



Staff Report to the Zoning Administrator

Application Number: **08-0387**

Applicant: Teal Messer, Architect
Owner: Ann Butler
APN: 026-091-09, 32

Agenda Date: March 6, 2009
Agenda Item #: 5
Time: after 10:00 a.m.

Project Description: Proposal to demolish an existing market/residence building and construct a new two story building with office use on the first floor and two apartments on the second floor. The new building is to be 3,935 square feet total area. The project will combine two parcels, APN 026-091-09 and APN 026-091-32, into one.

The project requires a Commercial Development Permit and Design Review Exception (to reduce the required 5-foot landscaping strip to 1-foot on the west property line), and preliminary grading approval.

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

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

Permits Required: Commercial Development Permit, Design Review Exception
and Preliminary Grading Approval

Technical Reviews: Soils Report

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 08-0387, based on the attached findings

Exhibits

- | | |
|---|---------------------------------------|
| A. Project plans | F. General Plan map |
| B. Findings | G. Discretionary Application Comments |
| C. Categorical Exemption (CEQA determination) | H. Urban Designers Memo |
| D. Location map | I. Geotechnical Review Letter |
| E. Zoning map | J. Photosimulation |

Parcel Information

Parcel Size: APN 026-091-09: 3789.7 sq. ft.,
APN 026-091-32: 9234.7 sq. ft.,
Total: 13,024 square feet, EMIS Estimate
Existing Land Use - Parcel: Market and Residential Unit
Existing Land Use - Surrounding: North, South, East, and West is residential,
Northeast is County Animal Services
Project Access: Entrance from 7th Avenue, Exit onto Rodriguez
Planning Area: Live Oak
Land Use Designation: Neighborhood Commercial
Zone District: C-1 (Neighborhood Commercial)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Soils Report submitted and reviewed
Fire Hazard: Not a mapped constraint
Slopes: Site is essentially flat
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Surface drainage (reviewed by DPW)
Archeology: Not mapped/no physical evidence on site

Services Information

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

Project Setting

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

Detailed Project Description

The applicant proposes to construct a 2-story mixed-use building with approximately 1,800 square feet of office space on the first floor, and two residential units on the second floor.

Parking is located on the south side of the parcel with a driveway and parking on the west side (see Exhibit A).

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

Permit History

A similar project to the current proposal was approved on October 17, 2003 under Commercial Development Permit 02-0556.

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

The Zoning Administrator approved permit 02-0556 with conditions to revise the design of the building to move the entrance to Seventh Avenue, to provide additional landscaping at the corner of the site, and to extend the loading space screening wall from 1.5 to 3 feet. The requested modifications were captured in conditions 4 and 5. Specifically:

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

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

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

Comparison of Previous Permit and Proposed Application

The use originally proposed and approved with permit 02-0556 was a neighborhood market on the lower floor and storage and an apartment on the upper floor. The change to offices on the lower floor and two apartments on the upper floor created slight site plan differences. The location of the building and the floor plan is almost identical to that approved in 2003.

Zoning & General Plan Consistency

The site is located in the C-1 (Neighborhood Commercial) zone district and Neighborhood Commercial General designation. The executive office use on the lower floor with a residential use above is an allowed use within the C-1 zone district. The applicant is proposing to use the offices for the Front Street Administrative Services (FSAS). FSAS provides support to residential care facilities including billing, staffing, human resources and payroll. On-site staff is project to be 8 people. Regular hours of operation are 8:00 a.m. to 5:00 p.m. weekdays.

Santa Cruz County Planning Department Policy/Ordinance Interpretation No. COMM-MU-OFFICE (01) allows 50% Office and 50% residential mixed use in the C-1 zone district. Residential uses may be no more than 50% of the total building area.

The residential units require open space, which must meet ordinance standards of the RM district. The applicant has provided decks that are 200 sq. ft., meet minimum width dimensions and are directly accessible from the units.

SITE STANDARDS TABLE

	C-1 Standards	Proposed Project
Min. Site Area	10,000 sq. ft.	13,024 sq. ft.
Min. Parcel Width	60 ft.	79 ft.
Lot Coverage	N/A	--
Floor Area Ratio	N/A	--
Front Setback	10 ft. typ. (see note 1)	20'-0"
Rear Setback	0	70'-11"
Side Setback	0 ft. typ. (see notes 2 and 3)	Seventh Avenue (east) side: 10'-0" (note 3) opposite (west) side: 32'-6" (note 2)
1. Front yard abutting or across the street from an R district is 20 ft. min. 2. Side yard abutting an R district is 30 ft. min. 3. Side yard across the street from an R district is 10 ft. min.		

PARKING STANDARDS TABLE

use - area	area / unit requirement	parking required	parking provided
offices – 1,800 s.f.	1 per 200 sq. ft.	9	9*
2 residences	2.5 per 2 bedroom unit	5	5
* includes 1 compact space and one accessible space			

Relationship to Streets

The proposed project is situated in a prominent location in that it's on the corner of two intersecting streets developed with a four-way stop. The proposed building sits along the corner

of the site, but the building entrance and associated architectural focal point are oriented toward the rear of the site where the parking lot is located. While the proposed site entry provides good access for people driving to the site, the building does not provide a pedestrian oriented design or welcoming face to the street. As noted earlier, the Neighborhood Commercial zone district is intended to provide uses that are pedestrian oriented in nature.

This building design addresses the desire to provide easy access for people driving to the site, but does not provide a recognizable main entry that is seen from the street along Seventh Avenue.

The Urban Designer has recommended that the building design be revised to provide a stronger connection with the street. This would involve moving the entrance diagonally to the corner of the building, in order to give a sense of entry to the Seventh Avenue frontage. The entry to the building at the corner of Seventh and Rodriguez is inappropriate in that it does not go into a public space, but merely serves one office. Staff is recommending the same Condition of Approval of permit 02-0556 that would require the Architect to move the entrance facing the parking to the corner facing both the parking area and Seventh Avenue.

