



Staff Report to the Zoning Administrator

Application Number: **111195**

Applicant: David Foster, Community Action Board
Owner: Roman Catholic Bishop of Monterey CA
APN: 026-051-02 & 026-051-17

Agenda Date: March 2, 2012
Agenda Item #: 1
Time: After 10:00 a.m.

Project Description: Proposal to change the use within an existing building from a non-conforming residential use to a day worker center. Requires an Amendment to Permit 107-U.

Location: Property located on the west side of 7th Avenue, north of Rodriguez Street in Live Oak (2661 7th Ave.).

Supervisory District: 1st District (District Supervisor: Leopold)

Permits Required: Amendment to Permit 107-U

Technical Reviews: None

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 111195, based on the attached findings and conditions.

Exhibits

- | | |
|---|--|
| A. Project plans | F. Program Statement, Submitted by applicant |
| B. Findings | G. Parking Agreement with Vets Hall |
| C. Conditions | H. Comments & Correspondence |
| D. Categorical Exemption (CEQA determination) | I. Sample Bus Schedule |
| E. Assessor's, Location, Zoning and General Plan Maps | |

Parcel Information

Parcel Size: 1.45 acres/ 63,354 square feet (TOTAL)
0.6 acres/ 27,425 square feet (026-051-17)
0.8 acres/ 35,929 square feet (026-051-02)

Existing Land Use - Parcel: Single family residence and a portion of the cemetery to the west.

Existing Land Use - Surrounding: Public facilities (Santa Cruz County Animal Shelter,

Holy Cross Cemetery, Vets Hall, Green Acres Elementary School), and single and multi-family residences.
Project Access: 7th Avenue
Planning Area: Live Oak
Land Use Designation: P (Public Facility)
Zone District: PF (Public Facilities)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: Flat parcel
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: Existing drainage adequate, no changes to impervious surface
Archeology: Not mapped; no ground disturbance proposed

Services Information

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

History

The subject parcels are a part of the larger cemetery development on Assessor's Parcel Number 026-051-07. It is unclear when the cemetery was originally constructed; however, assessor's records indicate that it was likely in the 1930's or 1940's, prior to permitting requirements.

There is an existing single family dwelling and a second dwelling unit located on parcel 026-051-17 and there is an existing detached garage located on parcel 026-051-02.

In 1958, a use permit was obtained on parcel 026-051-17 to allow for the construction of a building for church services (107-U). Based on the plans associated with the approval, it appears that the permitted church building was never constructed. It also does not appear that the existing residence was constructed at that time; therefore, the permit indicates that the single family dwelling existed prior to 1958.

In 1971, use permit 3981-U was approved on parcel 026-051-17 and surrounding parcels to allow

for the construction of garden crypts and a mausoleum, an internment chapel, and office facilities. The plans associated with this permit show the subject residential building as an "existing house".

While further permits have since been issued on the main cemetery property (026-051-07), additional permits have not been issued on the subject properties. The properties are zoned Public Facilities (PF); therefore, the existing single family dwelling and second unit are existing, non-conforming uses.

Project Setting

The parcels are located on the west side of 7th Avenue, approximately 915 feet south of Soquel Avenue in Live Oak. Seventh (7th) Avenue runs north-south, beginning at Soquel Avenue and ending at East Cliff Drive near Twin Lakes Beach.

Based on the zoning patterns, it appears that this portion of 7th Avenue, between Soquel Avenue and Capitola Road was intended to provide a transitional area between the Soquel Avenue commercial corridor and the denser residential portion of 7th Avenue, south of Capitola Road. As shown in the graphic below, parcels zoned for Public & Community Facilities are intermixed with residentially zoned parcels in this transitional area. Therefore, it is clear that this area was not intended to be strictly residential in nature.

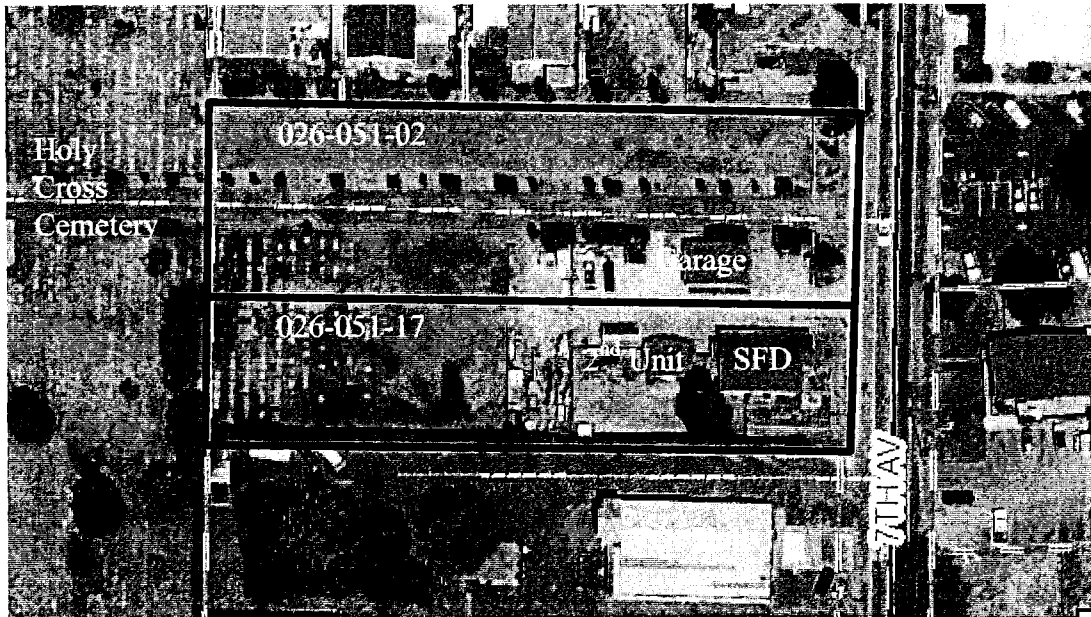
(*The subject parcel is identified by a dashed line)

C-1	Neighborhood Commercial
C-2	Community Commercial
C-4	Commercial Services
CT	Tourist Commercial
PF	Public & Community Facilities
R-1	Single Family Residential
RM	Multi Family Residential



The westerly adjacent parcel is also zoned Public and Community Facilities (PF) and is developed with the Holy Cross Cemetery. The northerly adjacent parcels are zoned R-1-6 (Single Family Residential – 6,000 square foot minimum) and are developed with detached single family dwellings. The southern adjacent parcel is also zoned PF and is developed with the Veterans of Foreign Wars hall. Parcels located across 7th Avenue to the east are zoned PF and Multi Family Residential (RM-5) and are developed with a vacant office building, the Santa Cruz County Animal Shelter building and Casa La Familia, a senior living housing development. Further to the north and south of the subject parcels are parcels zoned Single Family Residential which are developed with single family dwellings.

Parcel 026-051-17 is currently developed with a single family dwelling and a second dwelling unit and parcel 026-051-02 is developed with a detached garage. The driveway to the cemetery is located on parcel 026-051-02 and a portion of the cemetery itself is located on both parcels as shown below:



The garage and second dwelling unit were constructed in conjunction with the cemetery and are not a part of the proposed project. The subject single family dwelling is a single story structure of approximately 1,000 square feet.

The site takes access from both 7th Avenue and from parcel number 026-051-02, by way of the cemetery driveway, although it should be noted that an easement has not been recorded over the adjacent parcel for access, as the properties remain under the same ownership.

As a part of the SPCA development, 7th Avenue was improved with curb, gutter, sidewalk, and a landscape strip.

Detailed Project Description

The Community Action Board is proposing to convert the existing Single Family Dwelling to a Day Laborer Center. The only structural improvements associated with the proposal are to

construct an accessible ramp at the front of the existing structure and to remodel the existing restroom to create an accessible restroom.

Currently, day laborers gather at different areas throughout the county and the city to solicit work individually. These areas include the parking lot of Home Depot on 41st Avenue and at the parking lot of ProBuild on River Street. Survey results provided by the Community Action Board (CAB) indicate that day laborers are often not paid the agreed upon amount at the end of the workday, not returned to the place of pick-up, not provided the use of a restroom, and injured on the job without medical treatment.

The proposal is to create a center run by the Community Action Board, where day laborers would be matched with employers based on their skills and abilities. The center would provide a system for the oversight and regulation of jobs and employers for day laborers where one does not currently exist in the county and would ensure that the workers are no longer exploited.

Operations

The day laborer center would operate between the hours of 7:00 a.m. and 1:30 p.m., Tuesday through Sunday; therefore, operation of the center would not conflict with peak evening traffic and would be closed during the after-school student pedestrian commute.

The proposed operations of the center would be regulated by policies enumerated in the applicant's Program Statement (Exhibit F) and the recommended operational conditions of approval. Day laborers would visit the center on a drop-in basis to sign up for work any time between the hours of 7:00 a.m. and 1:30 p.m. The laborers would enter the building and sign up for work at the front desk, indicating any specific abilities or skills. Research provided by the CAB indicates that it is unlikely that more than 30 laborers will be matched with employers in a given day. Additionally, center policies will ensure that the maximum building occupancy of 49 persons is not exceeded.

Laborers would be permitted to wait for work within the center's waiting area or within the side yard of the building which will be blocked from public view with vegetation and a 6 foot tall solid wood fence. Center policies will not permit workers to wait for work outside the center or to solicit work from 7th Avenue. Further, the CAB indicates that the Center will enforce the policy that all day workers must leave the premises at 1:30.

