



Staff Report to the Zoning Administrator

Application Number: **08-0108**

Applicant: Gregory Smith, Architect
Owner: La Selva Beach Community Church
APN: 045-371-01

Agenda Date: 11/7/08
Agenda Item #: 2
Time: After 10:00 a.m.

Project Description: Proposal to remodel and construct additions (approximately 830 square feet) to an existing church.

Location: Property located at the northwest end of Florido Avenue in La Selva Beach.
(26 Florido Avenue)

Supervisory District: 2nd District (District Supervisor: Ellen Pirie)

Permits Required: Coastal Development Permit, Amendment to Use Permit 231-U

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 08-0108, based on the attached findings and conditions.

Exhibits

- | | |
|-----------------------------------------------|------------------------------|
| A. Project plans | E. Assessor's parcel map |
| B. Findings | F. Zoning map |
| C. Conditions | G. 3D renderings |
| D. Categorical Exemption (CEQA determination) | H. Comments & Correspondence |

Parcel Information

Parcel Size:	22,930 square feet
Existing Land Use - Parcel:	Church
Existing Land Use - Surrounding:	Mixed neighborhood with public facilities, commercial and residential uses
Project Access:	Florido Avenue
Planning Area:	Aptos
Land Use Designation:	P (Public Facility/Institutional)
Zone District:	PF (Public and Community Facilities)

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

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

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: 2-5%
Env. Sen. Habitat: Mapped biotic resource/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Mapped scenic resource
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: X Inside (RSL) Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Septic
Fire District: Aptos/La Selva Fire Protection District
Drainage District: None

History

Use Permit 231-U was approved by Zoning Administrator on 7/29/59 to allow a church on the subject property. Building Permit number 8942 was issued on 11/14/60 for the construction of the church facility. Additional Building Permits (numbers 6933 & 7116) were issued on 3/26/68 for the construction of a 1,504 square foot addition for 6 class rooms at the church facility.

Project Setting

The subject property is located in a mixed neighborhood of public facilities, commercial uses, and residential development in the community of La Selva Beach. The site is developed with an existing church. The gravel parking area for the church is accessed off the end of Florido Avenue. Florido Avenue is a wide (80 feet) right of way with perpendicular parking used as overflow parking by the church and for the La Selva Beach community center and surrounding uses. Residential development is located to the north and east of the property

Zoning & General Plan Consistency

The subject property is approximately 22,930 square feet in area, located in the PF (Public and Community Facilities) zone district, a designation which allows public and institutional uses. The proposed additions are to an existing church, which is a permitted use within the zone district. The existing use is consistent with the site's (P) Public Facility/Institutional General Plan designation.

Additions to Existing Church Facility

The proposed project will remodel the interior of the existing church facility and additions totaling 828 square feet will be constructed. The remodel will update the exterior and bell tower of the existing church and to improve the circulation pattern and accessibility within the church facility. The additions will enlarge the existing fellowship room, church office, and storage room areas. The existing use of the church facility will not be intensified as a result of this project.

Parking

The church uses an existing gravel parking lot on the subject property for parking purposes. As this proposal does not intensify the existing use at the church facility, upgrading the existing parking facilities is not required. The gravel parking area has served the church for many years without problems and it is not recommended that the surface be paved or striped as a part of this project. Designated accessible parking is available in the paved Florido Avenue right of way, with a defined path of travel from the accessible parking to the church facility entrance.

Overflow parking is also available within the Florido Avenue right of way and is shared with the La Selva Beach community center and surrounding uses.

Design Review & Local Coastal Program Consistency

The proposed project complies with the requirements of the County Design Review Ordinance, in that the proposed remodel and additions will be consistent with the existing architectural style, colors, and materials of the church building. The proposed modifications to the church facility will improve the exterior appearance of the existing church and will be compatible with the existing pattern of development in the surrounding neighborhood.

The proposed project is in conformance with the County's certified Local Coastal Program, in that the additions are sited and designed to be visually compatible, in scale with, and integrated with the character of the existing development and the surrounding neighborhood. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

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 **08-0108**, 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

Report Prepared By: Randall Adams
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Santa Cruz CA 95060
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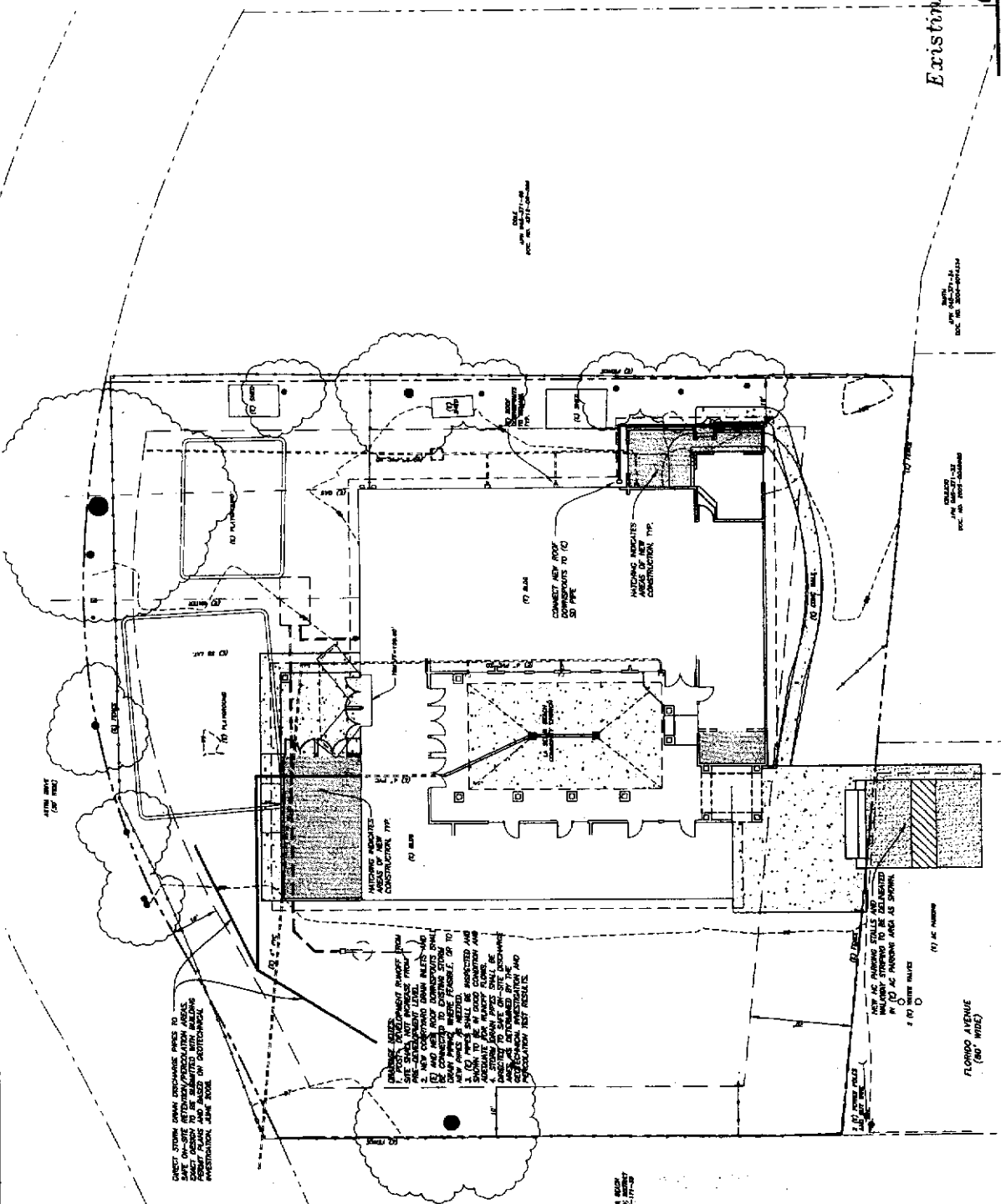
Abbreviations

(C)	EXISTING ELEVATION
(D)	EXISTING
(E)	ADVANCE DRAINAGE SYSTEM
(F)	ADVANCE CURVE
(G)	ADVANCE PRACTICE
(H)	ADVANCE PRACTICE
(I)	ADVANCE PRACTICE
(J)	ADVANCE PRACTICE
(K)	ADVANCE PRACTICE
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(W)	ADVANCE PRACTICE
(X)	ADVANCE PRACTICE
(Y)	ADVANCE PRACTICE
(Z)	ADVANCE PRACTICE

PROJECT NO.	DATE	REVISION	BY
100-000000	10/1/00	1	RLD
PROJECT NAME	DATE	REVISION	BY
La Selva Beach Community Church	10/1/00	1	RLD
26 Florida Avenue	10/1/00	1	RLD
La Selva Beach, California	10/1/00	1	RLD
APN: 045-371-01	10/1/00	1	RLD

Existing Site Plan & Survey for Church Addition

Prepared at the Request of
La Selva Beach Community Church
 For Improvements Located at
26 Florida Avenue
 La Selva Beach, California
 APN: 045-371-01



