUST 6, 2007 BY GREG J MARTIN =====

Previous comments not addressed. ===== UPDATED ON MAY 20, 2008 BY GREG J MARTIN =====

===== UPDATED ON JUNE 5, 2008 BY GREG J MARTIN =====  
No Comment. JRS

**Dpw Road Engineering Miscellaneous Comments**

===== REVIEW ON NOVEMBER 13, 2006 BY GREG J MARTIN =====

===== UPDATED ON AUGUST 6, 2007 BY GREG J MARTIN =====

===== UPDATED ON JUNE 5, 2008 BY GREG J MARTIN =====

**Environmental Health Completeness Comments**

===== REVIEW ON MAY 23, 2005 BY JIM G SAFRANEK =====

Provide a satisfactory septic tank pumper's report to demonstrate that the septic system is functioning.

===== UPDATED ON NOVEMBER 7, 2006 BY JIM G SAFRANEK ===== From the plan it appears the applicant is proposing a septic system upgrade

For completeness, an approved Onsite Sewage Disposal Permit Appl. is required. Contact the district REHS at 454-2735, R. Sanchez.

===== UPDATED ON AUGUST 3, 2007 BY JIM G SAFRANEK ===== My previous comments from Nov 2006 still apply: project approval will require an approved septic disposal appl to upgrade the onsite system as previously proposed in 2006. For permitting R Sanchez 454-2735. The system was functioning poorly based on a '93 winter septic pumper's report, the redwood tank is located in a storage room, and the '65 leach-field is only 300 sf in volume.

## Discretionary Comments - Continued

**Project Planner:** Robin Bolster  
**Application No.:** 05-0273  
**APN:** 071-192-05

Date: September 4, 2008  
Time: 14:42:40  
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The septic inspector may require a winter groundwater test for leachfield design/ GW setback purposes.

Applicant should contact EHS HazMat RE propane tank storage/permitting, 454-2759.

===== UPDATED ON JUNE 11, 2008 BY JIM G SAFRANEK =====

===== UPDATED ON JUNE 11, 2008 BY JIM G SAFRANEK ===== See previous comments which still apply. Perhaps the applicant needs to contact me directly if the reqs are not clear, 454-7585.

===== UPDATED ON JUNE 11, 2008 BY JIM G SAFRANEK =====

===== UPDATED ON JULY 23, 2008 BY JIM G SAFRANEK ===== The septic system has been installed and finalized by EH. Project is now approved by EHS.

### Environmental Health Miscellaneous Comments

===== REVIEW ON MAY 23, 2005 BY JIM G SAFRANEK =====

If hazardous materials or hazardous waste are to be used, stored or generated on site, contact the appropriate Hazardous Material Inspector in Environmental Health at 454-2759 to determine if a permit is required for propane storage or other aspects of the proposed operation. The fee collected is incorrect. A proposal for Commercial w/ onsite sewage disposal is \$462. Remainder is due and payable to the Planning Dept.

===== UPDATED ON NOVEMBER 7, 2006 BY JIM G SAFRANEK =====

See above comment from May.

===== UPDATED ON AUGUST 3, 2007 BY JIM G SAFRANEK =====

NO COMMENT

===== UPDATED ON JUNE 11, 2008 BY JIM G SAFRANEK =====

### Felton Fire Department Completeness Comments

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

===== REVIEW ON MAY 19, 2005 BY RON E RICKABAUGH =====

NO COMMENT

### Felton Fire Department Miscellaneous Comments

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

===== REVIEW ON MAY 19, 2005 BY RON E RICKABAUGH =====

NO COMMENT



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET - 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

## ⌘ 3rd Routing ⌘

### Project Comment Sheet

Date: May 23, 2008

- ☒ Accessibility
- ☒ Code Compliance
- ☐ Environmental Planning
- ☐ Felton Fire Protection District
- ☐ Housing
- ☐ Long Range / Advanced Plng
- ☒ Project Review Robin Bolster-Grant
- ☒ Urban Design
- ☐ Planning Director

#### DUPLICATE FILES:

#### Dept. of Public Works

- ☐ Drainage District
- ☐ Driveway Encroachment
- ☒ Road Engineering/Transportation
- ☐ Sanitation
- ☐ Surveyor
- ☒ Environmental Health
- ☐ RDA
- ☐ Supervisor
- ☐ Clerk of the Board
- ☐ Other

From: Development Review Division

Project Planner: Robin Bolster-Grant Tel: 454-5357  
Email: pln111@co.santa-cruz.ca.us  
Subject APN: 071-192-05  
Application Number: 05-0273

#### See Attached for Project Description

The attached application for a development permit, land division permit or general plan amendment has been received by the Planning Department.

Please submit your comments to the project planner via the discretionary application comments/review function in ALUS

Please complete by June 16, 2008

*No Comments*  
*[Signature]* 6/18/08