Job matching will take place primarily over the phone. Employers will complete the hiring process by phone and the employees will be responsible to transport themselves to the job site. Only on certain occasions where a job site is not easily accessible, will an employer come to the site to pick up workers. Santa Cruz Metro maintains the bus stops at both 7th Avenue & Capitola Road and 7th Avenue & Soquel Avenue and most of their major bus routes between Watsonville, Live Oak, and the downtown metro stations utilize these stops, which allows for convenient service to the project site. Workers will likely be able to utilize the public transportation system as the primary means of transportation to and from the site and to surrounding employer's sites.

Signage

The proposal includes a 6 foot tall freestanding sign of 13.5 square feet. The front width of the existing building is about 27 feet; therefore, the proposed sign complies with County Code section 13.10.581 for signage in the PF zone district which allows for ½ square foot of signage per foot of building width.

Parking

Studies and research of existing day laborer facilities outside of the county, provided by the CAB, indicate that few, if any, day laborers would drive to the center. The majority of the day laborers in other counties utilize public transportation and/or ride bicycles to and from the centers.

The parking demand analysis submitted by the CAB indicates that a minimum of three parking spaces are required for employers and that one parking space should be designated for each staff person and volunteer. Additionally, the program statement indicates that one staff person and up to three volunteers may be on site at any one time. The proposal includes the use of five parking spaces at the adjacent Vets Hall property as well as one on-site parking space. Although the applicant has estimated that six parking spaces are sufficient to serve the center, the staff recommendation is for the applicant to obtain the use of four additional parking spaces at the adjacent Vets Hall property. The additional spaces will allow for the following parking breakdown:

1 FT Employee- 1 space
Volunteers- 3 spaces
Employers- 3 spaces
Workers/Day Laborers- 2 spaces

The additional spaces are recommended by staff because it is likely that as the center is starting up, workers may not be aware of policies that encourage the use of alternative transportation, employers may not be aware that they do not need to visit the center to hire workers, and there may be additional volunteers on-site to assist with the center's operations.

Traffic

For the purpose of evaluating traffic impacts on the surrounding road network, the Department of Public Works Road Engineering section has reviewed the proposed project and has determined that the use falls under the ITE's "institutional" use category. This land use is expected to generate 5 trips per 1000 square feet of building area; therefore given that the existing building is 1,008 square feet, it is estimated that the use will generate a minimal 5 trips per day. No traffic impacts are expected on the surrounding road network as a result of the proposed use.

Monitoring Logs

The CAB indicates that the center staff person and any associated volunteers on-site will be responsible for enforcing the center's policies; however, given the level of neighborhood concern regarding the enforcement of the policies proposed, conditions of approval require that the Center track operations for 6 months following the opening of the facility by way of monitoring

logs. The logs shall be submitted to the Planning Department for review to ensure condition compliance. If it is evident that the center is not operating in compliance with the conditions of this permit, the matter will be forwarded to the County Code Compliance Division for further follow-up.

Zoning & General Plan Consistency

The subject proposal would be located on two parcels totaling approximately 1.45 acres, located in the Public Facilities (PF) zone district, a designation which allows for community centers. The proposed day worker center is a permitted use within the zone district and the zoning is consistent with the site's Public Facility (P) General Plan designation. Further, the existing single family dwelling is an existing non-conforming use; therefore the proposed change of use resolves the non-conformity. The building is not non-conforming in that it meets all of the current site standards for the PF zone district, as shown in the table below:

	Required as per County Code Chapter 13.10.363	Proposed
Front Yard	10' 20' if across from Residential zoned parcel	35' (Structure located across from PF zoned parcel)
Side Yard	10'	25' (from south property line of APN 026-051-17 and from south property line of APN 026-051-02)
Rear Yard	10'	>10'
Height	35'	16'

Design Review

The proposed day worker center complies with the requirements of the County Design Review Ordinance, in that with the exception of an accessible ramp, no structural or exterior changes to the existing building are proposed. The proposal includes new landscaping at the site frontage and within the side yard, a new decomposed granite pathway from the public sidewalk, a new three foot maximum height picket fence and gate, and a 6 foot fence in the side yard. No additional impervious surface will be added to the site as a result of the project.

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 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 **111195**, based on the attached findings and

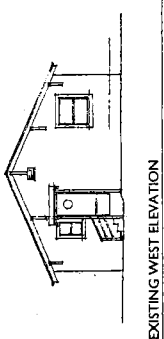
conditions.

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.

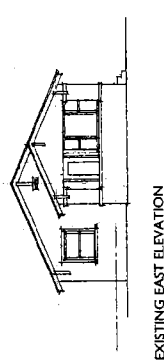
The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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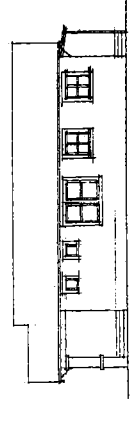
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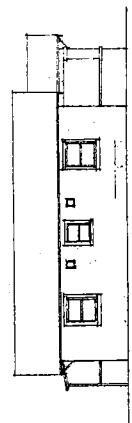
EXISTING WEST ELEVATION



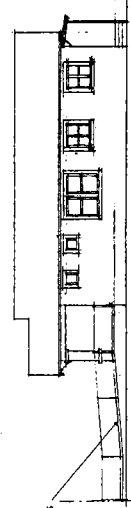
EXISTING EAST ELEVATION



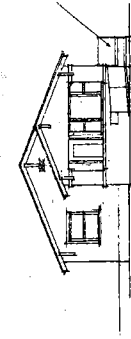
EXISTING NORTH ELEVATION



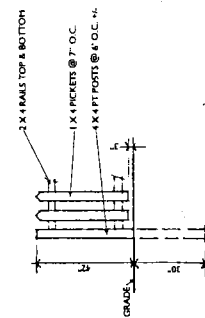
EXISTING SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION



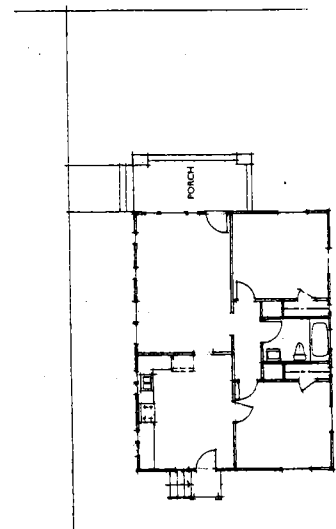
PAINTED PICKET FENCE
BEHIND SIDEWALK AND DRIVEWAY

DAY LABOR WORKER CENTER
COMMUNITY ACTION BOARD
OF SANTA CRUZ COUNTY
2261 7th Avenue, Santa Cruz, CA 95062
APN: 026-051-17

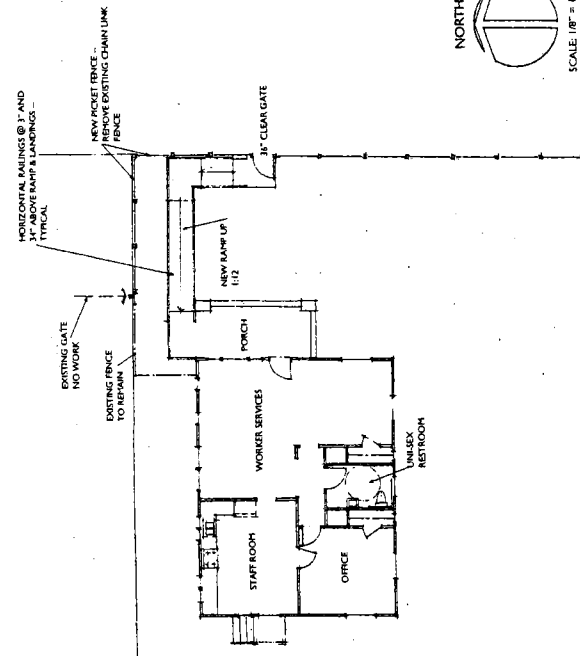
THACHER & THOMPSON ARCHITECT
877 Cedar Street, Suite 248
Santa Cruz, CA 95060

SHEET 2

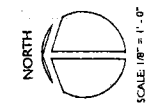
9-28-11
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EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



HORIZONTAL RAILINGS @ 3" AND 4" ON EXISTING RAMP BLINDING TYPICAL

EXISTING GATE NO WORK

EXISTING FENCE TO REMAIN

NEW PICKET FENCE - REMOVE EXISTING CHAIN LINK FENCE

NEW RAMP UP 1:12

36" CLEAR GATE

PORCH

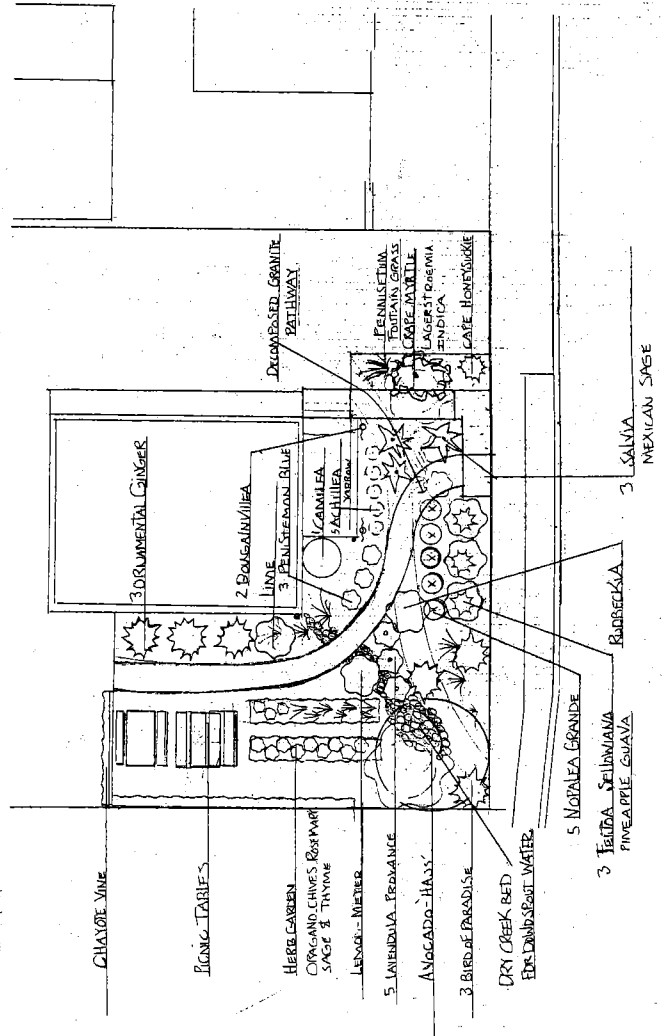
WORKER SERVICES

OFFICE

UNisex RESTROOM

SANTA CRUZ DAY LABOR CENTER
BY KEN FOSTER
TERRA NOVA ECOLOGICAL LANDSCAPING

3
 1/2" = 1' 0"