CEL SOC
 Consulting Engineers and
 Surveyors of California

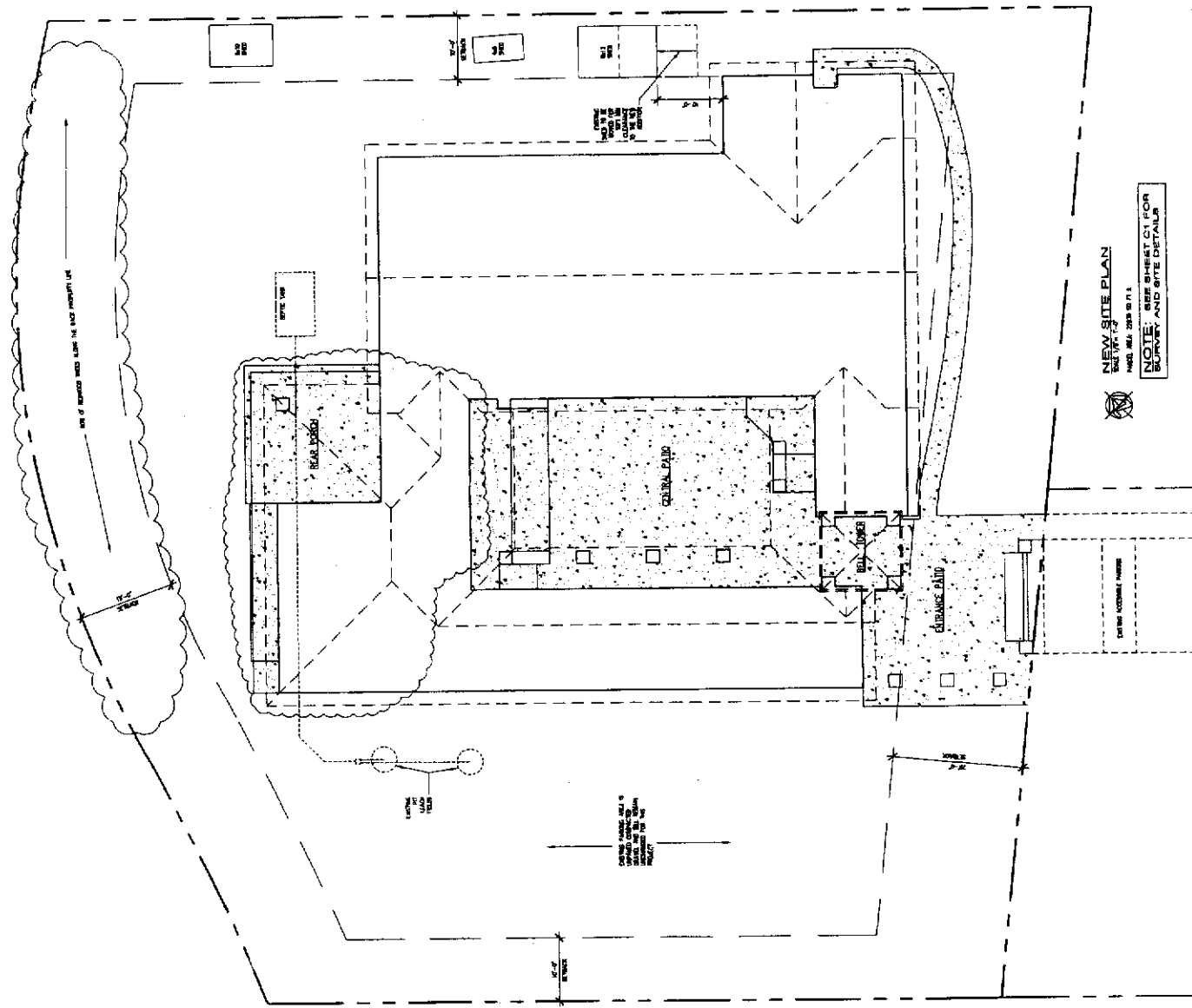
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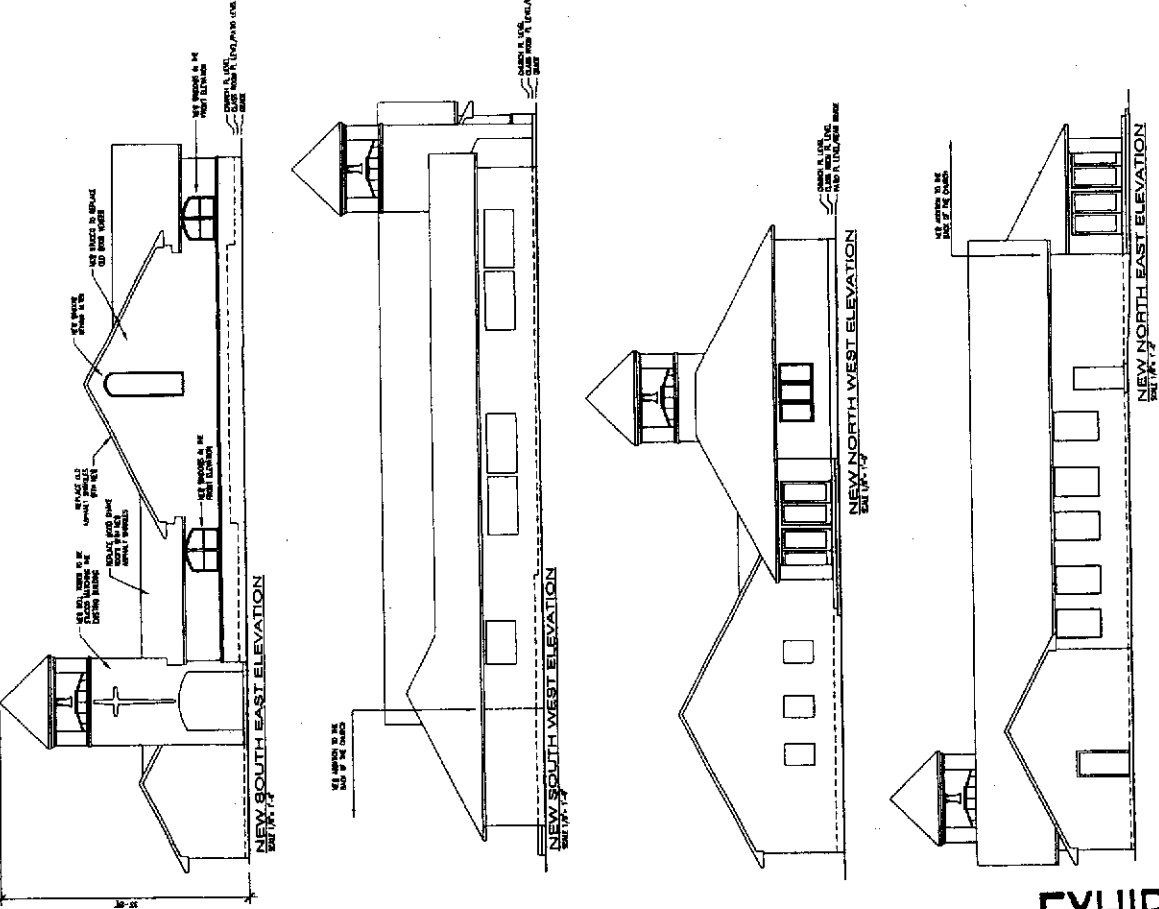


THE ARCHITECT'S WORK IS LIMITED TO THE DESIGN OF THE BUILDING AND THE PREPARATION OF THE ARCHITECTURAL DRAWINGS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE SURVEY DATA OR THE RESULTS OF THE ENGINEERING CALCULATIONS. THE ARCHITECT'S WORK IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THE ARCHITECT'S WORK IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THE ARCHITECT'S WORK IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

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 28 HILKIN AVE. LA SELVA BEACH, CA 95056
 (415) 558-4031
 APN: 045-371-01

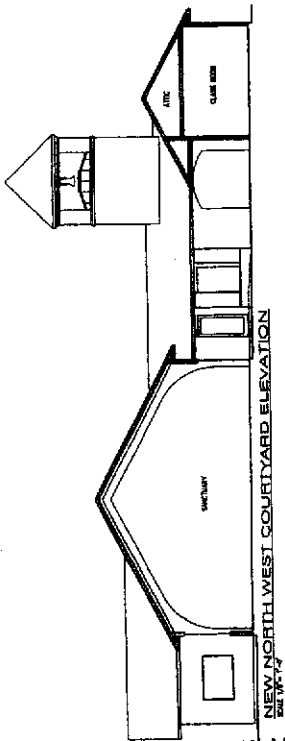
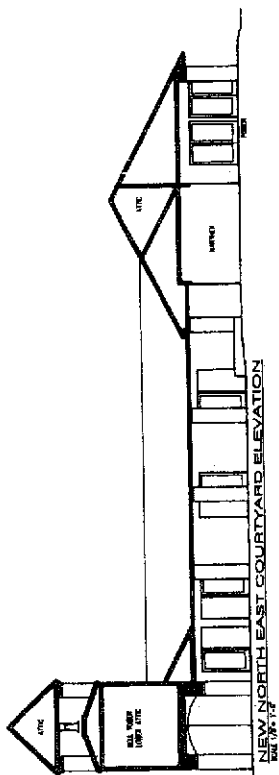
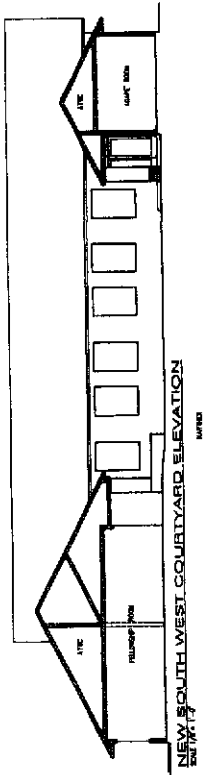
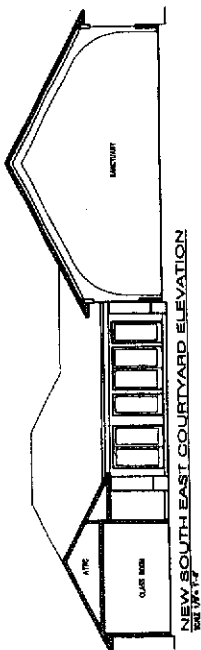
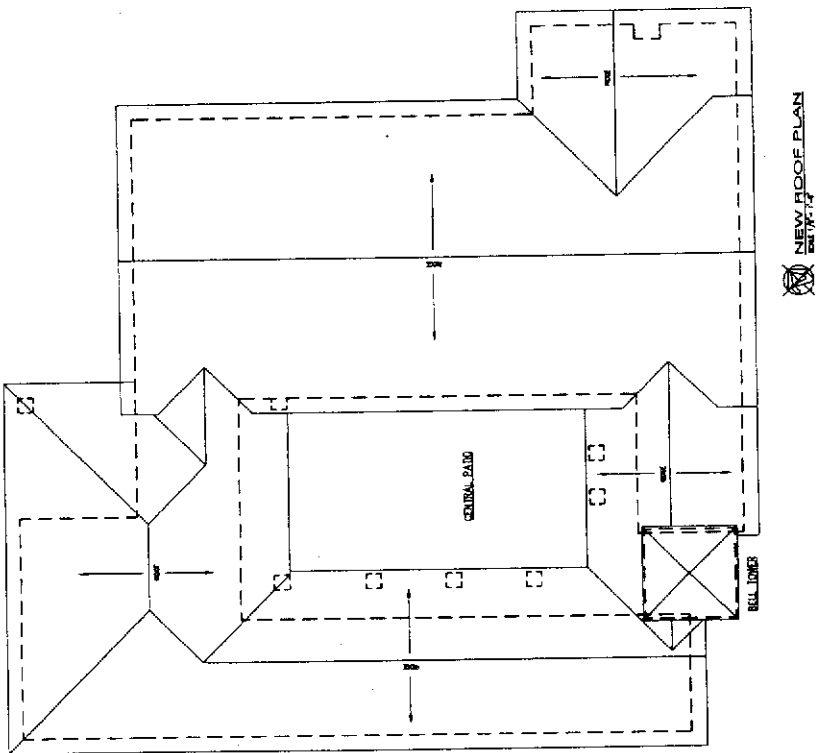
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TOTAL NO. OF SHEETS	3
DATE	10/1/81
BY	W. J. J.
CHECKED BY	
DESIGNED BY	
CONTRACT NO.	