Parking and Landscaping

Six foot fencing is proposed along the south and west property lines between the adjacent residential uses and the proposed commercial use. Very limited landscaping is provided between the proposed 6-foot fence and proposed parking areas. Additional small landscape areas are proposed on either side of the site entry on Seventh Avenue.

A landscaped area is available on the northern portion of the building. Landscape planters are provided in a few spots along the west side of the building and roadway. A trash enclosure is provided on the west side of the building with door opening toward the proposed fence on the west side of the site.

One-way vehicle circulation is provided around the rear of the building on the south and west side, with site entry from Seventh Avenue and site exit onto Rodriguez Street. The site plan provides 12 standard parking spaces, one compact space, and 1 accessible space located on the west side of the building, which meets the required number of spaces.

Grading and Drainage

Bauldry Engineering, dated November 4, 2008, prepared a geotechnical report. The report was reviewed and accepted by the Environmental Planning section staff (see Exhibit I). The report recommends overexcavation and recompaction under the building and the parking lot. The total quantity of this grading is 1,020 cu. yds of excavation and 705 cu. yds of recompaction. An additional 50 cu. yds of excavation and 20 cu. yds of fill is required for the rest of the site. While the amount of grading required for overexcavation and recompaction is used for calculation of fees, it is not included in the minimum amount for CEQA review for an Initial Study.

Parking and driveway areas are surface drained to Rodriguez Street or toward catch basins near 7th Avenue. The landscaped area along 7th Avenue is drained away from the building and sidewalk areas toward a swale, which drain to catch basins and are then piped to a storm sewer line in the right-of-way of 7th Avenue.

Design Review

The building is designed with flat wall construction and pitched roofing similar to traditional residential design. Proposed second story decking is provided at the central portion of the building, which breaks up the façade facing Seventh. The proposed entry to the building is located at the rear of the site on the south side of the building adjacent to the proposed parking area. A minor entry located off of Seventh Avenue is shown entering into a private office. A trash enclosure is located at the southwest corner of the lot. The enclosure is primarily fencing with a gate and is not considered a structure (located within the rear and side setbacks).

The minor entry design will be viewed as a main entry, but not enter into a public space. Staff does not believe that this entry is useful and continues (as noted above from the previous application) to not support the main entry only facing the parking lot. Staff's position is reflected in a condition of approval that would delete the minor entry facing 7th Avenue and move the main entry diagonally, so that it can be used by the parking lot and also seen from the street.

The building is designed with stucco on most of the building. Proposed colors are available for review on file. The height of the building is shown as approximately 28 feet. The maximum allowable height in the C-1 zone is 35 feet and three stories are allowed. Staff believes that this project is residential in style given the pitched roofs, deck and height, and that it blends well with the neighborhood.

The proposed project provides curb, gutter and separated sidewalks along Seventh Avenue and Rodriguez, consistent with the adopted Plan Lines, including necessary dedications needed to provide these improvements. The Redevelopment Agency has designed and contracted for the Seventh Avenue improvements and construction is underway.

New commercial projects are subject County Code Section 13.11, and the Design Review Memorandum from the Urban Designer is attached as Exhibit H. The ordinance requires a five foot wide landscape strip between parking or access aisles on the edges of the property. This is a narrow property with increased setbacks on the western side due to adjacency of residential zoning. The applicant is proposing vine pockets along this side between the fence and the driveway. Staff can support a design review exception due to the unusual circumstances of the narrowness of the lot, which is exacerbated by the increased required setback of 30 feet from residential zoning.

Environmental Review

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

Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **Approve** Application Number **08-0387** as submitted, based on the attached findings and conditions.

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

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

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Owner: Ann Butler

Commercial Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for commercial uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed mixed-use building 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 mixed-use building and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the C-1 (Neighborhood Commercial) zone district in that the primary use of the property will be one mixed-use building that meets all current site standards for the zone district. A design review exception is included for a less than five feet wide landscape strip on the western property line. Staff supports the exception due to the width of the lot and an increased setback from residential zoned property adjacent to this site.

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 mixed-use building is consistent with the use and density requirements specified for the CC (Community Commercial) land use designation in the County General Plan.

The proposed mixed-use building 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 mixed-use building will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed mixed-use building will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a

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Relationship Between Structure and Parcel Sizes), in that the proposed mixed-use building will comply with the site standards for the C-1 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed mixed-use building is to be constructed on an existing developed lot. The proposed building replaces a market and a residential unit with offices and two residential uses. This is a minor potential increase in traffic and the Department of Public Works Traffic section indicated that the project should not have a significant impact on Seventh Avenue.

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

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed mixed-use building 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 mixed-use building will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

The building is designed with flat wall construction and pitched roofing similar to traditional residential design. Proposed second story decking is provided at the central portion of the building, which breaks up the façade facing Seventh Avenue. The building is designed with stucco on most of the building. Proposed colors are available for review on file. The height of the building is shown as approximately 28 feet. The maximum allowable height in the C-1 zone is 35 feet and three stories are allowed. Staff believes that this project is residential in style given the pitched roofs, deck and height, and that these characteristics cause it to blend well with the existing neighborhood.

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Conditions of Approval

Exhibit A: Architectural plans, prepared by Teal Messer, Architect, dated July 31, 2008, revised November 11, 2008.

Civil engineering plans, prepared by Bowman and Williams, Consulting Civil Engineers, dated July 11, 2008, revised November 11, 2008.

Planting plan, prepared by Gregory Lewis, Landscape Architect, dated May 15, 2008, revised November 13, 2008.