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 community 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 day worker center will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the existing structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood and no new square footage is proposed. The day worker center will not be detrimental to the safety or welfare of persons residing or working in the neighborhood or the general public in that policies will ensure that workers will not stand or gather at the front of the site to loiter, solicit work from 7th Avenue, or wait for employers.

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 day worker center and the conditions under which it will be operated and maintained will be consistent with all pertinent County ordinances and the purpose of the Public Facilities (PF) zone district, as the primary use of the property will be a day worker center that meets all current site standards for the zone district.

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

This finding can be made, in that the proposed day worker center use is consistent with the use and location requirements specified for the Public Facility (P) land use designation in the County General Plan.

The proposed day worker center will be located within an existing structure that is currently being used as a non-conforming single family dwelling. The change of use to a day worker center will resolve the existing non-conformity and will provide a use consistent with the purposes and goals of the P land use designation in the County General Plan.

Further, the subject parcels are located in an urban area that is not subject to infrastructure constraints as street improvements were completed as a part of the construction of the SPCA building and there are no scenic, natural, or agricultural resource protection constraints. The proposed use will be located on a PF zoned parcel in a neighborhood with other P designated parcels and with parcels designated as Urban Medium Residential which is consistent with general plan policy 2.21.1.

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 day worker center is to be located on a parcel currently developed with an existing structure that has been historically used as a non-conforming single family dwelling. Studies of other day worker centers (provided by the applicant) indicate that few day workers drive to the center and that most utilize alternative transportation. The center will provide services to employers by phone and pick-ups at the center would occur infrequently. Additionally, the center will only operate between the hours of 7:00 a.m. and 1:30 p.m. and will therefore not conflict with peak evening traffic patterns. The Department of Public Works Road Engineering section identifies the use as an institutional use that generates 5 trips per day which is too minimal to create impacts on the surrounding road network. Therefore, the level of traffic generated by the proposed project is not anticipated to adversely impact existing roads and intersections in the surrounding area which are not currently congested.

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 day worker center is consistent with the land use intensity and density of the neighborhood. Exterior landscape and site improvements will upgrade the existing property as viewed from the public way and from surrounding residences.

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 existing structure is of an appropriate scale and type of design that blends in with the aesthetic qualities of the surrounding community buildings and residences and does not reduce or visually impact available open space in the surrounding area. No new square footage is proposed as a part of the project; however, the project will incorporate landscaping and new fencing to upgrade the exterior of the site.

Conditions of Approval

Exhibit A: Project Plans, 3 sheets, dated December 12, 2011; sheets 1 & 2 prepared by Thatcher & Thompson Architect; sheet 3 prepared by Ken Foster, Terra Nova Ecological Landscaping.

- I. This permit authorizes a day worker/laborer center to occupy an existing building which is currently used as a single family dwelling. 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.
 - D. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. 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. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review

and approval.

2. The landscaping and site plans shall show the location of a 6 foot, solid wood board fence located in the south side yard. The plans shall show the side yard waiting area (picnic tables, etc.) located behind the 6 foot fence.
 3. Complete accessibility plans.
 - a. If separate parking lot areas are provided for employees and guests, then separate accessible parking shall be provided unless unreasonable hardship is established.
 4. Specifications to verify new work and change of occupancy (from an R-3 to a B) that comply with the 2010 CBC, CPC, CMC, CEC and 2008 CA Energy Standards, which are the codes currently enforced.
 5. Details showing compliance with fire department requirements.
- B. Submit a completed accessible hardship form to establish the costs of construction and the costs of providing access.
- 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. Submit a complete list of the Center's policies. All policies shall be consistent with the approved program statements and conditions of approval.
- E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- F. Provide required off-street parking for 10 vehicles. 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. Applicant shall submit a revised contract with the adjacent Veteran's Hall property which indicates that at least 9 parking spaces are available for the Day Worker Center's use during their business hours of 7:00 a.m. to 1:30 p.m.
- 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. 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. All day workers visiting the site shall not be permitted to loiter, wait for work, wait for pick-up, or solicit work on 7th Avenue. All day workers visiting the site shall, when not conducting business within the office, wait within the building or within the designated side yard behind the fence. Loitering in the front yard of the building or on the public sidewalk is not permitted.
- C. The Center may operate between the hours of 7:00 a.m. and 1:30 p.m., Tuesday through Sunday. All day workers must leave the premises at 1:30 p.m. The Center shall not permit lines or gatherings to form outside of the Center prior to 7:00 a.m.
- D. Center staff shall monitor the parking areas to ensure that parking is available for employer pick-up and workers vehicles. Parking is not permitted within the driveways or on 7th Avenue.
- E. The Center shall designate a disturbance coordinator to resolve potential neighborhood conflicts or concerns. The name and contact number of the disturbance coordinator shall be clearly posted at all times. No additional signage is permitted beyond the disturbance coordinator sign and the signage approved on Exhibit A.
- F. For six months following the attainment of a final building permit, the Center shall track the following:
1. Daily attendance of volunteers and workers.
 2. The number of workers matched with employment opportunities daily
 3. The workers methods of transportation to and from the site.
 4. The average wait time at the center prior to employment.
 5. Complaints and concerns submitted to the disturbance coordinator and actions taken to resolve the issues.

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

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

Please note: This permit expires three 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

Application #: 111195
APN: 026-051-17
Owner: Roman Catholic Bishop of Monterey CA

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.

Please note: Six months from the date that a final building permit is obtained, the applicant shall submit all monitoring logs required by condition of approval IV.F to the Planning Department for review. At that time, the operation shall be reviewed by staff to ensure compliance with conditions of approval and to ensure that the Center's policies are being enforced.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Steven Guiney, AICP
Deputy Zoning Administrator

Samantha Haschert
Project Planner

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 111195

Assessor Parcel Number: 026-051-17 & 026-051-12

Project Location: 2261 7th Avenue, Santa Cruz

Project Description: Proposal to change the use of an existing building from a non-conforming residential use to a day worker center.

Person or Agency Proposing Project: David Foster, Community Action Board

Contact Phone Number: (831) 212-3554

- 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 1 - Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

Change the use within an existing building with limited site improvements.

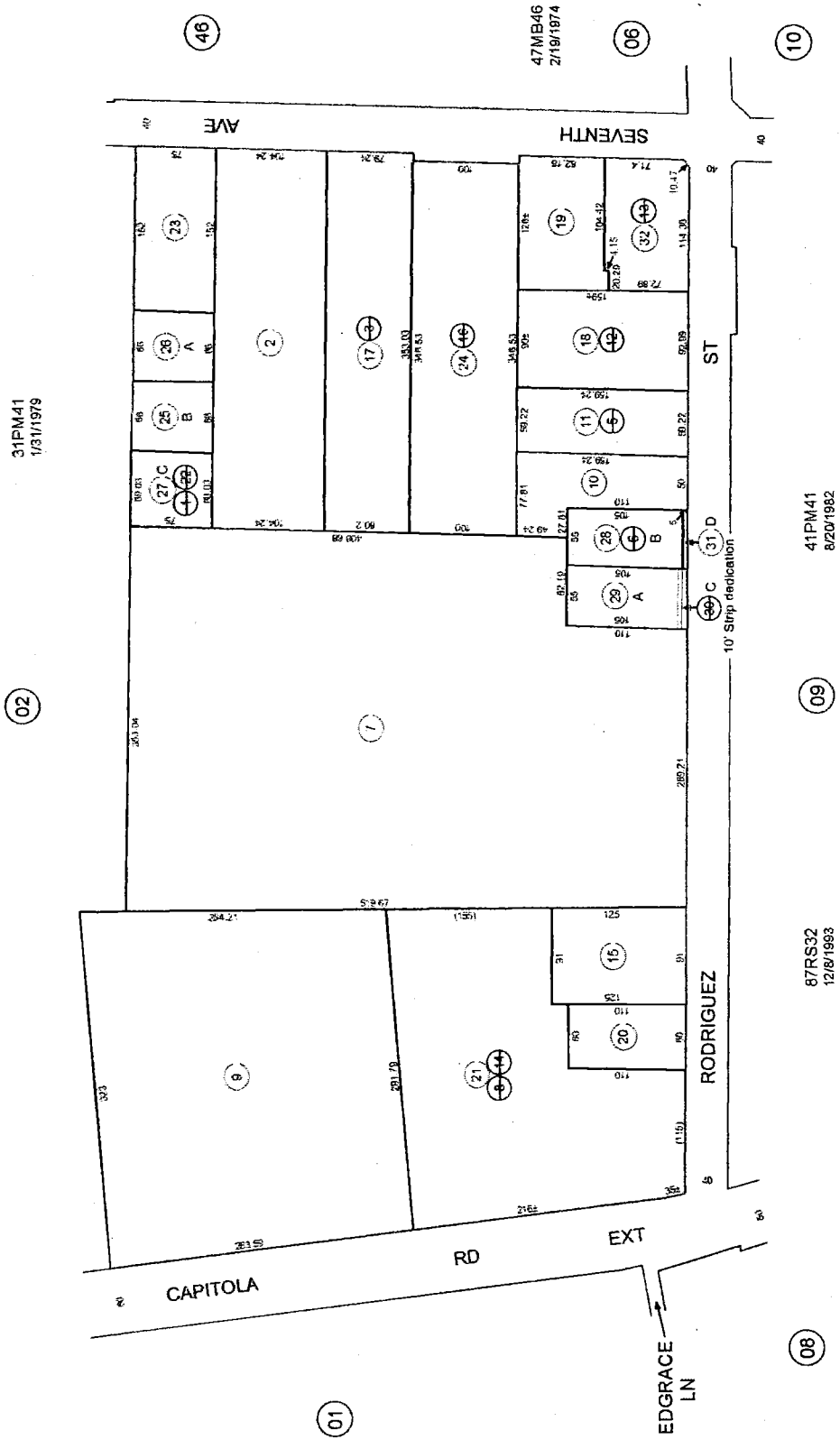
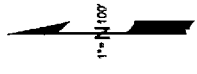
In addition, none of the conditions described in Section 15300.2 apply to this project.