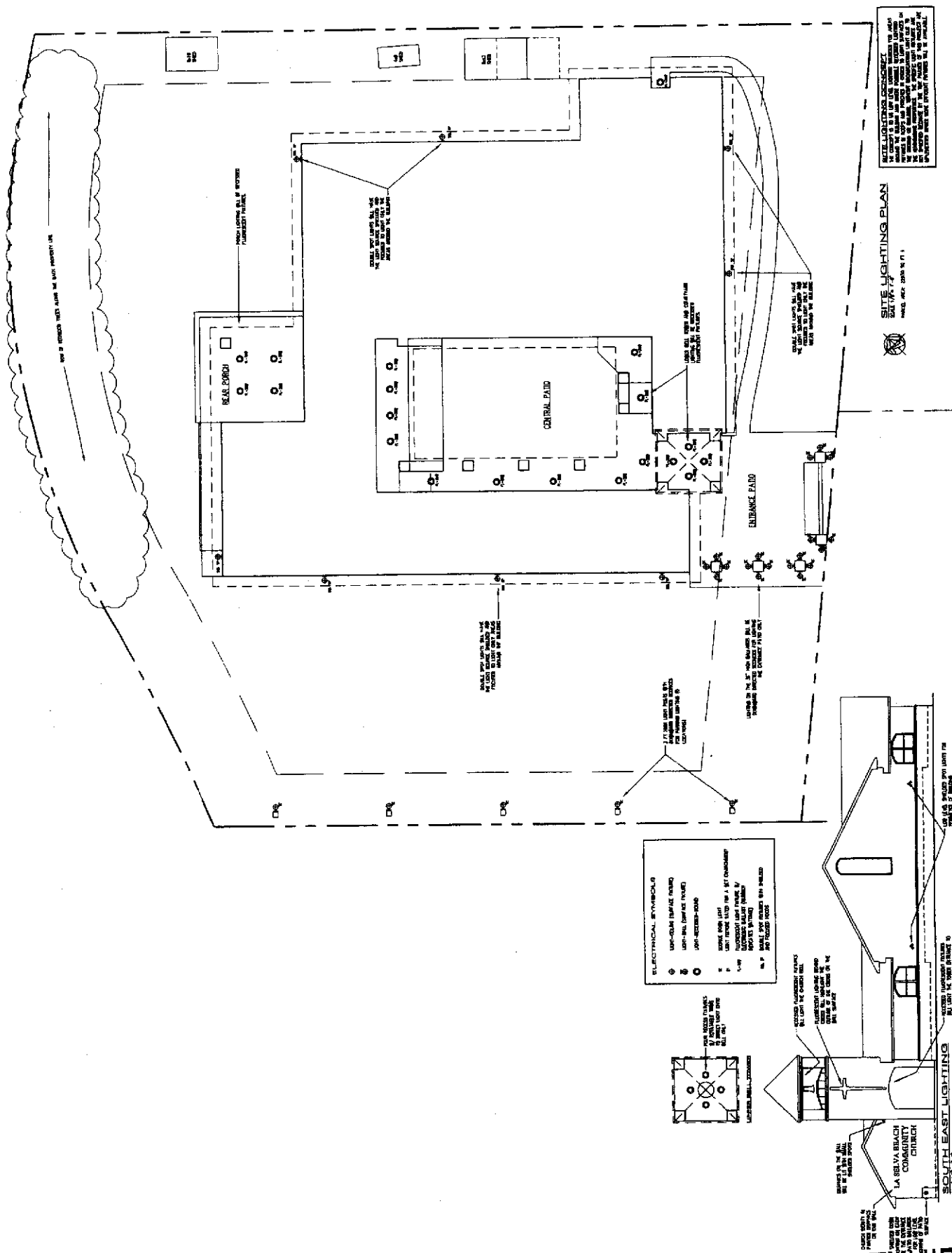


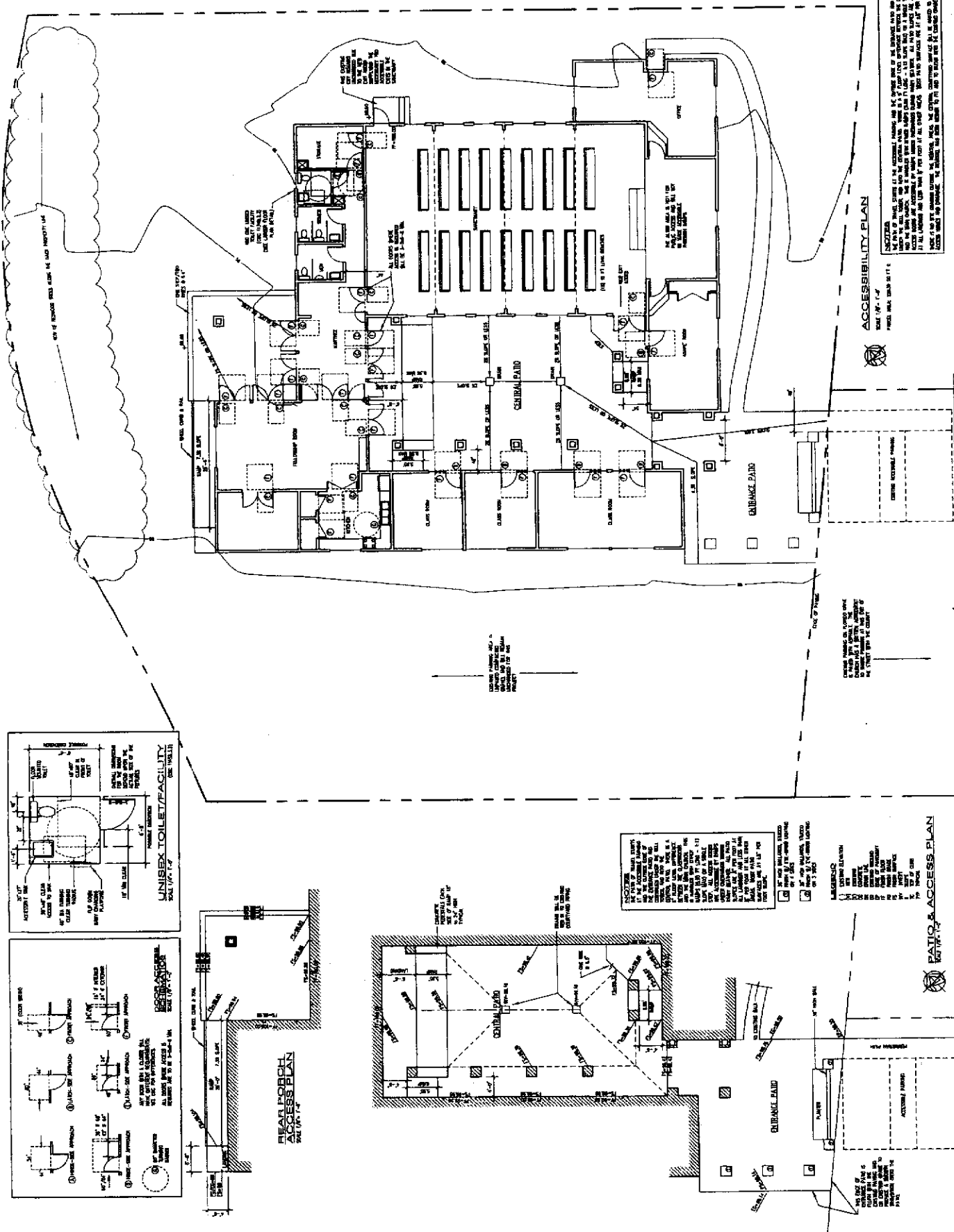


GREGORY
 ARCHITECT
 SMITH
 THE ARCHITECT HAS BEEN ADVISED OF ANY DISCREPANCIES IN DIMENSIONS
 FIELD CONDITIONS, OR OTHER INFORMATION THAT IS CONTAINED IN AND FOR
 THESE DRAWINGS. THE ARCHITECT HAS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE
 USED OR REPRODUCED WITHOUT WRITTEN PERMISSION. THE ARCHITECT
 DISCLAIMS ANY RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION
 CONTAINED HEREIN. THE ARCHITECT'S DESIGN SHALL BE THE CONTRACT DOCUMENT.
 CONTRACT, PRELIMINARY DESIGN SHALL BE THE CONTRACT DOCUMENT.
 3501 44th STREET, SUITE 100, SAN DIEGO, CA 92121
 PHONE: 619-594-1111 FAX: 619-594-1112

LA SELVA BEACH COMMUNITY CHURCH
 28 FLORENCE AVE. LA SELVA BEACH, CA 95076
 (415) 558-4033
 APR: 045-371-01
 SHEET NO. A6
 TOTAL NO. OF SHEETS 8
 OF 8







Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned PF (Public and Community Facilities) zone district, a designation which allows public and institutional uses. The proposed additions are to an existing church, which is a permitted use within the zone district. The existing use is consistent with the site's (P) Public Facility/Institutional General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding can be made, in that the additions are sited and designed to be visually compatible, in scale with, and integrated with the character of the existing development and the surrounding neighborhood; the development site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road with public beach access available at Manresa State Beach. Consequently, the project will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that in that the additions are sited and designed to be visually compatible, in scale with, and integrated with the character of the existing development and the surrounding neighborhood. Additionally, institutional uses are allowed uses in the PF (Public and Community Facilities) zone district of the area, as well as the General Plan and Local Coastal Program land use designation.

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 public facilities and institutional uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed additions 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 additions to the existing church and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the PF (Public and Community Facilities) zone district, in that the primary use of the property will continue to be an existing church that meets all current site and development standards for the zone district.

The proposal is consistent with County Code section 13.10.363 (Development Standards for the PF zone district) where all yards are required to be 10 feet, except where a parcel is adjacent to, or across the street from a residential district. The only adjacent residential zoning is on the southeast side of the property, where a 20 feet setback is required. All other yards are not adjacent to, or across the street from, residential districts and the resulting required setbacks are 10 feet. The existing church and proposed additions comply with the site and development standards for the PF zone district.

The proposal is consistent with County Code section 13.10.550 et seq. (Parking) in that the proposed additions will not intensify the existing church use. As a result, the existing parking area surface and number of spaces will not be required to be modified or enlarged as a component of this project. Accessible parking will be required, but may be provided in the public right of way of Florido Avenue.

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 existing church use is consistent with the use requirements specified for the Public Facility/Institutional (P) land use designation in the County General Plan.

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 existing church use will not be intensified as a result of this project. The expected level of traffic generated by the existing church is anticipated to remain constant and will not adversely impact existing roads and intersections in the surrounding area.

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

This finding can be made, in that the proposed modifications will improve the exterior appearance of the church facility, and the existing church 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 remodel and additions will be consistent with the existing architectural style, colors, and materials of the church building. The proposed modifications to the church facility will improve the exterior appearance of the existing church and will be compatible with the existing pattern of development in the surrounding neighborhood.

Conditions of Approval

Exhibit A: Project Plans "La Selva Beach Community Church" prepared by Gregory Smith Architect & Robert L. Dewitt & Associates, 10 sheets, revised 6/9/08.

- I. This permit authorizes the remodel and construction of additions at an existing church, per the approved Exhibit "A" for this permit. 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 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.
 - 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. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.
 2. Grading, drainage, and erosion control plans.
 3. Details showing compliance with all Accessibility requirements, including parking, path of travel, and accessible improvements.

4. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
 - 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 the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 1. Sufficient geotechnical information to prove feasibility of the proposed retention/percolation system shall be provided.
 - 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 Aptos/La Selva Fire Protection District.
 - G. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - H. Meet all requirements of the Building Plan Check and Accessibility plan review. Accessible parking may be provided in the right of way of Florido Avenue.
 - I. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- 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.

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.
-

Application #: 08-0108
APN: 045-371-01
Owner: La Selva Beach Community Church

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 is obtained for the first phase of the project consisting of one of the primary structures 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.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Randall Adams
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: 08-0108
Assessor Parcel Number: 045-371-01
Project Location: 26 Florido Avenue

Project Description: Proposal to remodel and construct additions to an existing church

Person or Agency Proposing Project: Gregory Smith, Architect

Contact Phone Number: (831) 458-1080

- 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:

Remodel and small additions at an existing church in an area designated for public facilities

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

Randall Adams, 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.

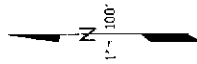
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POR. SAN ANDREAS RANCH

S.E. 1/4 SEC. 28, & NE. 1/4 SEC. 33, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-275

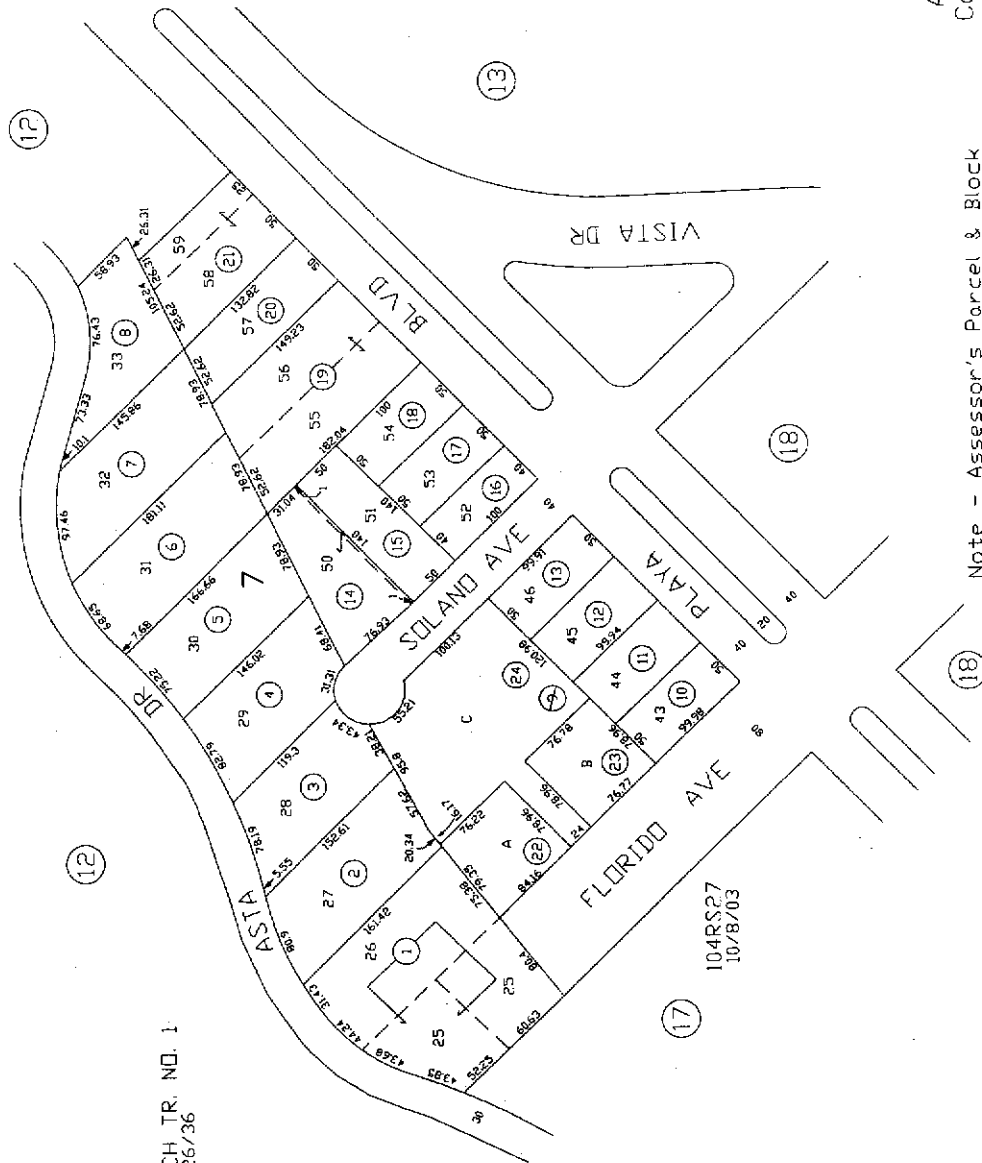
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LA SELVA BEACH TR. NO. 1
26MB2 1/26/36