- I. This permit authorizes the demolition of an existing market and residence, the construction of a new mixed-use building (with offices below and two residential units above) and the merger of two existing lots into one. 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 Grading Permit from the Santa Cruz County Building Official.
 - E. 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

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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. Provide revised elevations, first floor plan and site plan indicating the entry door from the parking area moved diagonally to the corner facing 7th Avenue and the parking area. Delete the entry into the private office.
4. Details showing compliance with fire department requirements.
5. Lighting:
 - a. All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties.
 - b. Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.
 - c. 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.
 - d. Building and security lighting shall be integrated into the building design.
 - e. Light sources shall not be visible from adjacent properties.
6. Utilities
 - a. New utility and service lines shall be installed underground, unless inappropriate.
 - b. Pad-mounted transformers (as part of the underground electrical service distribution system) shall not be located in the front setback or area visible from public view, unless they are completely screened by walls and/or thick landscaping, and shall not obstruct views of traffic from tenant spaces or driveways, or views to monument signs. Underground vaults may be located in the front setback area for aesthetic purposes.
7. Recycling
 - a. Commercial, industrial, institutional and multi-family residential uses shall include areas for recycling storage and collection adequate

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in capacity, number and distribution to serve the development where the project occurs.

- b. Recycling storage areas should be adjacent to or within the same enclosures as the garbage area or at least as convenient as the location for garbage storage.

8. Rooftop Equipment

- a. All rooftop mechanical and electrical equipment shall be designed to be an integral part of the building design, and shall be screened.
- b. Utility equipment such as electrical and gas meters, electrical panels, and junction boxes shall not be located on exterior wall elevations facing streets unless screened from streets and building entries using architectural screens, walls, fences, and/or plant material.

9. Building Signage

- a. Signage attached to buildings shall relate to the building design by being an integral part of that design or by use of compatible materials and colors. A sign program for the building shall be reviewed and approved by the Urban Designer as a part of the building permit submittal.

- 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 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
- E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer, if required.
- G. Pay the current fees for Parks and Child Care mitigation for four bedroom(s). Currently, these fees are, respectively, \$109 and \$109 per bedroom. Child Care mitigate fee for the office portion of the building shall be \$ 0.23 per sq. ft.
- H. Pay the current fees for Roadside and Transportation improvements for two units. Currently, these fees are, respectively, \$1,650 and \$1,650 per unit.

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- I. Provide required off-street parking for 14 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - J. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All 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. Allowable uses for a Level 1 permit would include any use that does not increase the parking demand above that proposed in this application. Uses that would not be allowed include restaurants and medical offices.

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- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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

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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.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Lawrence Kasparowitz
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: 08-0387
Assessor Parcel Number: 026-091-09, 32
Project Location: 2115 Seventh Avenue, Santa Cruz

Project Description: Proposal to demolish an existing market/residence building and construct a new two story building with office use on first floor and two apartments on the second floor. The new building is to be 3,935 square feet total area. The project will combine two parcels, APN 026-091-09 and APN 026-091-32, into one.

Person Proposing Project: Teal Messer, Architect

Contact Phone Number: 831-462-4721

- 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. X Categorical Exemption

Specify type: Class - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of small mixed use structure.

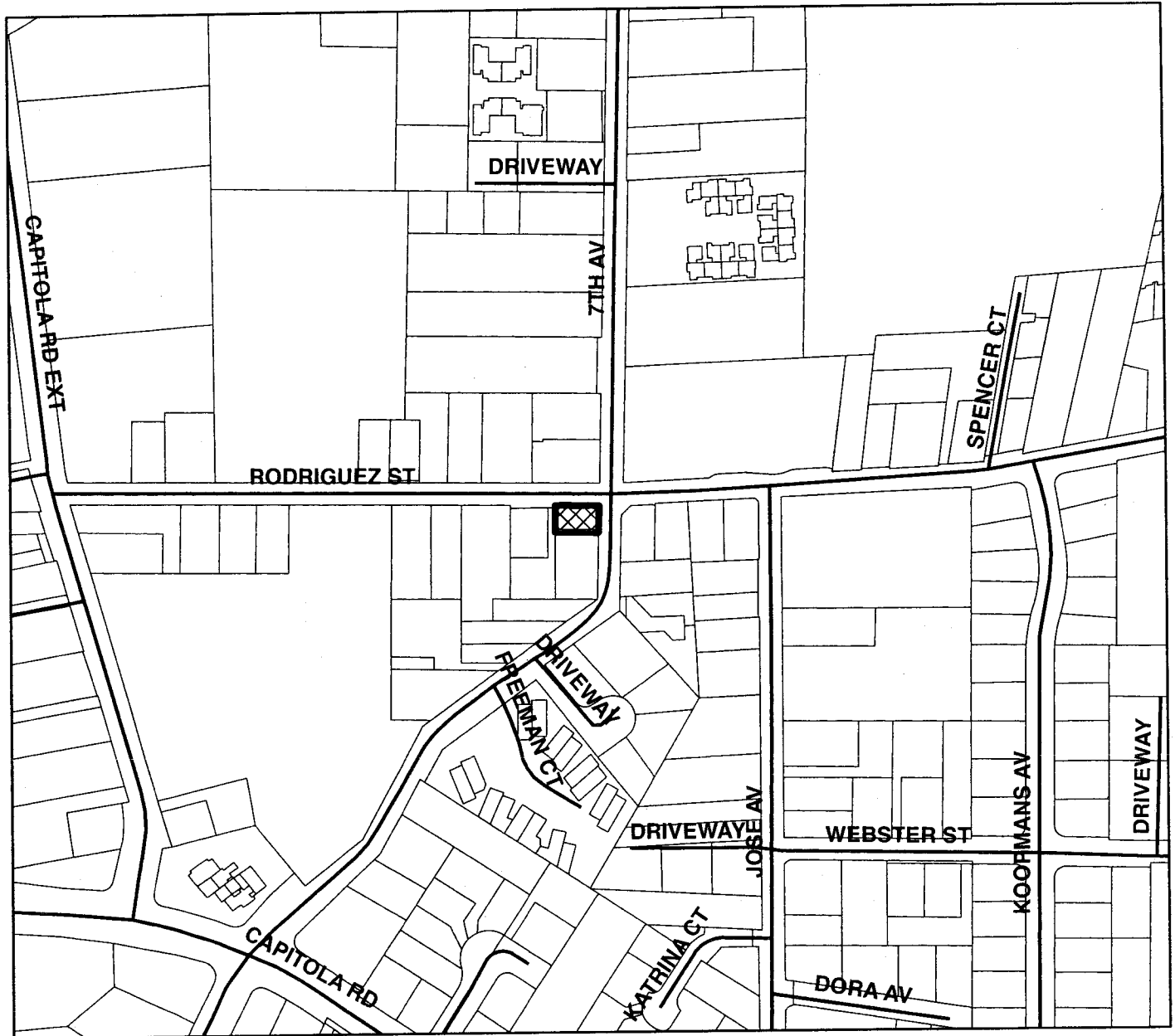
In addition, none of the conditions described in Section 15300.2 apply to this project.