Samantha Haschert, Project Planner

Date: _____

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER TIES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

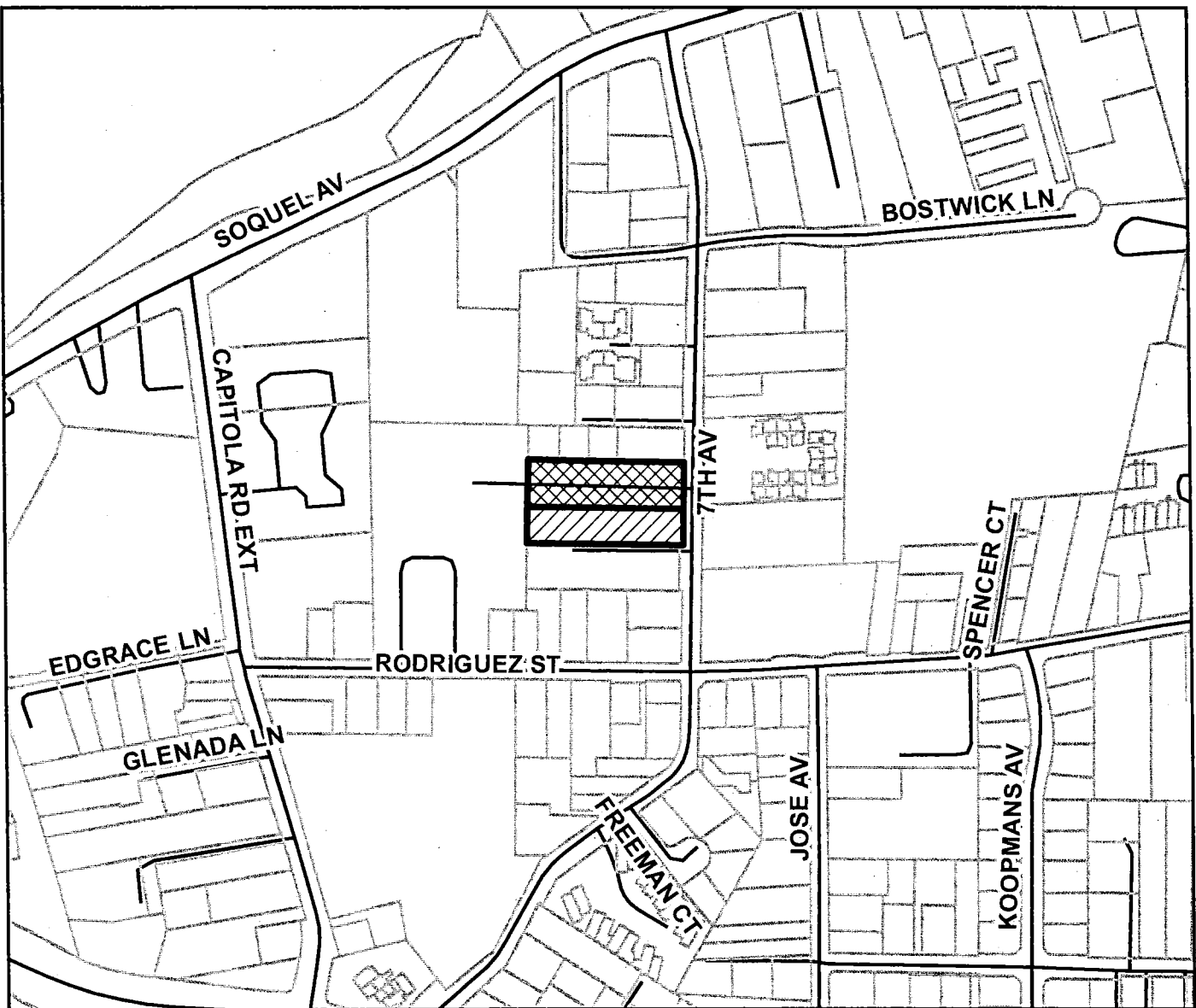
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
EXHIBIT