SEC. 28
SEC. 33

SEC. 28
SEC. 33



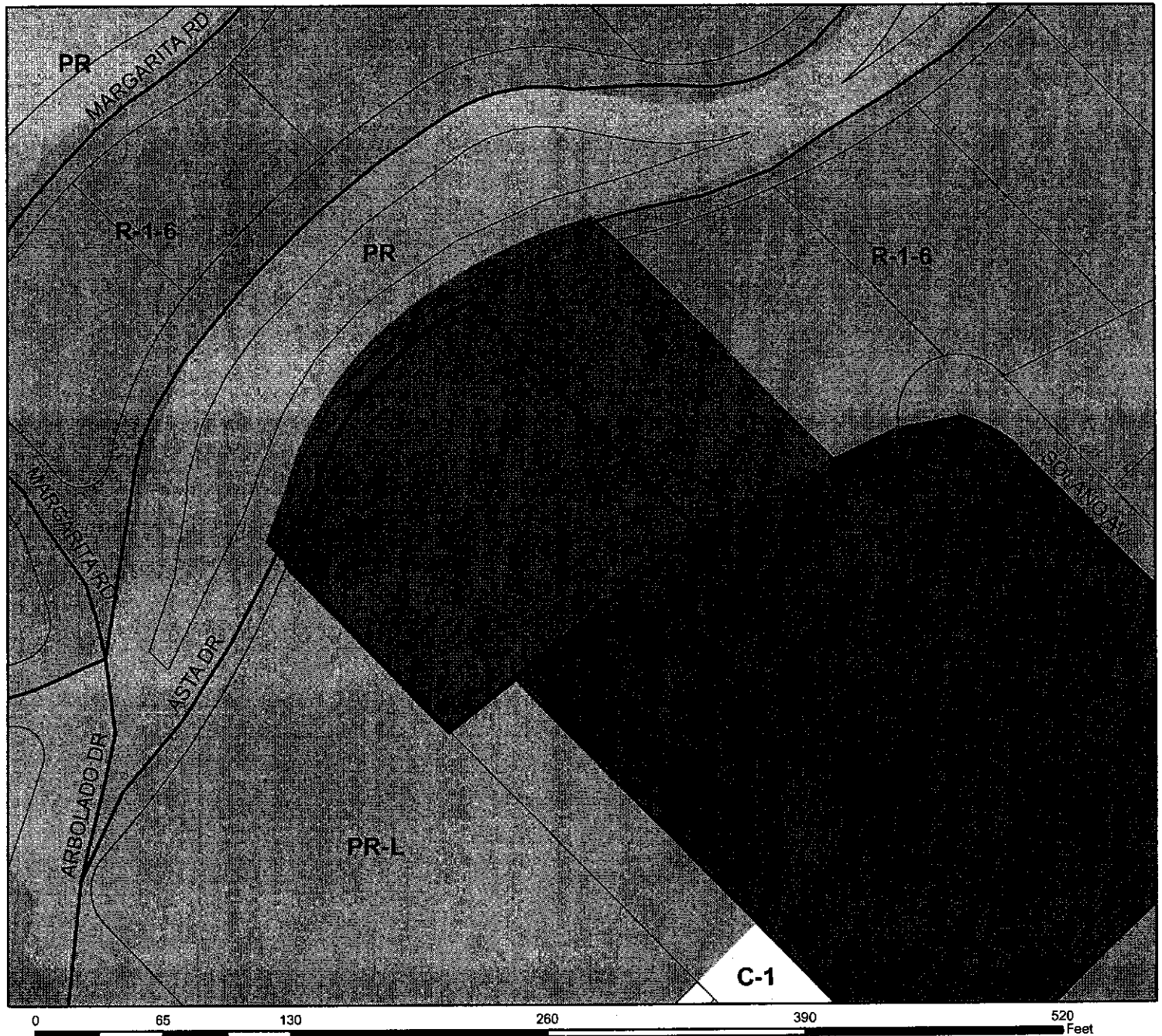
Electronically reformatted 12/29/99 KSA
Rev 12/29/99 KSA (from 12/29/99 KSA)
Rev 10/15/03 CR (3-000922 to 24, 1-22 to 24)
Rev 10/15/03 CR (104RS27)

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

Assessor's Map No. 45-37
County of Santa Cruz, Calif.
Dec. 1999

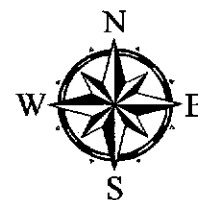


Zoning Map



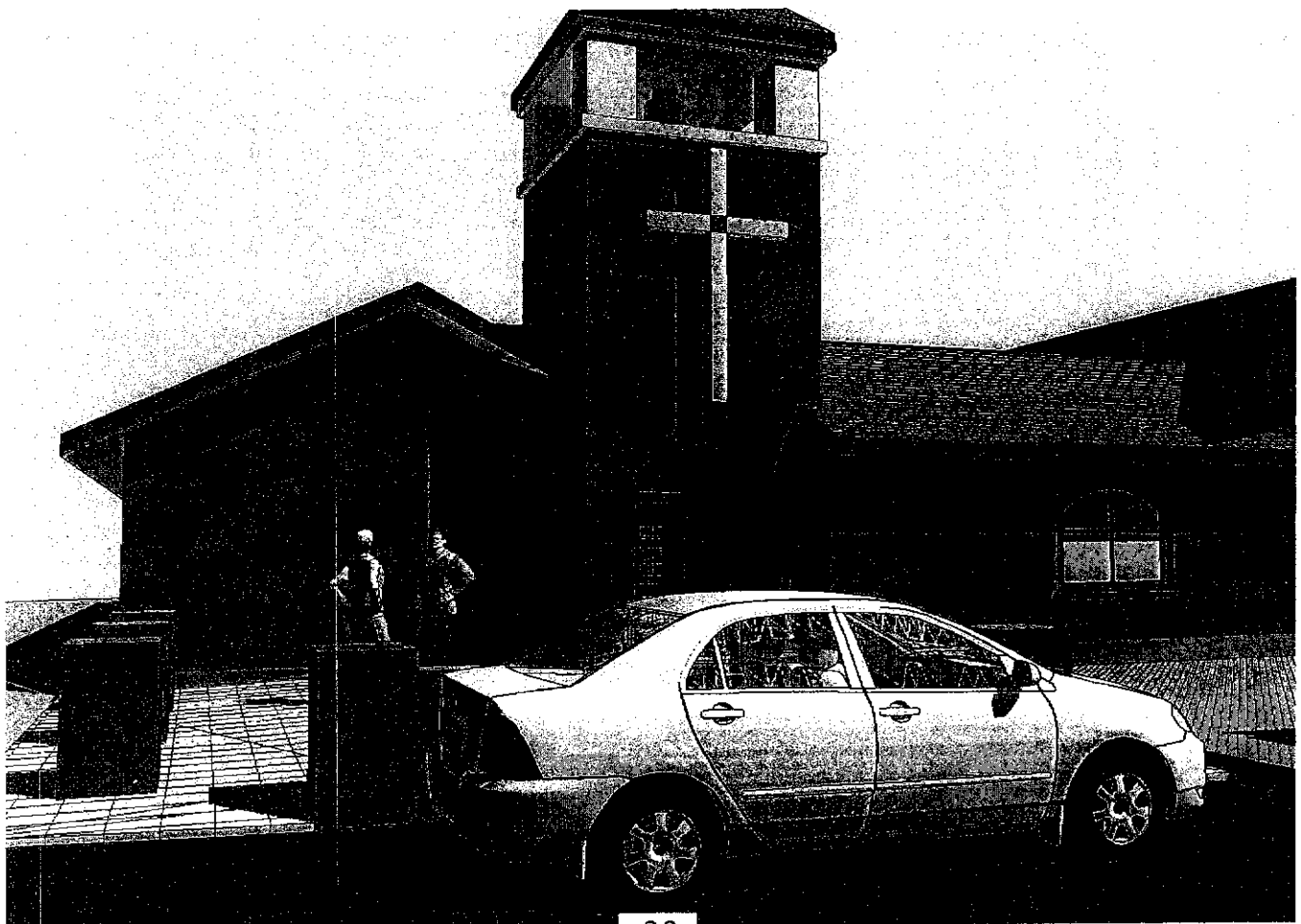
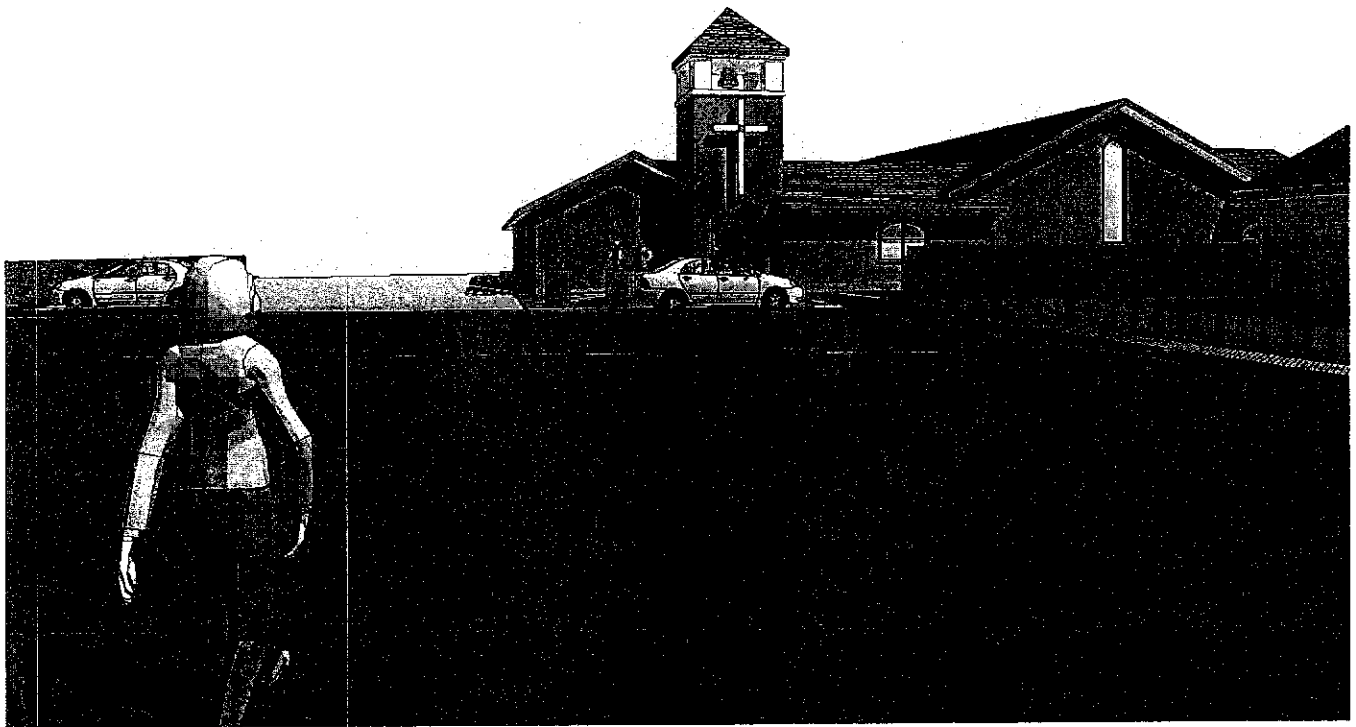
LEGEND