Lawrence Kasparowitz, Project Planner

Date: _____



Location Map



0 200 400 800 1,200 1,600 Feet

LEGEND



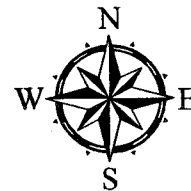
APN: 026-091-09



Assessors Parcels



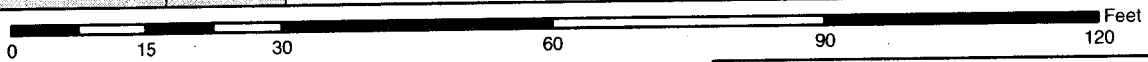
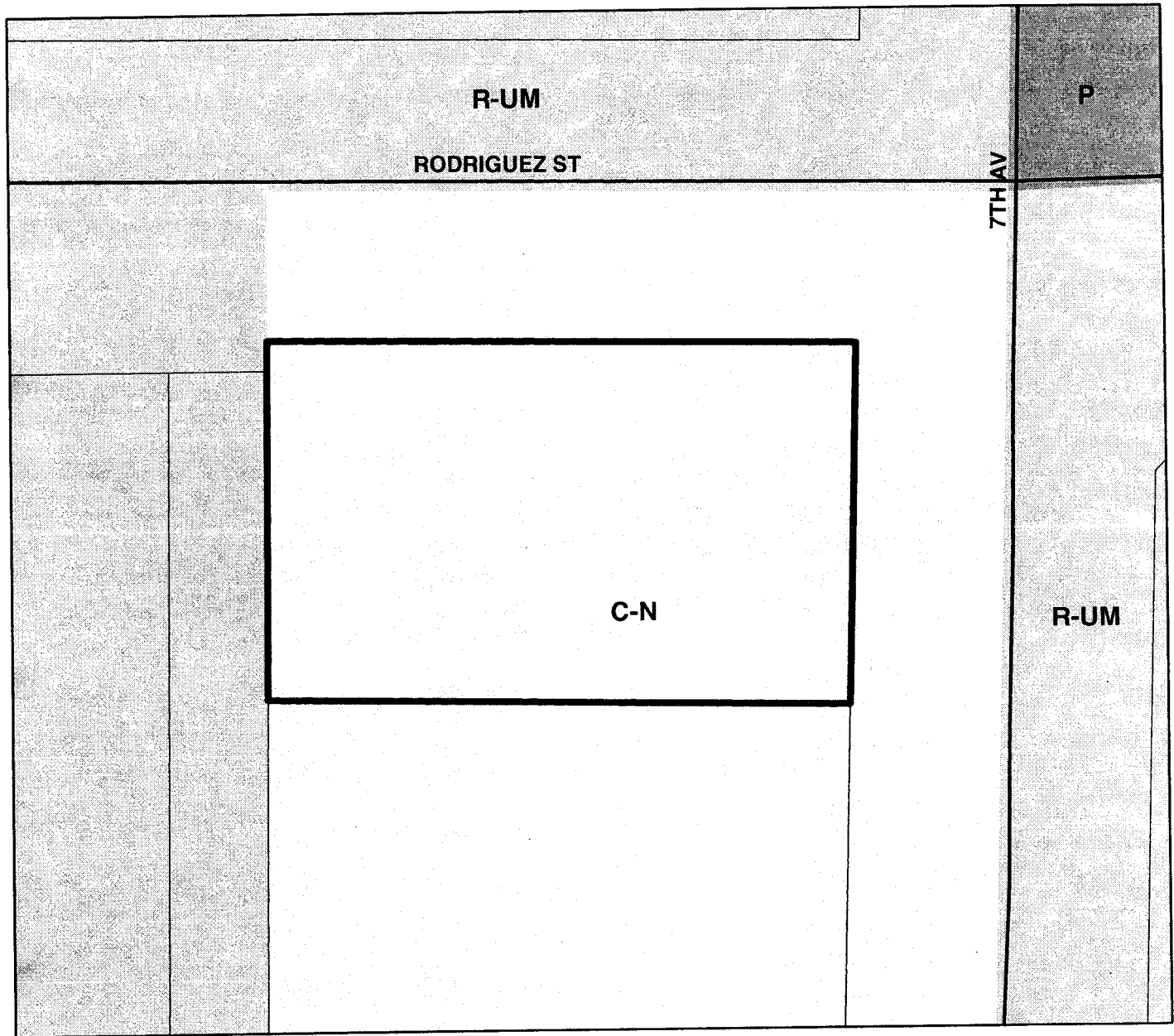
Streets