Location Map



LEGEND

-  APN: 026-051-17
-  APN: 026-051-02
-  Assessors Parcels
-  Streets

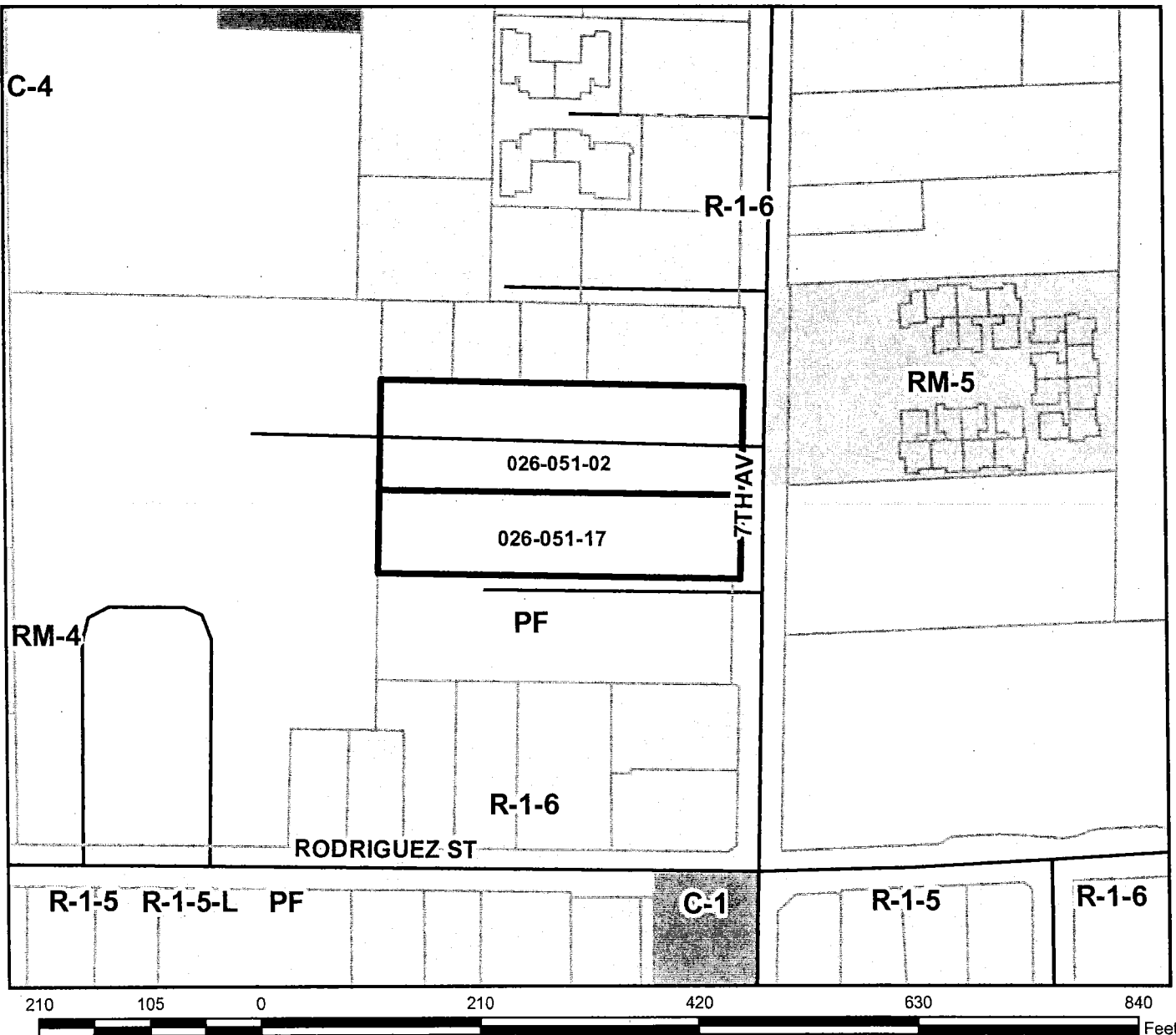


Map Created by
County of Santa Cruz
Planning Department
February 2012

EXHIBIT E

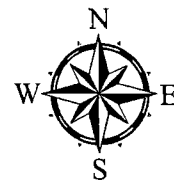


Zoning Map



LEGEND

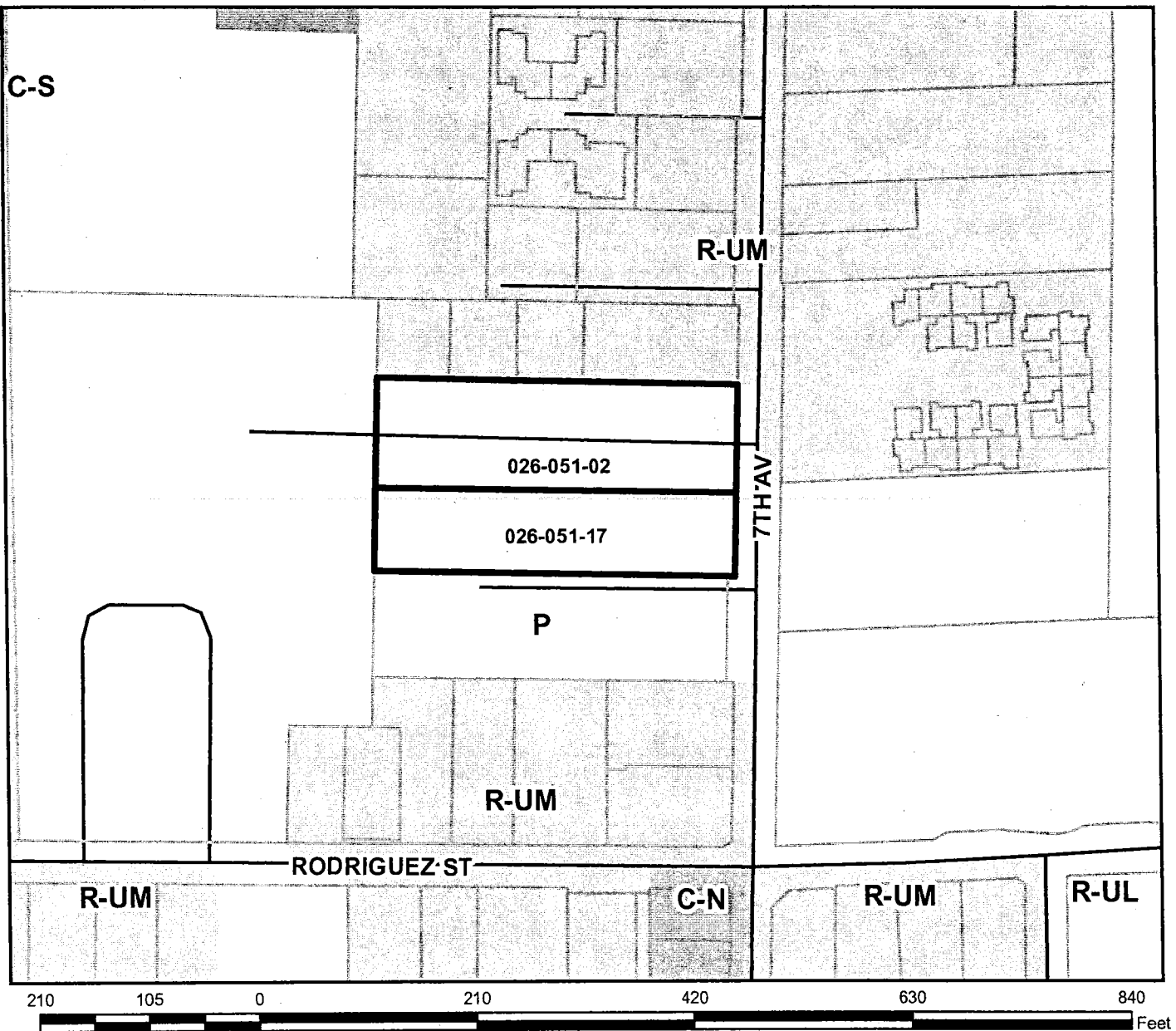
- APN: 026-051-17
- APN: 026-051-02
- Assessors Parcels
- Streets
- PUBLIC FACILITY
- RESIDENTIAL-SINGLE FAMILY
- RESIDENTIAL-MULTI FAMILY
- COMMERCIAL-SERVICE
- COMMERCIAL-NEIGHBORHOOD
- COMMERCIAL-COMMUNITY



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Planning Department
February 2012

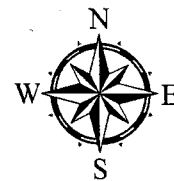


General Plan Designation Map



LEGEND

- APN: 026-051-17
- APN: 026-051-02
- Assessors Parcels
- Streets
- Public Facilities
- Residential - Urban Low Density
- Residential - Urban Medium Density
- Commercial-Service
- Commercial-Neighborhood
- Commercial-Community



Map Created by
County of Santa Cruz
Planning Department
February 2012

Day Worker Center of Santa Cruz County
A Program of the Community Action Board of Santa Cruz County
(831) 763-2147

Friendly Neighbor Policy

The Day Worker Center is committed to establishing and maintaining mutually beneficial relationships with our neighbors on 7th Avenue and the surrounding Live Oak area. We strive to accomplish this goal by engaging in one-to-one and neighborhood-wide activities. Day workers and staff wish to work collaboratively with our neighbors to maintain clean and tidy streets and a safe environment for pedestrians, bikers and drivers at all times.

- Neighbors are always welcome to stop by the Center and if necessary make an appointment to meet with the Director of the Center.
- The front porch light and the front yard light will both be left on during non-day light hours.
- Signage will direct visitors to the Center entrance and define hours/days of operation.
- The front and side yard areas of the Center will be well-maintained.
- The Center will distribute a bi-annual newsletter to neighbors within 500 feet of the Center; it will be available to any person who requests a copy.
- The Center will sponsor neighborhood meetings twice yearly to offer opportunities to share related news and updates and to promote friendly interaction among Center affiliates and our neighbors.
- The Center will coordinate a yearly neighborhood clean-up party.
- Suggestions, ideas and concerns are always welcomed and should be directed to the Director of the Day Worker Center, Mireya Gomez-Contreras.
- The Center Director is accessible by phone or by appointment during regular business hours, 7am to 1:30pm, Tuesday through Sunday. The Center phone number is TBD. Neighbors are welcome to call the Center Director if there's an emergency (cell phone number 831-588-2994).

Day Worker Center of Santa Cruz County A Program of the Community Action Board of Santa Cruz County

Program Statement

Issue Statement and Overview

Local homeowners and renters, as well as construction, agricultural and landscaping businesses, have increasingly become reliant on Santa Cruz County's 200 to 400 day laborers for on-demand and project-based, lower cost skilled and unskilled work. Most of those who have utilized the existing "system" for hiring day laborers would agree that it is chaotic and fraught with problems for themselves and workers alike.

In response to these concerns, representatives from a diversity of sectors have been discussing, over the last several years, how best to reform the current day labor hiring "system" (a more detailed history of that group is provided below). That group's conclusion is that, similar to other communities around the country, the varied needs of employers, day laborers as well as merchants and neighbors of existing informal sites would most effectively be addressed through the organized operation of a Day Worker Center. From this beginning, a committee studied the areas where most utilization of day laborers occurs and the sites with Public Facility zoning. After researching a wide range of sites, the Community Action Board of Santa Cruz County, Inc. (CAB), the umbrella organization for this effort, secured a lease to locate the Center on 7th Avenue between Jose Avenue and Soquel Avenue in the County of Santa Cruz. This Program Statement accompanies a land use permit application to allow the Day Worker Center to proceed with locating at this site.

This Program Statement is intended to educate and inform planners, decision-makers and the general public on the day laborer issue, history of this proposal, and the proposed operations of the Center. In order to accomplish this, the following information is provided:

- A brief overview of the workers (Who Are the Day Workers?)
- A Project History including Day Worker Involvement
- A description of the proposed Center site and Occupancy Load
- A description of the Center's Operational Plan and,
- A description of the Center's Parking and Transportation Plan

Who are the Day Workers?

Day Workers are mostly men from Spanish speaking countries who have diverse work skills and depend on the informal economy to provide for themselves and their families. A formal survey of seventy-eight day workers was conducted in November 2007 at two current informal day worker gathering sites located in mid-county (41st Avenue) and north county (River Street in Santa Cruz). The survey revealed that:

- Day labor is the sole source of income for 42% of the workers; another 37% supplement their regular work with day labor; and, 20% perform day labor on the weekends only.
- All of the day laborers interviewed are immigrants and all are native Spanish speakers with less than half (43%) speaking enough English to communicate with their temporary employers.
- 77% of the day laborers have family in the United States and 74% view the U.S. as their permanent home. 55% have been in the U.S. for more than three years and 18% have lived here from 6 to 30 years.
- The day laborers reported being hired to perform landscaping/gardening work (69%)

followed by painting (47%), cement/foundation (37%), carpentry (29%), roofing (14%), plumbing/electrical (16%) and hotel/restaurant work (12%).

Workers who perform day labor are vulnerable to exploitation and abuse with little or no recourse. For example the worker survey revealed:

- 33% of the day workers reported instances where they were not paid the agreed upon amount and 5% reported sometimes not being paid at all.
- 7% of the workers reported not being provided use of a toilet/bathroom.
- 16% reported hardly ever or never being given time for a break or lunch.
- Up to 33% of the time they reported that employers did not return them to the pick-up spot.
- While only 6% of the workers reported having their own tools, 40% of employers did not provide the workers with tools to perform the work for which they were hired.
- 13% of the workers reported being injured on the job. Of these 10 workers, the employer took 4 of the workers for medical treatment, 2 workers were laid off, and 2 workers didn't report the injuries or seek treatment.