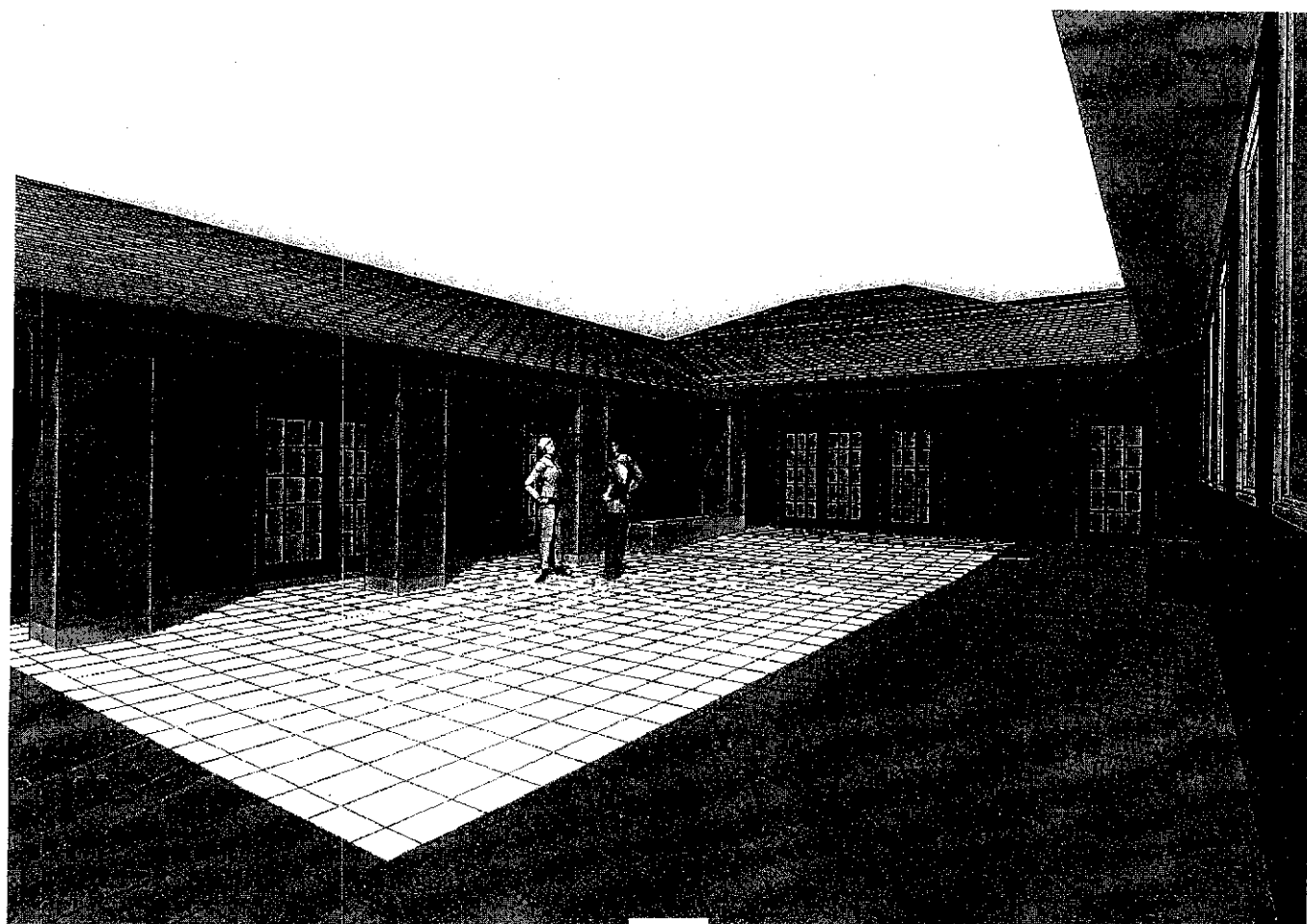
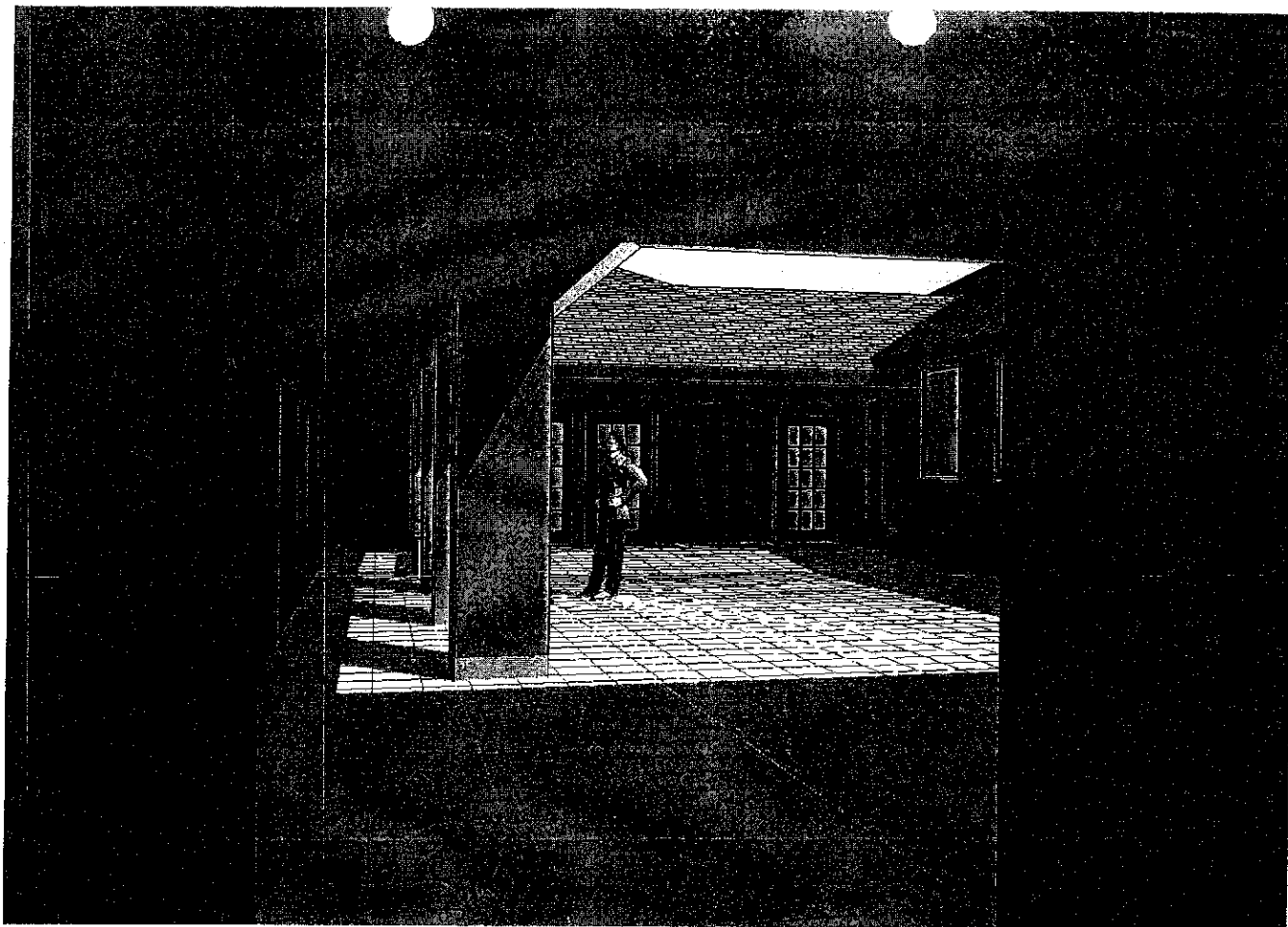
- APN: 045-371-01
- Assessors Parcels
- Streets
- PUBLIC FACILITY
- PARK
- COMMERCIAL-NEIGHBORHOOD
- RESIDENTIAL-SINGLE FAMILY
- RESIDENTIAL-MULTI FAMILY