Map Created by
County of Santa Cruz
Planning Department
August 2008

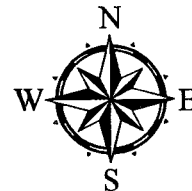


General Plan Designation Map



LEGEND

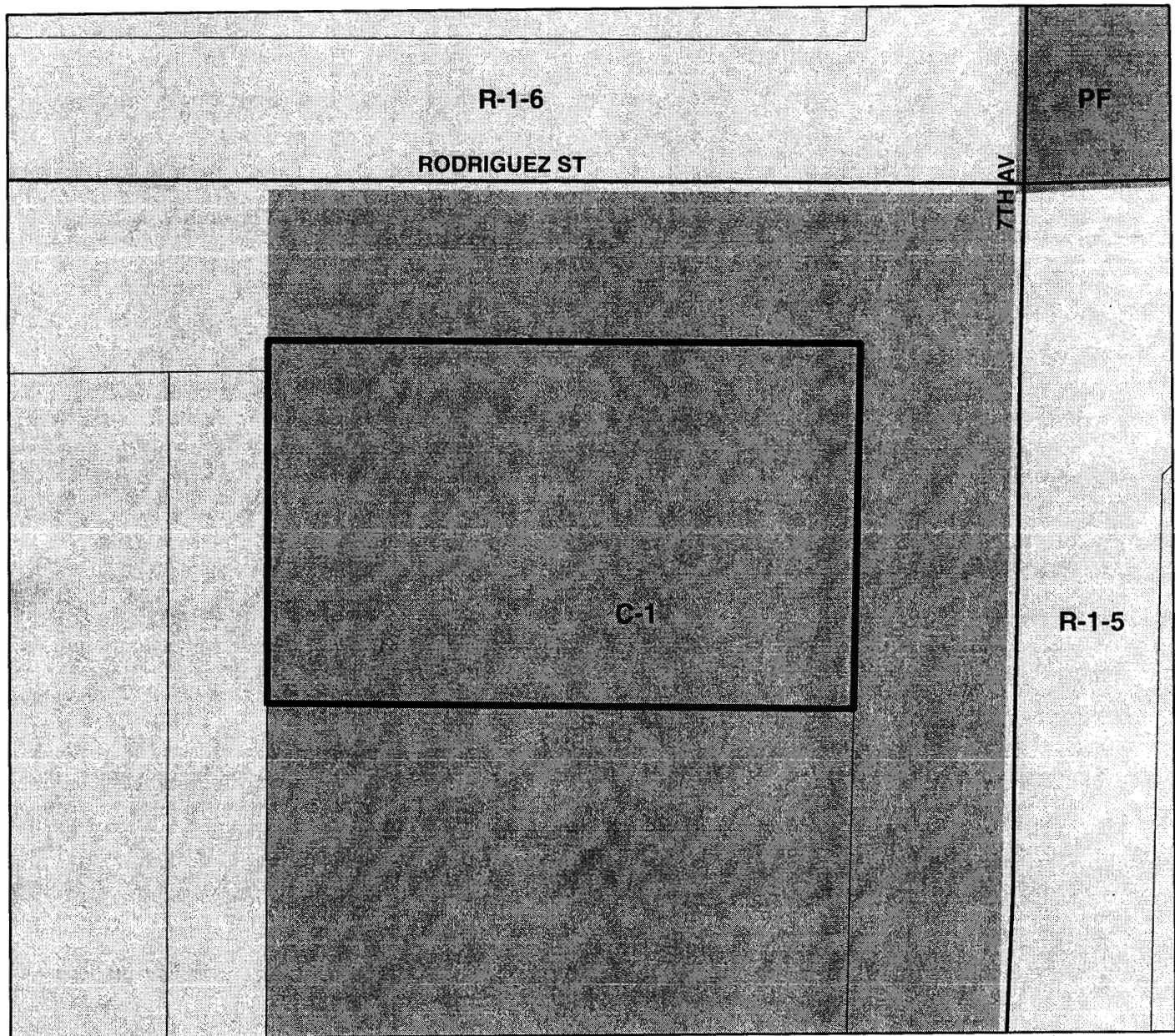
-  APN: 026-091-09
-  Assessors Parcels
-  Streets
-  Commercial-Neighborhood
-  Residential - Urban Medium Density
-  Public Facilities



Map Created by
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August 2008



Zoning Map



0 15 30 60 90 120 Feet

LEGEND

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



Map Created by
County of Santa Cruz
Planning Department
August 2008

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

Project Planner: Larry Kasparowitz
Application No.: 08-0387
APN: 026-091-09

Date: December 26, 2008
Time: 11:26:20
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Environmental Planning Completeness Comments

===== REVIEW ON SEPTEMBER 12, 2008 BY KENT M EDLER =====

The soils report is greater than 3 years old and therefore an update is required. Once the update is submitted, the report will be reviewed. ===== UPDATED ON SEPTEMBER 15, 2008 BY ANTONELLA GENTILE =====

This application should be modified to include both parcel numbers that will be developed as part of this project.

Environmental Planning Miscellaneous Comments

===== REVIEW ON SEPTEMBER 15, 2008 BY ANTONELLA GENTILE =====

The soils report cannot be reviewed until an update is submitted. Either the applicant should submit an update at this time to be accepted with this application, or the fee should be refunded and paid at the time of building application.

The grading, drainage, and erosion control plan will be reviewed as part of the building application. If it is necessary to review these items in order to grant discretionary approval, the preliminary grading fee must be paid.

===== UPDATED ON DECEMBER 16, 2008 BY KENT M EDLER ===== The soils report has been accepted.

Dpw Drainage Completeness Comments

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

===== REVIEW ON SEPTEMBER 16, 2008 BY LOUISE B DION =====

Application with civil plans dated July 11, 2008 and Hydrology and Storm Water Detention Calculations dated July 17, 2008 have been received. Please address the following:

- 1) Clarify how the runoff is being discharged at the predevelopment release rate.
- 2) While the rationale for using t=10 from the predevelopment time of concentration for 4 and 5, it is unclear as to why this rationale should apply to areas 3 and 6. Please clarify.
- 3) The vegetated swale may serve as a BMP and mitigate for smaller storm events but considering the poor soil drainage, it is unclear as to how it mitigates runoff from larger storm events. Will the swales be compacted? If so, how will this affect its ability to mitigate/infiltrate runoff from small and/or large storm events?

In addition please provide some background information regarding the "rule of thumb" used for calculating the minimum area required for the vegetated swale as 4% of the total impervious area.