Project History

In May 2007, a seventy-person community meeting was convened as a part of a Leadership Santa Cruz County project to explore the current conditions, community impacts and alternatives available for the 200-400 day laborers seeking work on Santa Cruz County public streets. Present at that meeting were day laborers, representatives from law enforcement, local government, the faith community, organized labor, businesses, education, community health and human service organizations, and others.

From this meeting a volunteer group—composed of the same broad-based community representatives—began meeting monthly to continue to investigate the feasibility of creating a day worker center. This group became the Day Worker Advisory Council.

In 2008, the Community Action Board (CAB) was approached by the Advisory Council to become the fiscal sponsor for the project. CAB agreed to take on this role. CAB and the Advisory Council completed the day worker survey and in 2009, an in-depth Feasibility Study of criteria and potential for operating a Center. In addition to site, program, and leadership development, this study also included fund development. The cities of Santa Cruz, Watsonville and Capitola helped fund the initial feasibility study for the Center but, given the current financial times, the availability of local government funding for the on-going operation of the Center was expected to be limited. The Community Action Board and the Center's Advisory Council identified and secured diversified funding support for the program almost exclusively from private foundations and individual donors. The first two years of start-up and operating revenue are secured. (Long term fundraising is an integral part of the Advisory Council's planning and operations). Operationally, research included visiting successful day worker centers around the Bay Area to learn about their models and "best practices" as well as securing technical assistance from the National Day Labor Organizing Network (NDLON), academic studies, and reports from funders of such programs.

From such assessments, the Advisory Council concluded that a Day Worker Center is critically needed in the County; that operating such a program would be achievable; and, that a modest program will offer positive results for workers, employers and local businesses. Beginning in the Spring, 2011 the Advisory Council presented its research and recommendation to the CAB's Board of Directors for their review. On June 15, 2011 the CAB Board voted unanimously to accept the report from the Advisory Council and to incorporate the Day Worker Center as a component program.

Day Worker Involvement

The Day Worker Committee was formed in September of 2009 and elected its governing body in January of 2011. The Day Worker (governing body) Committee includes 8 members who attend weekly meetings. Committee members are involved in outreach and fundraising activities and have also been involved in the planning process for the Center. The Day Worker Committee held a day-long planning retreat for all its members (30 in attendance) in January, 2011 at which time a mission statement was established, officers were elected, and a timeline created for the organizing work of the body. Following this, field trips were taken to visit other day worker centers and a series of trainings on various topics were presented. The structure of the Center will follow other models that are democratically run with worker involvement at all levels of decision making and operational processes. Volunteer hours of assistance from the workers will be key to the cleaning, maintenance, oversight, and operations of the Center.

The Project Site

Searching for the appropriate site for the Center has also been a major task. The Advisory Council investigated over 8 different sites in both the unincorporated County and in the City of Santa Cruz. The site needed to be near highway access for employers and near bus lines for the workers, needed adequate parking and finally the site needed to be appropriately zoned for this type of community facility use. Also, the site had to be affordable. In early 2011, CAB, members of the Advisory Council and a group of day workers met with Bishop Richard J. Garcia of the Catholic Diocese of Monterey. The Bishop suggested leasing a Diocese owned facility to CAB for use as the Day Worker Center. Since that time, CAB and the Diocese have prepared and signed a Memorandum of Understanding and a lease for use of a house located at 2261 7th Ave. This site is located in a Public Facilities zone, has a bus stop directly across the street, is only three blocks from the Soquel/Highway 1 interchange, and is located adjacent to properties that are being used for commercial purposes.

The proposed site is a 1,000 square foot two bedroom home located in a Public Facilities PF zone. The building is located adjacent to the Holy Cross Cemetery and the rear portion of the property is used for equipment storage purposes for the cemetery's maintenance. The lease will include the use of the house, the front and side yards of the house and one parking space to the rear of the house. Additional parking will be provided through a lease agreement with the adjacent Veterans of Foreign Wars Post 7263. In order to accommodate the Worker Center activities the building will undergo minimal modifications. A new handicap ramp will be installed to the front entry, the bathroom will be modified to meet handicap access requirements and an interior wall separating the bedrooms and the living room will be removed to create a larger room. The front yard landscaping will also be upgraded to remove the existing chain link fence and to introduce a new water efficient landscaping plan. The side yard is enclosed behind wooden fencing and will be upgraded to allow for gardening plots and picnic benches for use during the day as needed.

Occupancy Load

We propose that the whole building be classified as a "B" Business Occupancy. Thus, the occupant load calculation would be based on one person per 100 sq ft. or 10 people. (The building has 1,008 sq ft). This does not mean that the maximum number of people you could have in the space is 10 people. The maximum number of occupants would be based, in this case, on the provision of adequate exit facilities. For this project, that would be limited by having just one exit (the handicap accessible front door). The maximum number of people for a Business Occupancy (or an Assembly Occupancy) is 49 people (Table 1015.1). The proposed Day Worker Center Program does not anticipate any time when the maximum occupancy would be reached.

Operational Plan for the Center

The Mission of the Day Worker Center in Santa Cruz County is *to assist day laborers in Santa Cruz County to secure safe employment, develop job skills, improve wages, and become more fully engaged members of our community.* The Center will facilitate the employment of day laborers in a safe hiring hall space and through an organized and dignified process.

The Day Worker Center incorporates three guiding priorities which are 1.) A combined social service and worker led model, 2.) A Workers Council, and 3.) A social service component. A combined social service and worker led program model was adopted by the Advisory Council in October 2009 to meet the principal needs of day laborers in Santa Cruz County.

The main goal of the Day Worker Center will be to facilitate employment via a safe, organized and dignified space and process. An organized hiring process will help identify the skill areas and training levels of the individual workers, as well as inform employers of their legal, safety and labor law responsibilities. Evaluation systems will allow workers to build a resume and expand their employability skills. The Center will provide bathroom facilities. An additional goal is for the Center to provide shelter from difficult weather conditions while workers are seeking employment. This approach will address concerns from the general community and diverse stakeholders.

The Day Worker Center will be open six days a week, Tuesday through Sunday, and will be closed on Mondays. The Center operational hours will be from 7 AM until 1:30 PM. A fulltime staff person will manage the Center and will support the Day Worker Committee to maintain daily operating systems, perform outreach & marketing activities and coordinate other worker related activities on site. Workers will gather at the Center beginning at the 7 AM opening and will remain on site until they either are hired by an employer coming to the site or they will leave on their own to travel to an employer's work site. By the early afternoon those workers who have not been hired will leave the site on their own.

Day laborers will receive assistance to develop employment knowledge and skills that will help them achieve their long-term goals. The Center will work to reduce the potential for work related abuses such as payment and worker safety abuses. The Center will deliver job-focused and select social services without duplicating efforts of other agencies. These supports will include but are not limited to ESL & financial literacy classes, referral services, workshops focusing on safety, skill training, health issues, and legal matters. These will be integrated into the Center's program through partnerships with the Santa Cruz Adult School, community agencies and volunteers. Leadership, community service, and cultural activities will be ongoing as part of the Center's dedication to civic engagement.

The Day Worker Council is in the process of finalizing the Center rules and regulations for program operations. One rule that has been agreed upon by the Day Worker Committee is that day laborers will not gather at the Center site outside its hours of operation between 7am and 1:30 pm. When the center closes for the day, staff will be responsible for locking the facility by 2:00 pm and ensuring all day laborers, volunteers and affiliates have left the premises.

Center Parking and Transportation Plan

The Center's location on 7th Avenue is perfectly situated for the day worker population in Santa Cruz County that is dependent upon the public transit, bikes and walking as their main means of transportation. Major bus lines currently operate on both Soquel Avenue and Capitola Drive just two blocks away from the Center site. An additional bus line runs on 7th Avenue with a bus stop directly across the street from the Center. 7th Avenue offers newly constructed sidewalks and bike

lanes in both directions. According to day laborers in Santa Cruz County, the most common methods of transportation used by day laborers are riding the bus, riding their bike and carpooling. Some live within walking distance.

Based on parking surveys gathered between May and July of 2011 from two Bay Area Day Worker Centers, (the San Francisco Day Labor Program and the Graton Day Labor Center), the peak hours for day worker attendance is between 8am and 11am. Using this data and information gathered during discussions with day workers in Santa Cruz County, we anticipate attendance at the Day Worker Center of Santa Cruz County to peak at 30 day laborers on site per day during the busy hours. The most active days of the week are expected to be Thursday through Saturday. The number of workers will vary from 5 or 6 workers to 20 or 25 workers on busy days.

The Graton Day Labor Center survey results show that during peak hours, 26 day laborers gather to wait for work opportunities. That Center uses a total of 6 private parking spaces for volunteers and employers, with some additional street parking. Cars parked during peak hours range from 2 to 12 throughout the week and include vehicles driven by employers, day laborers, volunteers and staff vehicles. At the San Francisco Day Labor Program, the survey showed that 2% of their members drive cars to the center and that 98% of employers request workers arrive at the job site.

In Santa Cruz County we anticipate 90% of day laborers will use alternative means to arrive at the Center. This is based on current actual practices with participating members. Currently, about 8% of active day laborers drive cars for work purposes. We expect the percentage of pre-arranged work starting locations to be closer to 30% but will increase over time, once employers and day laborers become familiar with the program. This arrangement helps reduce the parking needs at the Center.