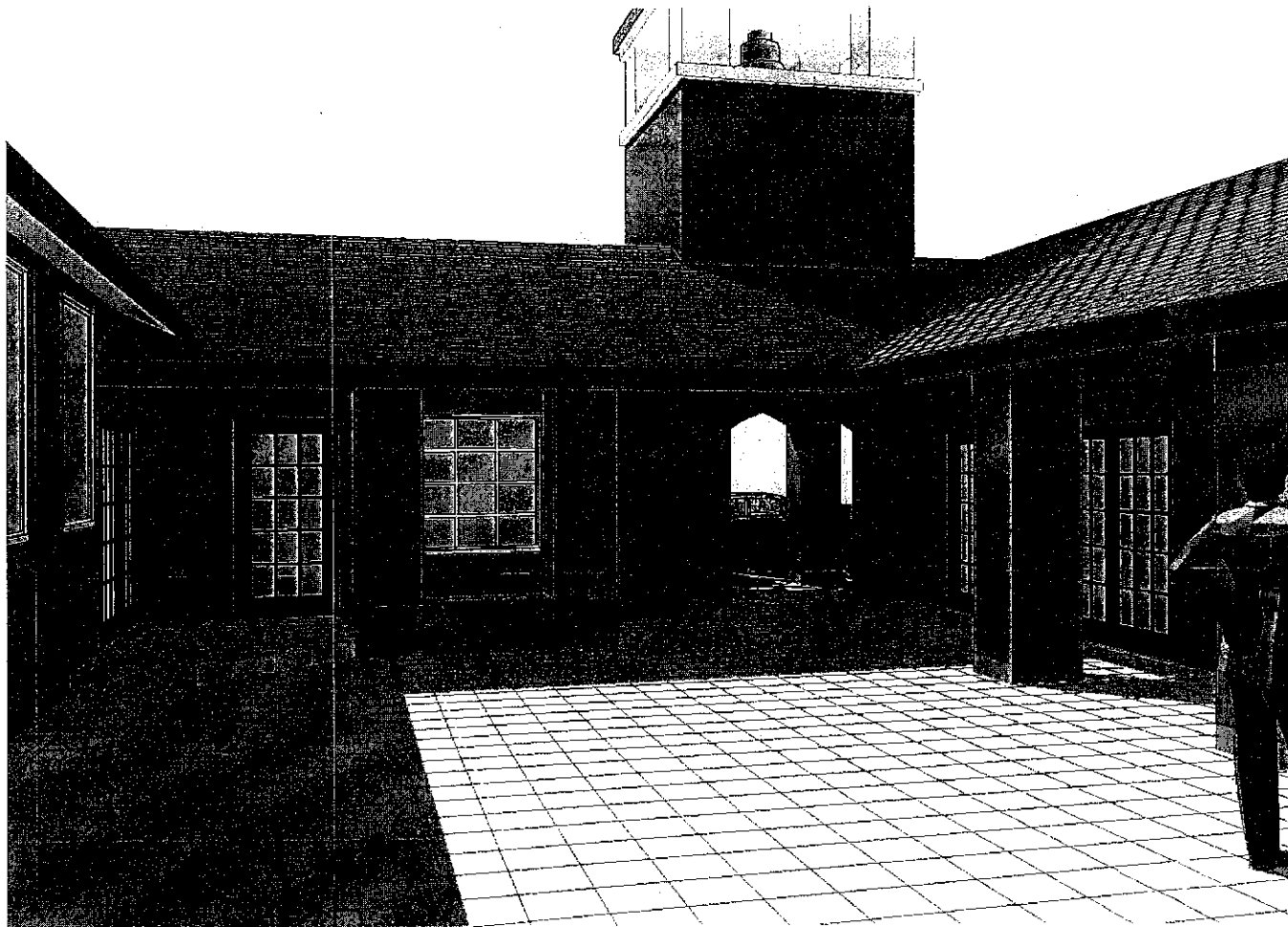


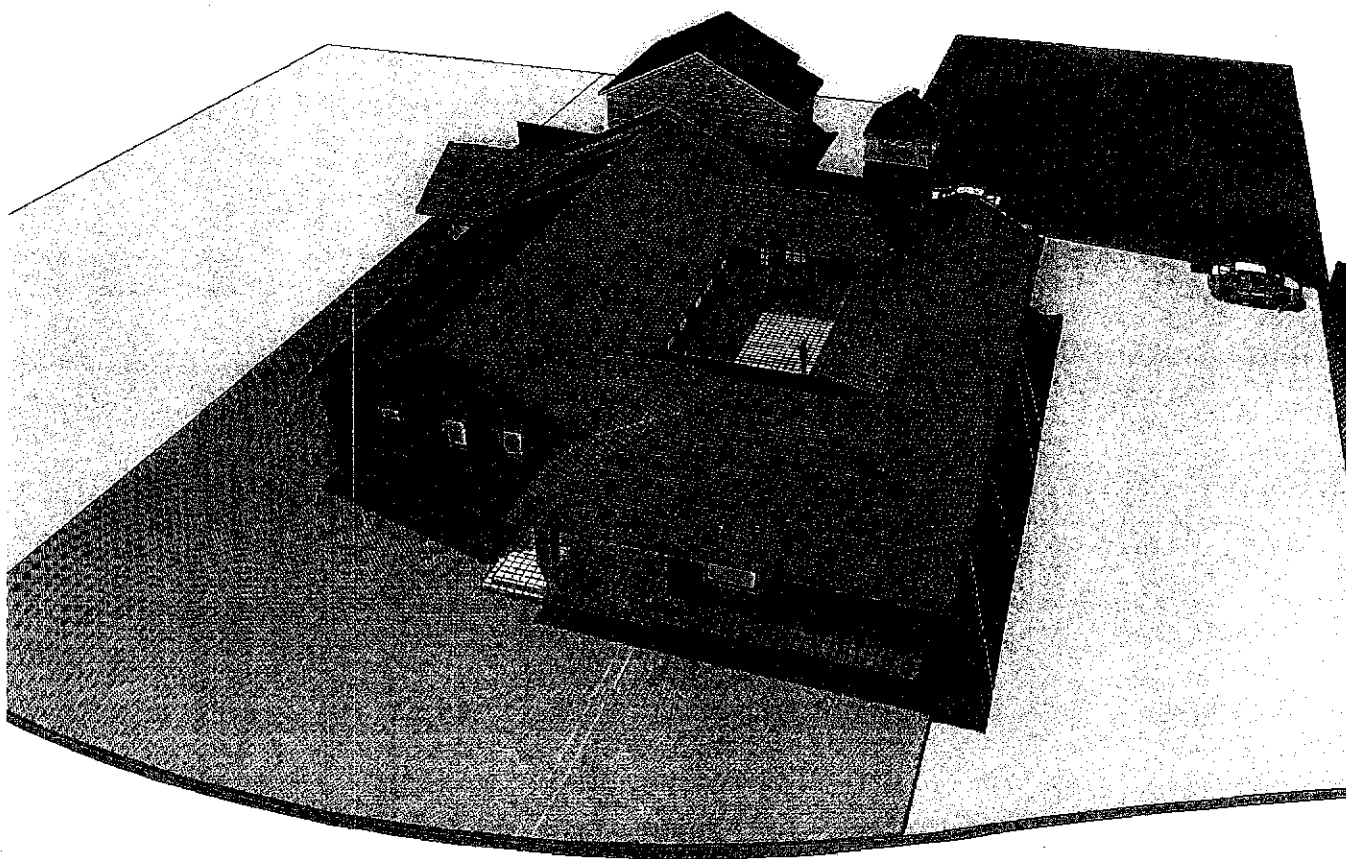
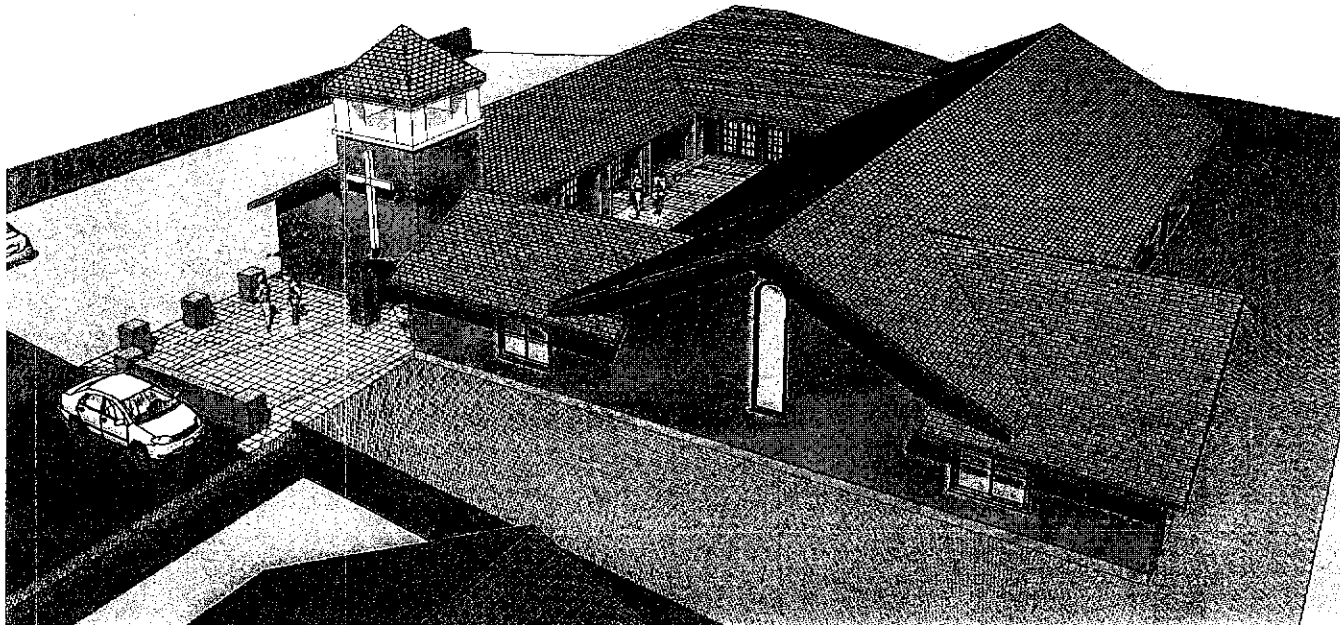
Map Created by
County of Santa Cruz
Planning Department
March 2008

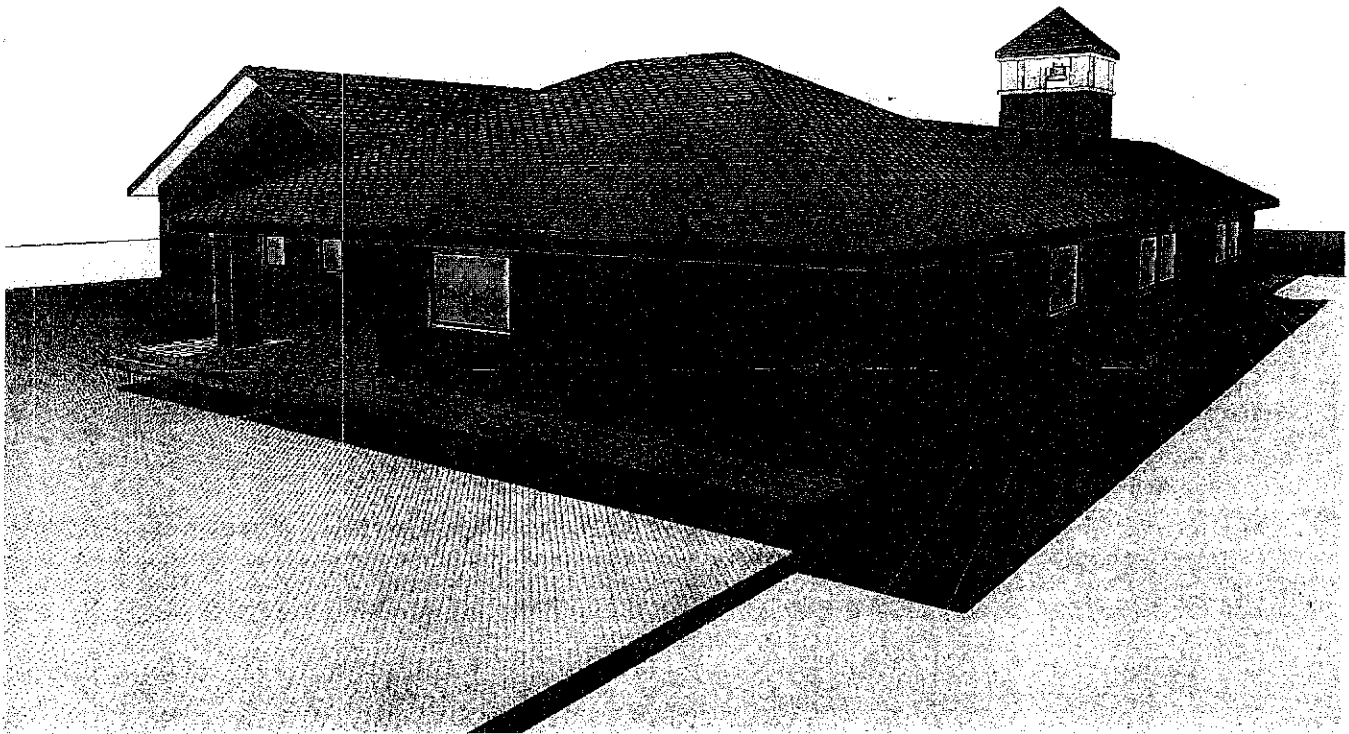
EXHIBIT F











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

Project Planner: Randall Adams
Application No.: 08-0108
APN: 045-371-01

Date: July 15, 2008
Time: 11:23:55
Page: 1

Environmental Planning Completeness Comments

===== UPDATED ON APRIL 3, 2008 BY ROBERT S LOVELAND =====
NO COMMENT

Please refer to Misc. Comments.

Environmental Planning Miscellaneous Comments

===== REVIEW ON APRIL 3, 2008 BY ROBERT S LOVELAND =====

NOTE TO PLANNER: The parcel is mapped biotic (Monarch Butterfly). Since there are no trees planned for removal as part of this project than there is no need for a biotic report. If plans change and a tree(s) are proposed for removal then please reroute for additional comments.

Condition of Approval:

1. Submit a soils report (3 copies) completed by a California licensed geotechnical engineer for review and approval.

Dpw Drainage Completeness Comments

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

===== REVIEW ON APRIL 2, 2008 BY GERARDO VARGAS ===== The applicant has not provided sufficient detail to constitute a complete drainage review.

1. Indicate on the plan how the proposed impervious area(s) will be handled without causing adverse impact to the existing storm drain system. Proposing runoff to discharged directly to the storm drain system is generally inconsistent with efforts to hold runoff to pre-development rates.

Note: - Projects are required to maintain predevelopment rates where feasible. Mitigating measures should be used on-site to limit increases in post-development runoff leaving the site. Best Management Practices should be employed within the development to meet this goal as much as possible. Such measures include pervious or semi-pervious pavements, runoff surface spreading, discharging roof and driveway runoff into landscaping, etc.

2. Is it feasible to direct new runoff to the unpaved driveway?

3. If the applicant proposes runoff to be directed to the existing drainage system. The applicant will have to provide evidence that the existing storm drain system is adequate.

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

===== UPDATED ON JULY 1, 2008 BY GERARDO VARGAS =====

1. At any time prior to the public hearing provide a letter from the geotechnical

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 08-0108
APN: 045-371-01

Date: July 15, 2008
Time: 11:23:55
Page: 2

engineer approving the feasibility of the proposed retention/percolation system.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON APRIL 2, 2008 BY GERARDO VARGAS =====
NO COMMENT ===== UPDATED ON JULY 1, 2008 BY GERARDO VARGAS =====
NO COMMENT

Dpw Road Engineering Completeness Comments

===== REVIEW ON APRIL 2, 2008 BY GREG J MARTIN =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON APRIL 2, 2008 BY GREG J MARTIN =====

Environmental Health Completeness Comments

===== REVIEW ON MARCH 27, 2008 BY JIM G SAFRANEK ===== Based on the project description it appears the remodel will not result in the increase of capacity. A passing septic pumper's report will be required prior to applying for a building permit. Required for an EH Clearance at the building phase.