- 4) Show how site runoff is proposed to be handled until it reaches a safe point of

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 08-0387
APN: 026-091-09

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release such as an adequate drainage system or a water course. Provide downstream impact assessment identifying capacity restrictions in existing drainage facilities receiving site runoff and identify the water body receiving the flow; specifically Provide an analysis the offsite system for capacity and condition between the project site and the drainage system release at Arana Gulch and propose appropriate upgrades to identified deficiencies. The County requires a 25-year storage volume, instead of the 10- year standard volume as a result of poor drainage conditions along Arana Gulch. However, the 10-year release rate still applies.

Until further information is submitted addressing the above comments, including calculations for proposed drainage systems, a thorough review of this application cannot be completed. Once submitted, additional items may need to be addressed before the application can be deemed complete.

If you have questions, please contact me at 831-233-8083.

===== UPDATED ON SEPTEMBER 16, 2008 BY LOUISE B DION =====
===== UPDATED ON DECEMBER 10, 2008 BY LOUISE B DION =====

Application with civil plans with revisions dated 11/11/2008 and revised Drainage Study dated November 11, 2008 have been received.

Our concerns regarding feasibility for proposed drainage system have been addressed and the application is deemed complete with respect to the discretionary permit application stage. Detailed review of drainage system design and calculations will occur during the building permit application stage.

Please see miscellaneous comments for additional guidance.

===== UPDATED ON DECEMBER 11, 2008 BY LOUISE B DION =====

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON SEPTEMBER 16, 2008 BY LOUISE B DION =====

The following are compliance/permit conditions or additional information required for this project.

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
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1) All runoff from parking and driveway areas should go through water quality treatment prior to discharge from the site. If structural treatment is proposed, recorded maintenance agreement(s) are required. The CDC has a sample agreement which can be updated for use on this project. This agreement should be signed, notarized, and recorded, and a copy of the recorded agreement should be submitted to the County Department of Public Works.

2) Please provide permanent markings at each inlet that read: "NO DUMPING - DRAINS TO BAY", or equivalent. The property owner is responsible for maintaining these markings.

3) Zone 5 fees will be assessed on the net increase in impervious area due to the project.

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

===== UPDATED ON SEPTEMBER 16, 2008 BY LOUISE B DION =====
===== UPDATED ON DECEMBER 10, 2008 BY LOUISE B DION =====

1) For the building permit application stage submit a revised report which provides further explanation/clarification as to the applicability of using the time of travel calculated for a confined aquifer as the rainfall duration input (Tc) to obtain a rainfall intensity from the Rainfall Intensity Duration Curves (fig SWM-3) from which a flow rate is calculated. Also clarify why the gravel bed beneath the pervious pavement considered as a confined rather than unconfined aquifer?

2) Please include in the report a written summary of the overflow path to a safe point of release. Include a description on the condition of path and outfall/outlet. Please include the entire overflow path in one figure if feasible, if not, then label the figures on pages 25 and 26 and locate the overflow in those figures such that the surrounding features are clear and the path well identified geographically. For example the overflow path on page 25 is located on the side margin and it is difficult to interpret where exactly it is situated. The map provided is the County's storm drain map unless the person reading the report has the larger County map available to reference, it is difficult to situate the overflow routing geographically. The scale of the maps provided on pages 23 and 24 are too small and the scale of the maps on pages 25 and 26 too big.

3) Previous completeness comment #3 was not completely addressed:

Specifically:

"The vegetated swale may serve as a BMP and mitigate for smaller storm events but considering the poor soil drainage, it is unclear as to how it mitigates runoff from larger storm events. Will the swales be compacted? If so, how will this affect its

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 08-0387
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ability to mitigate/infiltrate runoff from small and/or large storm events?"

4) There may be a misunderstanding of previous miscellaneous comment #2. The comment states that using a Tc=10 minutes for the predevelopment run off calculations is acceptable for the areas specified because those areas contained impervious surfacing prior to development. However for other areas which were vegetated prior to development the predevelopment runoff calculations should be based on a Tc=15 minutes. Please clarify your comment.

===== UPDATED ON DECEMBER 11, 2008 BY LOUISE B DION =====

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON SEPTEMBER 3, 2008 BY DEBBIE F LOCATELLI ===== Sidewalk, curb, gutter, trenches and driveway shall conform to the County of Santa Cruz Design Criteria. All work proposed within the County of Santa Cruz right-of-way shall require an Encroachment Permit, to be submitted at the time of building permit application.

===== UPDATED ON DECEMBER 1, 2008 BY DEBBIE F LOCATELLI =====
Per conversation with Architect on 12/1/08, proposed joint trench on Rodriguez is obsolete, except for the necessary trench to the pole, approximately 3-4 feet. Encroachment permit has been submitted for the proposed work within the county right-of-way, due to RDA project. No further comments.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON SEPTEMBER 3, 2008 BY DEBBIE F LOCATELLI =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON SEPTEMBER 10, 2008 BY RODOLFO N RIVAS =====
This application is complete for the discretionary level of review.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON SEPTEMBER 10, 2008 BY RODOLFO N RIVAS =====
RDA project on 7th Avenue will install landscape within County right-of-way.

Dpw Sanitation Completeness Comments

===== REVIEW ON SEPTEMBER 5, 2008 BY AMY GROSS =====
Environmental Compliance Unit Review Comments Application No: 08-0387

1st Review Summary Statement: The Environmental Compliance Unit approves these plans and has no further requirements at this time. Please see information items.

Information Items: Any industrial use of the proposed building may require pretreat-

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 08-0387
APN: 026-091-09

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ment of sanitary wastes prior to discharge. Industrial uses of the building will also require the installation of a sampling manhole on the property. The following activities may require pretreatment: photoprocessing, machine work, surfboard shaping, vehicle service, dentistry, medical facility, paint contractors, printers, and dry cleaners, and any other industrial sector that could potentially have an impact on the sewer system. If any of these industrial uses are planned for the building, you must submit plans to the Sanitation District for review.

If any food service is planned for the proposed building, a grease Environmental Compliance Unit Review Comments Application No: 08-0387

1st Review Summary Statement: The Environmental Compliance Unit approves these plans and has no further requirements at this time. Please see information items.