In calculating the parking demand for the Center we anticipate that we will need one parking space for each staff person and each volunteer. We also want to be sure that we have plenty of convenient off-street parking for employers. CAB, on behalf of the Day Worker Center, has entered into a parking agreement with the neighbors of the proposed site, the Veterans of Foreign Wars (VFW) Post 7263. The VFW has agreed to allow the Center to use its parking area adjacent to the proposed site to meet the Center's parking needs. We are allocating three spaces in the VFW parking lot for employer use although it would be rare to have that many employers on site at one time. The remaining spaces will be designated for volunteers and/or the few day workers who use their cars for employment purposes. Workers will be strongly discouraged from parking on the street. Access from the VFW parking lot will require affiliates of the Center to walk onto the public sidewalk and around to the adjacent main entrance of the Center. The Center Director will have a designated parking space on the Diocese property. One designated handicapped parking space will be one of the five VFW parking spaces for Center use. A handicap accessible ramp will be incorporated into the front entrance to the Center.

The Center, through rotating teams of trained day workers, will be involved in outreach to the community and will encourage employers to call the Center with job opportunities. To the extent possible employers will be encouraged to arrange for the hiring of workers over the phone rather than always coming to the Center. Workers can then either use the bus or ride a bike to the work site. Other employers will drop by the Center to hire workers or to pick up workers that they have already made arrangements with. The Center staff will assist with facilitating the hiring process including the provision of translation services as needed. Employers who come to the site will typically come by car or truck and will stay at the Center for five or ten minutes while the hiring process is completed. During the peak hiring hours we anticipate that there may be one or two employers on site at any one time with an average of about five per hour.

	A	B	C	D	E	F	G	H	I	J	K	L
1	SANTA CRUZ COUNTY DAY WORKER CENTER											
2	ANTICIPATED DAILY OCCUPANCY AND PARKING DEMAND											
3		Staff Parking			Workers			Employers				
4	HOURS OF OPERATION	Maximum Number of Staff	% of parking need	Anticipated staff parking need	Maximum Number of workers	% of parking need	Anticipated Worker parking need	Maximum Number of Employers	% of parking need	Anticipated Employer parking need	MAXIMUM NUMBER OF PEOPLE	TOTAL PARKING DEMAND
5												
6	7 - 8 AM	1	1.00	1	25	0.1	2.5	3	1.00	3	29	6.5
7	8-9 AM	1	1.00	1	25	0.1	2.5	3	1.00	3	29	6.5
8	9-10 AM	1	1.00	1	25	0.1	2.5	3	1.00	3	29	6.5
9	10-11 AM	1	1.00	1	15	0.1	1.5	3	1.00	3	19	5.5
10	11 AM- Noon	1	1.00	1	15	0.1	1.5	3	1.00	3	19	5.5
11	Noon-1 PM	1	1.00	1	10	0.1	1	1	1.00	1	12	3
12	1-2 PM	1	1.00	1	10	0.1	1	1	1.00	1	12	3
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ANNOTATED LIST OF REQUIRED INFORMATION

1. Three full and complete sets of revised plans – INCLUDED
 - a. Proposed fencing with height and elevation - marked on site plans
 - b. Proposed handicap accessible parking - marked on site plans
 - c. Number and location of parking spaces on the adjacent VFW property- marked on site plans
 - d. Path of travel utilized by employers from VFW parking spaces – Marked on site plans
 - e. Main cemetery driveway usage – The main cemetery driveway will only be used by the Center Director who will drive it to get to the one staff parking space on the VFW site. No employer, day worker or volunteer will be authorized to use this driveway for any purpose related to the Center.
 - f. Locations of all existing and proposed gates and the heights – marked on site plans; main front yard gate will be locked open during business hours in order to accommodate possible handicap visitors through the walkway connecting the front yard gate to the front door entrance of the Center.
 - g. Signage – marked on site plans;
 - i. Monument sign – This English/Spanish sign will be placed perpendicular to the sidewalk and in the front yard. It will read: Day Worker Center/Centro Jornalero/ Tuesday – Sunday 7am to 1:30pm
 - ii. A-frame parking sign – This parking sign will marked on both sides and be placed in the landscape boulevard between the sidewalk and the curb. The sign will be in place only during the hours of operation of the Center and will be placed in front of the Center near the VFW parking entrance. It will read: Day Worker Center Parking (Large Arrow)
 - iii. Parking space signs – Each space will have its own post with a little sign. The handicap space will also have a standard handicap sign posted below the regular sign. – See site plans
 - h. Landscaping or security lighting will be added to the building and will include a street light on a pole located in the front yard– marked on site plan
 - i. Trash enclosures – marked on site plans
 - j. Secure bicycle parking spaces will be provided in the rear fenced yard and will not be visible from the street.– marked on site plans

2. Additional Program Statement Information

- a. **Question:** The program statement indicates that there will be one full-time staff person on site and that person shall ensure that all workers have left the premises at 1:30pm when the center closes. Please elaborate on the procedures to be utilized by staff persons to ensure that after-hours loitering does not occur.

Answer: The Program Director and Day Worker Committee leadership will ensure all workers leave the premises by 1:30pm on Center business days by overseeing and enforcing the following procedures:

- All day laborers will be required to sign the Center rules and regulations form in order to participate in any Center activities. The form states the following policy: *Day Laborers and other Center affiliates are not permitted to be in or around the Center after 1:30pm on any day of the week.* Staff will post the rules and regulations in a common area in the Center.
- The Center hours, days and phone number will be posted on the front entrance door. All written materials will clearly state the Center hours of operation.
- It will be standard daily practice for the Center Director to verbally remind day laborers and/or other affiliates about the closing time of 1:30pm.
- Trained volunteers will assist in enforcing the rules/regulations by assisting the Director with closing procedures.

b. **Question:** The program statement indicates that between the peak hours of 8:00am – 11:00am, it is anticipated that up to 30 laborers may be on-site. Please provide details of where the workers will wait for employers and include the policies and procedures for waiting areas. Please also clarify if any supervision or oversight of the designated waiting areas shall occur.

Answer:

The Center rules and regulations include the following policy regarding waiting areas. *Day Workers are required to wait for work inside the Center or in the side yard of the Center only. Day laborers who participate in ESL classes or other activities inside the Center while they wait for work will be given priority with employment matches.* Staff and trained volunteers will monitor the waiting areas to ensure day laborers remain in the appropriate waiting areas. All day laborers and affiliates will be required to sign-in and sign-out daily. Staff and trained volunteers will strictly enforce a *No ins-and-outs* policy with consideration to appropriate entry and exit activity related to making an employment match. After a verbal and written warning, uncooperative day laborers and/or affiliates will be turned away from the Center.

The Center has a clear policy that all on-site hiring will take place inside the building only. Workers will not be allowed to stand outside seeking employment from the street. This policy will ensure that the Center does not become known as a hiring location for workers and/or employers who are not participating in the Center's hiring process. Workers who do not want to participate in the program or who wish to seek employment after the Center has closed will seek employment at the County's known informal hiring locations and will find no reason to seek employment at the Center's more remote location.

c. **Question:** Please indicate if the maximum attendance will be based on building occupancy and if/how workers will be turned away from the center at maximum occupancy.

Answer:

Attendance at the Center will be based on a job-match/attendance list which we expect will not be greater than 30 per day during peak hours. At the most, we anticipate an average of 33 persons will be in the building, including staff and volunteers. We do not expect to exceed the maximum occupancy level (49) at any time. Staff and trained volunteers will track daily attendance for the first year of operation of the Center.

- d. **Question:** Please indicate if the parking areas will be monitored and if workers will be turned away when the parking area is full.

Answer:

The 5 adjacent Veterans of Foreign Wars (VFW) parking spaces will be monitored by trained volunteers and staff. Three are designated for employers and two for day laborers and volunteers. The parking spaces will be monitored on an hourly basis, especially during peak hours. We anticipate the large majority of day laborers will use alternative means of transportation. The Center will provide bike racks in the rear yard of the house for day laborers and volunteers. The bike parking will be behind the solid wood fence in the side yard and will not be visible from the street. Day laborers will be turned away if the parking lot is full. There will be a 10 minute time limit sign posted on each of the 3 employer-designated parking spaces. We do not anticipate more than 5 cars will be parked on site at any one time. Workers will be strongly discouraged from bringing automobiles. The employer/day laborer match will take between 5-10 minutes. The Center program will utilize both the phone and the computer to do outreach to potential employers. Employers will be encouraged to complete the hiring process without having to drive to the Center. It is anticipated that an increasing number of hires will take place over the phone and that the workers will then either walk, ride their bike or take the bus to their employment site. At the end of the work day workers will not be returning to the Center.

- e. **Question:** Please indicate how the center will handle worker's vehicles left on the VFW property after hours. (ie. If they are picked up by an employer, leave their vehicle on site, and do not return until after the center is closed.)

Answer:

The Center rules and regulations prohibit day laborers and volunteers from leaving their cars at the Center if they are not on-site. All day laborers and affiliates will be required to sign an agreement stating they will not leave their cars in the VFW parking spaces or surrounding area before 7am or after 1:30pm. Workers who drive will be required to take their car to their worksite. There will be no reason for any worker to return to the Center once they've left for a job opportunity; once the job is done, employers will drop off day workers at a more convenient location such as a bus stop.

- f. **Question:** Please indicate if classes and workshops will be held during regular hours of operation and if the class attendees have been incorporated into the parking plan.

Answer:

Center classes and workshops will be held only during business hours and are not intended to replace any other class or workshop in the neighborhood. Day laborers who participate in classes and workshops will be given priority for being matched with an employer. Attendees of classes and workshops have been incorporated into the parking plan. All Center activities are intended for day laborers who will already be on-site seeking work.

In addition to the above described regulations for the Center, we are developing a **Good Neighbor Policy** in which we include sharing the Center staff work cell phone number with neighbors. We will offer a quarterly open house for neighbors interested in learning how the Center works and to foster a collaborative relationship between the Center and the surrounding community.