This project has no completeness reqs for EHS and is APPROVED.

Environmental Health Miscellaneous Comments

===== REVIEW ON MARCH 27, 2008 BY JIM G SAFRANEK =====
NO COMMENT

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON APRIL 2, 2008 BY ERIN K STOW =====
DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED
The building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13 Lt. Haz and Chapter 35 of California Building Code and adopted standards of the authority having jurisdiction. All Fire Department building requirements and fees will be addressed in the Building Permit phase.
Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 08-0108
APN: 045-371-01

Date: July 15, 2008
Time: 11:23:55
Page: 3

===== REVIEW ON APRIL 2, 2008 BY ERIN K STOW =====
NO COMMENT

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

Date: 6/26/2008
Planner: Randall Adams
Project: La Selva Beach Community Church
26 Florido Avenue
Watsonville, CA 95076

Application Number: 08-0108
APN: 045-371-01
Second Review

Dear Gregory Smith:

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

Note: Santa Cruz County has adopted the 2007 California Building Codes, effective January 1, 2008. Building Permit applications submitted after that date will be subject to these new codes.

Please refer to the brochure titled *Accessibility Requirements - Building Plan Check* which can also be found on the County of Santa Cruz Planning Department website: http://www.sccoplanning.com/html/bldg/access_plancheck.htm

Project Description:

Remodel and additions to an existing Church, A-3 Occupancy Group, VB Construction Type, Non-sprinklered Building.

Completeness Items:

- During the first review a separate plan sheet designated specifically for accessibility information was asked for. Sheet A8 is titled Accessibility Plan.
- On Sheet A8 delineate the accessible path of travel with arrows and a bold line or something similar. Also the path of travel must include slope percentages. Show to the following areas: from the accessible parking and entry to all areas of remodel, alteration and additions. (Agape room, Office, Kitchen, Narthex, Fellowship Room, Storage, Patio and Accessible restroom)
- Indicate the location and show details of the required drinking fountain to comply with CPC T4-1 and CBC 1115B.4.6

Compliance Issues:

- The Accessible parking shown does not provide details showing compliance. In order to approve the plans provide details including dimensions, marking, slopes, and all other provisions for accessible parking that comply with CBC 1129B.
- Indicate wheel guides at ramps where the surface is not bounded by a wall. CBC 1133B.5.6
- Plans shall show the required signage indicating the accessible path of travel, accessible restroom and marking accessible parking spaces to comply with 1117B.

Permit Conditions/Additional Information:

The following items are required to be included in the plans when submitting for a building permit:

- Show compliant thresholds and doors. CBC 1133B.2.4, 1133B.2.5
- Stairs at the New Patio require handrails and striping for the visually impaired per CBC 1133B.4.1. and 1133B.4.4
- Provide restroom elevations showing compliance for heights and required clearances and grab bars. CBC 1115B.3

Please contact me with any questions regarding these comments.



Robin Woodman
Building Plans Examiner
County of Santa Cruz Planning Department
(831) 454-3249
pln450@co.santa-cruz.ca.us

INTEROFFICE MEMO

APPLICATION NO: 08-0108 (second routing)

Date: July 7, 2008

To: Randall Adams, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Addition to Church at 26 Florido Avenue, La Selva Beach

Design Review Authority

13.20.130 The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone Approval.

Design Review Standards

13.20.130 Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Visual Compatibility			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.			N/A
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.			N/A
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.			N/A
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			N/A

Rural Scenic Resources			
Location of development			
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
Site Planning			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A
Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			N/A
Beach Viewsheds			
Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			N/A
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			N/A
The design of permitted structures shall minimize visual intrusion, and			N/A

shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			
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Design Review Authority

13.11.040 Projects requiring design review.

(e) All commercial remodels or new commercial construction.

Design Review Standards**13.11.072 Site design.**

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

13.11.074 Access, circulation and parking.

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

6/09/2008

**GREGORY
SMITH**

ARCHITECT

2121 OCEAN ST EXT
SANTA CRUZ
CA 95060

(831) 458-1080
PHONE / FAX

gsmith@cruzio.com

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

Atten: Randall Adams

Re:

La Selva Beach Community Church
26 Florido Avenue
La Selva Beach, CA 95076

Application #: 08-0108
APN: 045-371-01

Randall,

1. I have included a copy of the Parking Agreements for Florido shared parking.
2. Introduction: These sets of revised documents are one; a response to information requested by the different reviewing agencies and two; changes that have evolved after the time of our first submittal.

Concerning number two above is a change in design for part of the proposed church remodel and addition. In subsequent meetings with the Church after our initial submittal, pastor Jane Grady, and members of the Construction Committee asked me to come up with a revised concept for the changes to the back of the church that would be less expensive to build. Initially, the idea was to get approvals for a project that would represent the largest scope that might be considered. The project was conceived as a two phase construction project related to funding limitations but since that time some money has been offered to the Church for the front bell tower construction, which has now opened the "possibility" of doing a complete project, but of smaller scope and simpler design. This reduction in scope involves only the remodel and addition to the

back of the church. The front design of the bell tower/entrance patio, courtyard design and office expansion still remain unchanged. At the back the following things were changed:

- a) The proposed expansion of the "Narthex" entry that extended into the central courtyard was eliminated along with the roof changes. The original entry wall will see only changes in the locations and type of doors in this existing wall.
- b) The new unisex "accessible bathroom" is relocated down the existing hall consuming part of the existing storage room at the back of the Sanctuary.
- c) The expansion to the rear of the Fellowship Room is scaled back, the covered porch reconfigured and a storage room introduced. Although the scope of the footprint is similar, the configuration results in a much simpler roof and framing addition.
- d) The existing kitchen is left in its existing location and merely remodeled reducing the cost of moving this function to a new location.
- e) These consolidations now mean that the existing roof framing can be left in place and the addition roof to the back is merely an addition and then blended into the existing roofing.

It was decided that, since these changes were more in line with their ability to fund the improvements, we thought it best to propose them now, so that we can then move into the Construction Document preparation without any further major revisions. We are in the process of lining up the additional consultants that will help in the preparation of the permit application documents (Structural Engineer, etc.). We are also having the Soils Testing and Report prepared at this time in preparation for the consultants to do their work. (Structural, and Drainage mainly).

SPECIFIC REPLY COMMENTS:

Environmental Planning: Robert S Loveland

Even though it is not required at this time the Soils Report is in the process of being prepared.

DPW Drainage: Gerardo Vargas

The issues noted here have been addressed on Sheet C1 prepared by Martha Shedden, P.E. (Robert L. DeWitt and Associates, Inc.) after communication with Gerardo Vargas via phone. See *additional notes on Sheet C1 dated 6/9/08.*

Aptos-La Selva Beach Fire Protection District

Even though not necessary at this time notes have been added to Sheet A1 stating the requirement for the building to fire sprinkled.

Accessibility: Laura Brinson

The completeness items have been expanded and detailed on new Sheet A8. The existing topography has been added to Sheet A8. There will be not exterior grading changes in this project. The access surfaces, walks, and ramps are designed to connect to the existing grade. The idea is to create an integrated Accessible path of travel such that the complete entrance to the church meets access criteria. The Accessible parking is existing in the location indicated on Florida

Avenue. The Church has a formal written agreement (Randall Adams will have a copy of this agreement) with the county for the shared use of Florido Avenue for parking. The accessible connection to this parking is what is missing and this design and its implementation will address those issues.

Also see new notes on Sheet A1 concerning the occupant load (as defined in the UPC 2007) and the required number of plumbing fixtures. There are several ways to determine the occupant load, either with the UBC or with the UPC. Each way results in about the same numbers and ends up with the same number of fixtures required. Rounding up or down is a subtle topic not totally addressed in the codes when determining the number of fixtures required. In any case, the project is adding an additional unisex bath for accessible concerns and results providing more than required, the number of fixtures.

Urban Designer: Larry Kasparowitz

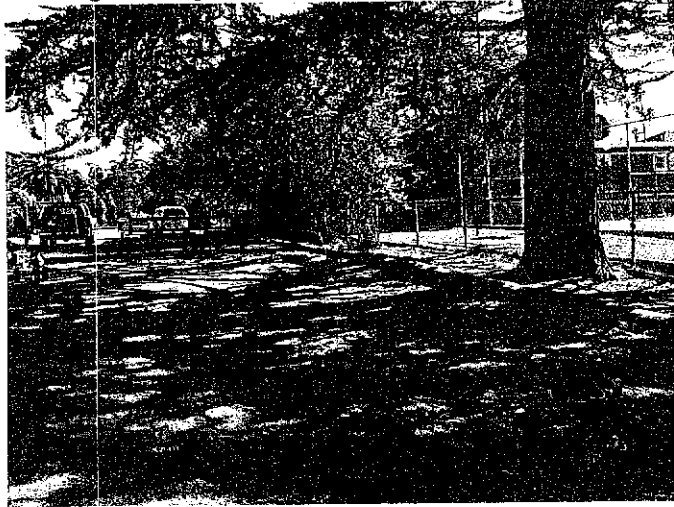
It seems that most of the design meets the criteria in the code. A few notes of explanation for the areas where there is some question follows:

Solar Design and Window Orientation: This is not a remodel that lends itself to passive solar. The only location for the expansion of an "existing use" happens to be on the north side of the building where the use now exists. The new revised design uses extensive interior glass to pass light through the building to the different areas of the remodel in the back of the church. This back area also needs to connect to the back yard, which during the week is used for day school activities. Currently the day school uses the central courtyard for many of its activities, essentially shutting down the church during the week. This design is an attempt to provide them with a better access and visibility to the back yard, a covered porch for outdoor activities protected from rain and sun all in one area of the church. The storage room will now be directly connected to the "fellowship room" their main activity area as opposed to the room at the end of the bath hall, that they now use.

Parking Design: Parking for the church is a mix of two types. Paved parking happens on Florido Avenue, where they have a written agreement with the county recognizing shared parking. The other onsite parking area is non-paved and during the week supplies a large play area for the Day School. The onsite parking is blocked off during the week for the play area and open for parking on the weekend for church parking. This arrangement has worked for years and leaving the onsite parking un-paved (compacted base) is how the church wishes to utilize this area.

Landscape: there are a number of large trees on the site already and these will remain. In the onsite un-paved parking area is found one large Doug Fir and some large ten feet tall bushes. This parking is next to the county park and specifically next to the parallel over head bar sand pit and the fenced tennis courts beyond that. There is a buffer zone along the fence defined by a continuous log wheel stop that creates a open space between the park and this parking area. See picture enclosed here. The La Selva beach neighborhood has an informal character without curb, gutters and sidewalks. The un-"improved" character of the existing site fits well into this pattern. The church is surrounded by mature trees on three sides and the inclusion of more trees would only compete with the existing.

Parking looking toward Florida Avenue and county park to the right



Trees and play area at the back of the property



Location of Fellowship Room expansion at the back of the Church



Pedestrian Travel Paths: new sheet A8 better describes the goal of this remodel as far as pedestrian movement in the site. The design of this church is awkward because the "Narthex", the traditional foyer, is at the back of the building with the back of the alter facing the street. Traditionally, the "Sanctuary" is entered from the Narthex and facing the Alter and this starts at the street and progresses back. In this case it is reverse. This path from the street to this back entrance was not well defined and broken up with a courtyard laced with planters, angled walks and low single steps. The goal was to build a much more substantial Bell Tower to identify the church (buried at the end of Florido Avenue), while introducing a more defined entrance that leads into a simple and more open courtyard, which then leads you back to the "Narthex" and eventually into the Sanctuary. The idea was to create a series of spaces (not paths) where people can congregate and socialize that are connected and lead towards the "Narthex" entrance. Because of parking the actual access had to start to the left next to the existing un-paved parking and lead, right, over to the Bell Tower. This wanted to be a space rather than a walk. The Bell Tower starts the formal entry into the church and the central courtyard. Each of these "spaces" on either side of the Bell Tower allows people to slow down and socialize, rather than being pressured to move along a formal walk.