Information Items: Any industrial use of the proposed building may require pretreatment of sanitary wastes prior to discharge. Industrial uses of the building will also require the installation of a sampling manhole on the property. The following activities may require pretreatment: photoprocessing, machine work, surfboard shaping, vehicle service, dentistry, medical facility, paint contractors, printers, and dry cleaners, and any other industrial sector that could potentially have an impact on the sewer system. If any of these industrial uses are planned for the building, you must submit plans to the Sanitation District for review.

If any food service is planned for the proposed building, a grease interceptor will be required. The Sanitation District must be allowed to review plans for the grease interceptor/trap(s) prior to issuance of a permit and to inspect the installation. Any questions regarding these criteria or to schedule an inspection should be directed to the Santa Cruz County Sanitation District Environmental Compliance Unit at (831) 477-3907

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

Please call the Dept. of Public Works, Environmental Compliance Unit at 477-3907 if you have questions. ===== UPDATED ON SEPTEMBER 11, 2008 BY DIANE ROMEO =====
No. 1 Sanitation Engineering Review Summary Statement; APN: 26-091-09 & 32; Appl. No. 08-0387:

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

This review notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Discretionary Comments - Continued

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

Completeness Items:

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

A sewer backflow/overflow preventative device shall be installed on the sewer lateral and noted on plans.

The proposed building straddles the property line of two separate parcels. Will the properties be combined? If so, indicate in project description and plans.

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

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

Attach an approved (signed by the District) copy of the sewer system plan to the building permit submittal. All elements (notes and details) pertaining to the sewer improvement plan shall contained on sewer improvement plan and shall be the same as those approved under this permit. Signed copy shall be the version approved along with discretionary approval. Any changes subsequent to approved version shall be highlighted on plans and may result in delay in issuing building permit. This shall be condition of approval for this permit application. There are no Sanitation Engineering Miscellaneous Comments.

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

===== UPDATED ON DECEMBER 11, 2008 BY DIANE ROMEO ===== No. 2 Sanitation Engineering Review Summary Statement; APN: 26-091-09 & 32; Appl. No. 08-0387:

Sewer service is available for this project. This review notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new availability letter must be obtained by e applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

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

Discretionary Comments - Continued

Project Planner: Larry Kasparowitz
Application No.: 08-0387
APN: 026-091-09

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

There are no Sanitation Engineering Miscellaneous Comments.

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

===== UPDATED ON DECEMBER 11, 2008 BY DIANE ROMEO =====

Dpw Sanitation Miscellaneous Comments

===== REVIEW ON SEPTEMBER 11, 2008 BY DIANE ROMEO ===== There are no Sanitation Engineering Miscellaneous comments.

===== UPDATED ON SEPTEMBER 17, 2008 BY DIANE ROMEO =====



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

December 16, 2008

Teal Messer
3833 Glen Haven Road
Soquel, CA, 95073

Subject: Review of Goetechnical Investigation by Bauldry Engineering
Dated November 4, 2008; Project #: 0327-SZ972-H62
APN 026-091-09, Application #: 08-0387

Dear Applicant:

The purpose of this letter is to inform you that the Planning Department has accepted the subject report and the following items shall be required:

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations. Plans shall also provide a thorough and realistic representation of all grading necessary to complete this project
3. Prior to building permit issuance a *plan review letter* shall be submitted to Environmental Planning. The author of the report shall write the *plan review letter*. The letter shall state that the project plans conform to the report's recommendations.
4. Please provide an electronic copy of the soils report and addendum in .pdf format. This document may be submitted on compact disk or emailed to kent.edler@co.santa-cruz.ca.us.

After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the *Notice to Permits Holders* (attached).

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please submit two copies of the report at the time of building permit application.

Please call the undersigned at (831) 454-3168 if we can be of any further assistance.

Sincerely,


Kent Edler
Senior Civil Engineer

Cc: Ann Butler, Owner
Larry Kasparowitz, Development Review
Bauldry Engineering

INTEROFFICE MEMO

APPLICATION NO: 08-0387

Date: January 14, 2009

To: Lawrence Kasparowitz, Project Planner

From: Urban Designer

Re: Mixed-use building at 7th and Rodriguez, Santa Cruz

COMPLIANCE ISSUES

Design Review Authority

13.11.040 Projects requiring design review.

(e) All commercial remodels or new commercial construction.

Design Review Standards

13.11.072 Site design.

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site	✓		<i>The location of the access to this site is determined by it's location on the corner and the narrow width.</i>
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		<i>The maximum height in the C-1 district is 35 ft., this building is closer to 28 ft. which is the max. ht. in an R-1 zone.</i>
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship		✓	<i>See comments below</i>
Street design and transit facilities			N/A
Relationship to existing structures	✓		
Natural Site Amenities and Features			
Relate to surrounding topography	✓		

Retention of natural amenities	✓		
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	✓		
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		✓	<i>See comments below.</i>
Finish material, texture and color			
Scale			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest			N/A

Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting.	✓		
Solar Design			
Building design provides solar access that is reasonably protected for adjacent properties.	✓		
Building walls and major window areas are oriented for passive solar and natural lighting.	✓		