Landscaping in the courtyard will be introduced in large above ground planters. Because of water issues, the drainage needs to be kept at the patio surface level.

The other goal was to configure the entrance patio and central courtyard in a way that the surfaces met all accessible standards, yet did not segregate one type of access from the other and the entire entrance was accessible in a slow and progressive way. Because of a 6" floor level difference between the classrooms on the left and the rest of the church, subtle ramps were used, limiting their size to where formal handrails may not be required.

The remodel in the back was designed to be more open and connected with the courtyard. The attempt will be to bring surfaces from the courtyard into similar hard surfaces into the Narthex, and right on through to the patio under the porch on the back side of the Narthex. With all the doors open, the courtyard, Narthex and back porch become all connected.

The Fellowship Room is where socializing happens after service and needed to be central and accessed from the Narthex. The original design introduced a much larger Narthex which connected to the Fellowship Room with a glass wall that disappeared making one large space. With this down sized revision now submitted, I have tried to capture most of this idea. With all the doors folded open, the Narthex and Fellowship Room become one each connected to the back porch and the central courtyard.

End of Reply

Gregory Smith
Project Architect



2004-0052555

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

Ashley M. Winn, Esq.
Winn & Alexander
820 Bay Avenue
Capitola, CA 95010

Recorded	REC FEE	58.00
Official Records		
County Of		
SANTA CRUZ		
GARY E. HAZELTON		
Recorder		
CAROL D. SUTHERLAND		
Assistant	JRS	
08:01AM 21-Jul-2004	Page 1 of 18	

LA SELVA BEACH COMMUNITY CHURCH
PARKING AGREEMENT

4406-956401A

APP# : 08-0108 APP: 045-371-01

MEMORANDUM OF AGREEMENT AND COVENANTS REGARDING LOT LINE
ADJUSTMENT AND SUBSEQUENT DEVELOPMENT OF FLORIDO-SOLANO
PROPERTY PREVIOUSLY KNOWN AS ASSESSOR'S PARCEL NO. 045-371-09.

This Agreement is entered into by and between Steve and Kris Smith ("Owners"), Ray and Kyra Krulicki and Steven and Lori Johnson (collectively referred to as "Buyers"), the La Selva Beach Improvement Association ("LSBIA"), a nonprofit mutual benefit corporation, the La Selva Beach Recreation District ("LSBRD"), a special governmental district, and the La Selva Beach Community Church ("Church"), a nonprofit religious corporation.

WHEREAS, Owners obtained a conditional permit for a lot line adjustment of 6 lots constituting the parcel, previously identified as Santa Cruz County Assessor's Parcel No. 045-371-09;

WHEREAS, LSBIA, LSBRD and Church want to help influence the development of said lots so as to preserve the community parking lot which Florido Avenue is, which these three organizations have maintained for over 40 years so that it could serve as a parking area for the three organizations and the community;

WHEREAS, Buyers desire to work with the community to preserve said parking area for the above three community organizations;

WHEREAS, Owners understand that it is essential to allow an easement right of way across the corridor described as Required Condition 3 to their permit granted by the County for the lot line adjustment to the Buyers so the driveways for the new homes to be built on said new A and B parcels shall be off the paved access road in the corridor and not off Florido Ave.;

It is therefore agreed among these parties as follows:

1. After the lot line conditions are satisfied, but before the close of escrow on new parcels A and B, which are described in Exhibit A and B hereto, respectively, Owners will convey to Buyers right of way easements across the corridor access road so that the Buyers of said new parcels shall build their driveways off the corridor access road and not off Florido Ave. These easements are attached to this agreement as Exhibit C.

2. The existing parking on Florido Ave. will be preserved as much as possible and will continue to be perpendicular or head-in parking facing the new parcels A and B so as to maximize the amount of community parking, reserved for events occurring at the Church, LSBIA or LSBRD property. The Church and LSBRD property, which is directly benefited by these covenants, is described in attached Exhibits D and E respectively. In this regard, all parties will work with appropriate authorities to assure that fire hydrants will not be placed along the Florido Ave. parking area and instead will be situated someplace which will not impact negatively the parking or respective property owners.

3. Buyers, on behalf of themselves and successors-in-interest agree and covenant that their driveways will access the corridor (See Exhibit C easement) and will not now or in the future access Florido Ave. for the benefit of the Church, LSBIA and LSBRD respectively and the properties described herein so as to preserve the parking areas on Florido for the Church, LSBIA and LSBRD and their respective parcels.

4. All parties agree to work with the County to have as small an access road within the Corridor as the County will permit. In this regard, it is the parties' understanding that the Fire Department approved a paved access road of 18 feet wide within the 24-foot corridor. The parties will work with the County to try to confirm that the lot line adjustment condition 3 will be in compliance if the corridor is 24 feet, but the paved road is only 18 feet or as small as the County will permit and in no event greater than 24 feet. Buyers will apply for an Administrative Use Permit For Less than a 40-foot right of way to accomplish this purpose and will seek to limit said paved road to less than 24 feet and as small as the County will permit.

5. The LSBIA, LSBRD and Church agree that the Buyers will have a landscaping buffer along Florido Ave, as follows: As to new Lot B, the landscaping buffer will run parallel to Lot B's property line ten feet into Florido Ave; as to Lot A, the landscaping buffer will run parallel to their Lot A's property line 5 feet into Florido Ave from the corner of Lot A and the access road in the corridor to the existing striping on the handicap parking space closest to the pedestrian entrance to the Church's property. In other words, the handicap parking space will be preserved and the buffer ends at the start of said space and striping. (Lot A herein refers to the lot closest to the Church and Lot B is the lot closest to Playa; lot C is the lot on which the apartments are now located.). With respect to the landscaping buffer referred to herein, all parties will consult each other as to the type of trees or plants used in the buffer zone. The Buyers and their successors-in-interest will be responsible for maintaining the landscape buffer area.

6. All parties agree to support and not oppose an application for a variance of any building application submitted by the Buyers of new lots A and B so as to allow a 40% lot coverage on either lot so as to permit the Buyers to build a single-story residence. This paragraph is not intended to force Buyers to seek a variance for this purpose, but is instead intended to assure them that if they decide to seek a such a variance to build a single story house on either lot, the parties will be supportive and not against such an application.

7. As to each of the landscape buffers, the Buyers will pave the parking areas not currently paved up to the landscape buffers referred to herein and all parties agree to work together to address drainage issues. The parties will also work together to create vertical parking striping on the side of the Florido Ave. where the landscape buffers are to be located by this agreement with the understanding that the striping expense with be borne by the LSBIA, LSBRD, and Church.

8. All parties acknowledge that the covenants herein shall be binding upon the parties hereto and their successors and assigns, and shall run with the land described in Exhibits A-E attached hereto.

9. This agreement was entered into on the dates next to the signatures below and will be effective on close of escrow on the sale of parcels A and B by Owners to Buyers and recorded concurrently with the sales of said parcels to Buyers.

OWNERS:

By: Steven C. Smith 6/28/04

Dated: December 2003

By: Kristin S. Smith 6.28.04

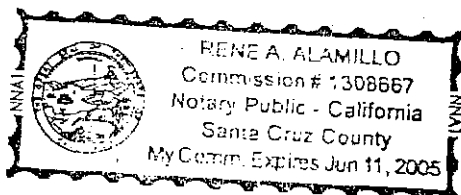
Dated: December 2003

Kms

State of California
County of Santa Cruz

On 6/28/2004, before me Rene A. Alamillo
personally appeared Steven Smith & Kristin Smith proved to me on
the basis of satisfactory evidence to be the persons whose names are subscribed to the
within instrument and acknowledged to me that they executed the same in their
authorized capacities, and that by their signatures on the instrument the persons or the
entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

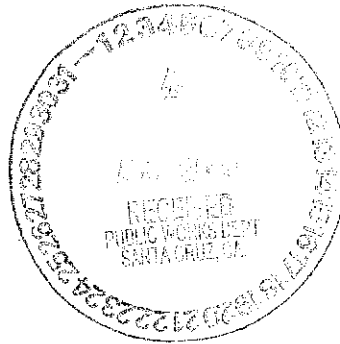


Rene A. Alamillo

PROJECT: La Selva Beach Community Church
APN: 045-371-01
Application #: 08-0108

Date: 8/04/2008
Page 1 of 1

Department of Public Works
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060



Atten: Gerardo Vargas

In the completion letter from Planner, Randall Adams, you had indicated wanting a letter from the Geotechnical Engineer commenting on the feasibility of the proposed retention/percolation system for this project prior to the public hearing. Instead, I thought it better to have the Civil Engineer, Martha Shedden, for the project, address your concerns since she will be designing the system. I believe that she called you to discuss this and enclosed here is her follow up letter for this request. I am forwarding the letter to you since Martha is on vacation and in the middle of moving from Dewitt and Associates to Whitson Engineers in Watsonville and Monterey.

I hope this meets your requirements for now, until the construction permits are submitted for review.

Gregory Smith
Project Architect

2121 Ocean Street Extension
Santa Cruz, CA 95060

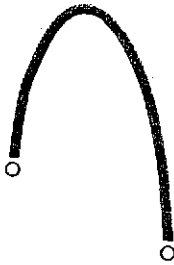
(831) 458-1080
gsmith@cruzio.com

	ROUTE DATA	COPY	ATT.
	DIRECTOR	✓	
	ASST. DIR. SPEC. SVCS.	✓	
	RECYCLING/SOLID WASTE		
	LANDFILL OPERATIONS		
	WATER CON/FLOOD CONT.		
	STORM WATER MANG.	✓	✓
	CONSTRUCT. ENG.		
	SANITATION ENG.		
	WATER & WASTEWATER		
	ASST. DIR. TRANSPORT.		
	ROAD OPS. ENG.		
	PERMITS/ENCROACH.		
	DRAINAGE OPERATIONS		
	RD. MAINT. OPERATIONS		
	RDA ENG.		
	ROAD DESIGN ENG.		
	SURVEY/DEVELOPMT.		
	TRANSP/RD. PLANNING		
	ASST. DIR. ADMIN. SVCS.		
	REAL PROPERTY/FLEET		
	CSA / PRGM ADMIN.		
	SAFETY OFFICER/LIVE OAK P.		
	PERSONNEL / MIS		

w/orig.

**Robert L. DeWitt
and Associates, Inc.**

Civil Engineers & Land Surveyors



1607 Ocean Street - Suite 1
Santa Cruz, CA 95060

Telephone 831 425-1617

Fax Number 831 425-0224

www.rldewitt.com

July 31, 2008
Job No. R07057

Greg Smith, Architect
2121 Ocean Street Extension
Santa Cruz, CA 95060

Re: Drainage for Church Remodel and Addition
APN: 045-371 01

Dear Greg,

At your request I have reviewed the Geotechnical Investigation prepared by Butano Geotechnical Engineering, Inc., dated July 2008. We are planning to discharge storm water runoff from drain inlets and downspouts to on-site bio-swales and retention trenches. The soil types and percolation rates were needed to verify the feasibility of this design.

As noted in the Geotechnical Investigation, the subsurface soil consists of silty sand within the depths explored, measuring 17+ feet below existing grade. The percolation rate was calculated to be between 2 and 18 inches per hour, depending on the depth. The most conservative value of 2 inches per hour adequately provides a design rate that allows the storm water retention needed for this project.

Specific design details of the drainage system will be provided with the final construction plans for this project. The plans will be reviewed and approved by the Geotechnical Engineer prior to permit issuance. During construction the exact placement and depths will be observed in the field and approved of the Geotechnical Engineer.

I spoke to DPW Drainage staff this week regarding these results. They had requested information that our proposed design for storm water runoff was feasible. Please contact us if you have any questions or need further information.

Sincerely,

ROBERT L. DeWITT and ASSOCIATES, INC.

Martha B. Shedden, P.E.

Mbs
R07057.drainage 7-31-08.doc