13.11.074 Access, circulation and parking.

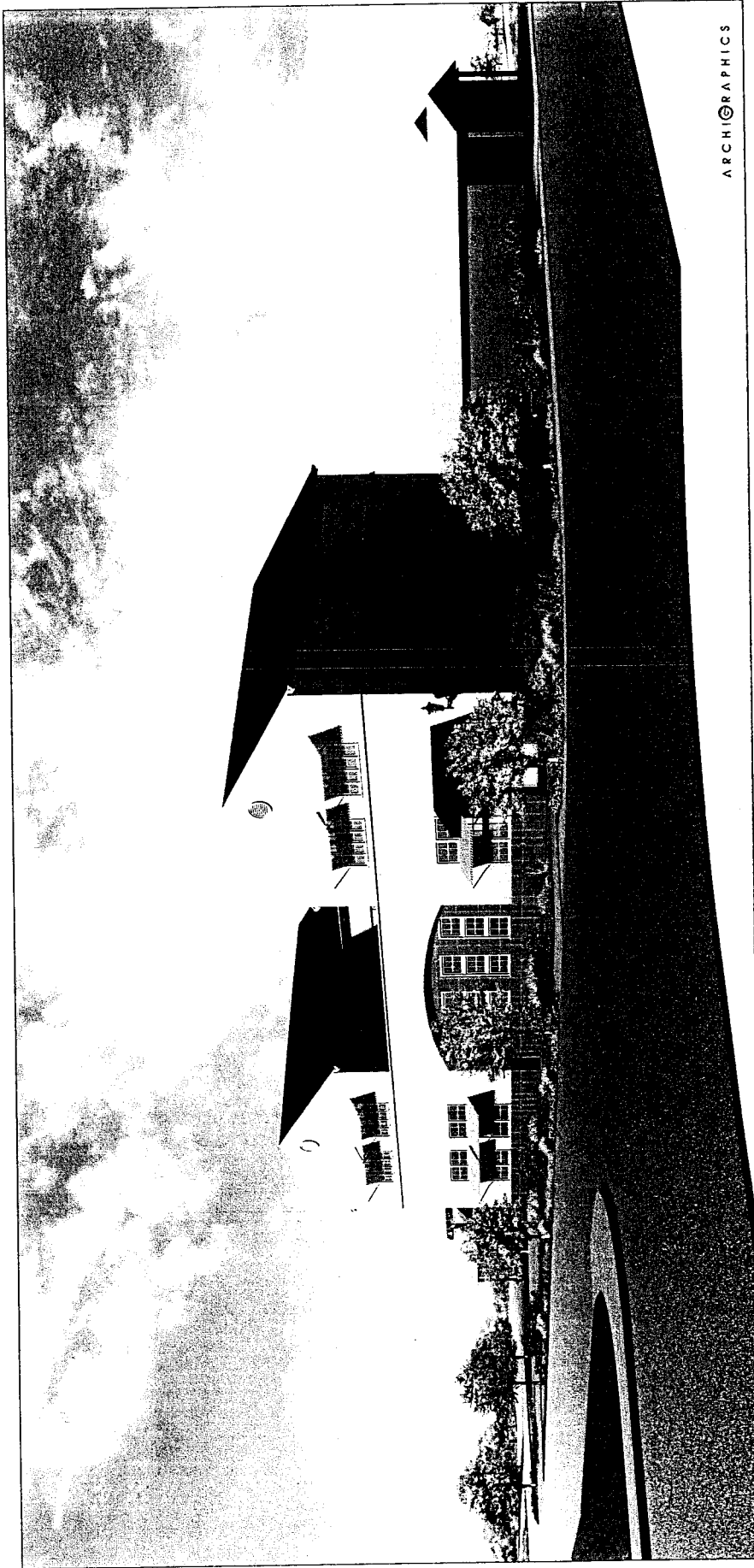
Parking			
Minimize the visual impact of pavement and parked vehicles.	✓		<i>the narrow side of the parking lot is exposed to the street.</i>
Parking design shall be an integral element of the site design.	✓		
Site buildings toward the front or middle portion of the lot and parking areas to the rear 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 <i>No loading area is required for an office use.</i>
Landscape			
Trees shall be dispersed throughout the parking lot to maximize shade and visual	✓		

parking lot to maximize shade and visual relief.			
At least twenty-five percent (25%) of the trees required for parking lot screening shall be 24-inch box size when planted; all other trees shall be 15 gallon size or larger when planted.	✓		
Parking Lot Design			
Where an interior driveway or parking area parallels the side or rear property line, a minimum 5-foot wide net landscape strip shall be provided between the driveway and the property line.		✓	<i>The architect is asking for relief from this requirement for the long side of the property opposite 7th Avenue – see comments below.</i>
Parking areas shall be screened from public streets using landscaping, berms, fences, walls, buildings, and other means, where appropriate.	✓		
Bicycle parking spaces shall be provided as required. They shall be appropriately located in relation to the major activity area.	✓		
Reduce the visual impact and scale of interior driveways, parking and paving.	✓		
Parking Lot Landscaping			
It shall be an objective of landscaping to accent the importance of driveways from the street, frame the major circulation aisles, emphasize pedestrian pathways, and provide shade and screening.	✓		
Parking lots shall be landscaped with large canopy trees.	✓		
A landscape strip shall be provided at the end of each parking aisle.	✓		
A minimum 5-foot wide landscape strip (to provide necessary vehicular back-out movements) shall be provided at dead-end aisles.			N/A
Parking areas shall be landscaped with large canopy trees to sufficiently reduce glare and radiant heat from the asphalt and to provide visual relief from large stretches of pavement.	✓		
As appropriate to the site use, required landscaped areas next to parking spaces or driveways shall be protected by a minimum six-inch high curb or wheel stop, such as concrete, masonry, railroad ties, or other durable materials.	✓		

Pedestrian Travel Paths			
Plans for construction of new public facilities and remodeling of existing facilities shall incorporate both architectural barrier removal and physical building design and parking area features to achieve access for the physically disabled.	✓		
Separations between bicycle and pedestrian circulation routes shall be utilized where appropriate.			N/A

PERMIT CONDITIONS / ADDITIONAL INFORMATION

- *The entry facing Seventh Avenue should be eliminated as it only goes in to a private office and does not serve as a public entry.*
- *In previous proposals, the entry at the parking lot was conditioned to be rotated diagonally such that it could serve both the parking lot and Seventh Avenue. This proposal should be similarly conditioned.*
- *The vine pockets and vine selection shown on the western edge of the property between the fence and the driveway should be adequate to provide a "green wall" in a short time. These vines must be irrigated.*



ARCHIGRAPHICS

MIXED USE OFFICE BUILDING

2115 Seventh Ave, Santa Cruz

ARCHITECT: TEALL MESSER

August 15, 2008