3. Revisions to the original application's **Center Parking and Transportation Plan** and Response to Road Engineering Review.

The bus line that is located directly across the street from the Center on 7th Avenue only runs on a limited schedule. This means that the day workers will most likely be walking either to the Soquel Avenue bus stops or the bus stops on Capitola Road. Bus access from the Center's site remains excellent for major bus routes going in either directions in the County.

From our visits to other day worker centers we have found that their success is based on on-going outreach to the community through presentations by the workers, phone outreach, fliers and signs placed with other local businesses and through computer related outreach programs. We have learned that a larger and larger percentage of the actual hiring processes are now taking place by computer and over the phone. As with almost any other local business where the worker comes to an employer's home (plumbers, repair services, landscapers, etc) the Center will be much more successful by offering the added convenience of not having the employers come to physically pick up the workers. Employers will also be encouraged to hire by phone as a way to reduce traffic in the neighborhood and as away to reduce the use of the automobile. To the extent possible Workers will either arrive at the arranged work site either by bike, or bus, or by walking. In some cases an employer may want to visit the Center to make an initial hire or they may want to use the Center as the pick-up point if the work site is not accessible by bike or bus. In many cases an initial hire will turn into on-going or future days of employment for the same Worker. Once the initial hire has been completed there is no reason that subsequent work days for that same Worker should require an on-site pick up. With these hiring practices in place it is anticipated that the actual on-site visits by employers will be significantly reduced. While we are hopeful that approximately 20 or more hires will take place during the Center's average day of operation we anticipate that only about 10 actual

on-site pickups will take place by employers. We expect that the actual on site pickup number will continue to drop over time, as the Center becomes more effective with online and phone hiring. These revised hiring practices will help reduce the anticipated trips generated and will reduce the need for employer parking spaces.

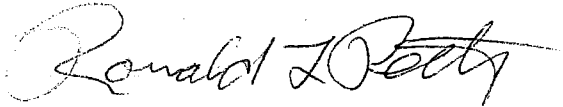
For the Road Engineering Review it is our understanding that the institutional category has been accepted for application in this case. Under this category the TIA fee calculation for a 1008 square foot building at 5 trips per ksf will result in only 5 trips per day or \$3,000 in TIA fees. Due to the TIA fee credit of \$6,000 for the existing residential use these should be no TIA fee due.

September 23, 2011

To Whom It May Concern:

This is to certify that the V.F.W. Hall 7263 approved allowing parking between 7:00 AM – 1:30 PM at 2259 Seventh Ave., Santa Cruz, CA, 95062 to persons doing business at the adjacent property, 2261 7th Avenue, Santa Cruz for the Day Worker Center, a program of the Community Action Board of Santa Cruz County, Inc. as of January 1, 2012. This agreement is subject to review and conditions agreed to by both parties including assurance of staffing at the Center during these hours for monitoring, as needed.

Yours truly,

A handwritten signature in cursive script, appearing to read "Ronald L. Petty".

Ronald L. Petty, Commander

V.F.W Post 7263



MOST REVEREND RICHARD J. GARCIA, D.D.
Bishop of the Diocese of Monterey

(831) 373-4345
FAX: (831) 373-1175

RJGB@dioceseofmonterey.org
www.dioceseofmonterey.org

February 10, 2012

Ms. Kathleen Molloy Prevesich
Planning Director
County of Santa Cruz Planning Department
701 Ocean St, 4th Floor
Santa Cruz, CA 95060
Subject: 7th Ave. Day Worker Center

Dear Ms. Prevesich:

I am writing in support of the use permit application for the Day Worker Center planned for 2261 7th Ave. in Live Oak, California, a building on property belonging to the Diocese of Monterey.

As a representative of the U.S. Conference of Catholic Bishops, I support the Day Worker Center in Santa Cruz and their commitment to administer a program that will strengthen family and community life for day laborers in the County. The Center promotes basic rights and responsibilities for those living in poverty and will provide some of the fundamental needs of human life, education, security, social services and employment. In addition, the Center will provide a variety of employment supportive services for the workers.

Day workers are our neighbors and we have an opportunity to work for the common good and demonstrate respect for the dignity of all human beings.

Sincerely,

The Most Reverend Richard J. Garcia, D.D.
Bishop of the Diocese of Monterey

Eileen Balian
220 Laguna St.
Santa Cruz, CA 95060

Director Kathleen Prevesich
Planner Samantha Haschert
County Planning Department
701 Ocean St.
Santa Cruz, CA 95060

RE: 7th Avenue Day Workers Center

Dear Ms. Prevesich and Ms. Haschert

I am a resident of Santa Cruz County and work at Dominican Hospital. I am writing to you to ask your support of the proposed Day Worker Center on 7th Avenue. This project makes sense economically and is a humane and logical approach to addressing the needs of the community and the day workers.

7th Avenue is a good location for the Center; I feel confident that local residents will adjust and learn to appreciate the need for and importance of the Center. Please give your support to this project.

Sincerely, Eileen Balian



Jane Weed-Pomerantz, CPDLT

215 Gharkey Street
Santa Cruz, CA, 95060

T 831.423.2293 F 831.423.3832
E jweedpomerantz@baymoon.com



County Of Santa Cruz Planning Department
Attn: Kathleen Molloy Prevesich, Planning Director
701 Ocean St. 4th Floor
Santa Cruz, CA 95060

Re: Use Permit Application #:111195; Assessors Parcel #: 026-051-17

February 11, 2012

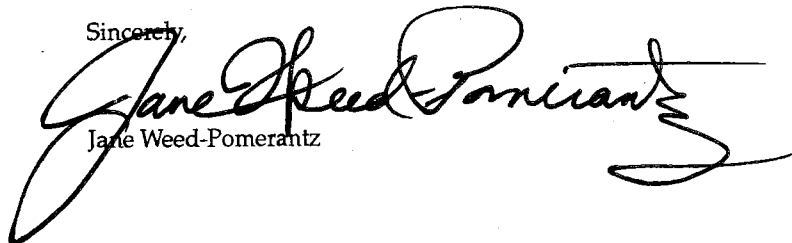
Dear Director Prevesich,

I have lived in Santa Cruz for 38 years and own a rental property on Brommer St near 7th Ave. I support the proposed Day Worker Center located on 7th Avenue. It is zoned appropriately and is in an ideal location for such a center. The benefits of such a center are many for our community.

It encourages legitimate job seeking, safe access to potential workers for temporary jobs and allows for the orderly conduct of business. It is supported by the owner of the property and it is impressive to see how the immediate neighbors of the VFW Post and the Catholic Church are in support of the program and the project.

I sit on the Community Action Board and feel this is an excellent opportunity for the community and for the use of the property. I am encouraged by the efforts and strides made by the workers and their families in conjunction with the capable staff of the Community Action Board and urge you to support this application.

Sincerely,


Jane Weed-Pomerantz

Genevieve Piraino
123 Pryce St.
Santa Cruz, CA 95060

Samantha Haschert, Planner
County Planning Department
701 Ocean Street
Santa Cruz, CA 95060

Re: Change of Usage for 2261 7th Avenue

Dear Ms Haschert:

I have heard of neighborhood concerns about traffic and parking for the proposed Day Worker Center. I support the proposed Center and want to tell you why.

Because 7th Avenue is already a main route for access to the yacht harbor and mid county beaches, any additional traffic will be minor. Most Day Workers will arrive by bike or bus and, at the end of the day, will likely use a bus nearest their worksite to travel home, rather than return to the Center.

The site is two blocks off Soquel Avenue where buses from Routes 71 & 66 pass in each direction more than 20 times a day during the times that the Center would be open. For those day workers living in the Live Oak area, these routes provide potential transportation to work throughout the county. These routes also provide great access to the Center for other day workers living throughout the county many of whom do not have automobiles.

02-13-12P12:54 RCV

The Center will have rules and procedures that will include monitors and signs to direct vehicles to the parking at the adjacent VFW hall. Extra monitors and signage will be used in order to familiarize workers and employers with the parking and pick-up procedures. These monitors will assure that loitering and soliciting work does not occur on the sidewalks nor on the street adjacent to the Center.

The Day Worker Center is a positive benefit for our community and the location on 7th Ave. is a good location. Day Workers are a reality. They are here in our community seeking work. Without an organized, safe location to connect with jobs, they are forced to resort to gathering at the entrances of parking lots of businesses around the community. This informal process creates conflicts, safety issues and sanitary concerns.

Traffic and parking concerns for the 7th Avenue site are minor and should not prevent the Day Worker Center from being allowed to use the proposed site.

Sincerely,



Genevieve (Jean) Piraino

February 9, 2012

Ms. Kathleen Molloy Prevesich
Planning Director
County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060

RE: Application # 111195; Assessor's Parcel # 026-051-17

Dear Ms. Prevesich,

I support the proposed Day Worker Center located on 7th Avenue between Capitola Road and Soquel Avenue. I believe any additional traffic related to the Center will be minor. In addition, most Day Workers are expected to arrive by bike or bus and at the end of the day, will likely go to the bus stop nearest to their worksite to travel home rather than return to the Center.

I understand that the Center will have rules and procedures that will include monitors and signs to direct vehicles to the parking at the adjacent VFW hall. Extra monitors and signage will be used in order to familiarize workers and employers with the parking and pick-up procedures. These monitors will assure that loitering and soliciting work does not occur on the sidewalks or street adjacent to the Center.

A Center is needed to assist the workers in enriching their skills thus enhancing their employment prospects and earning capacity. Ultimately this would result in providing higher quality services to the wider community.

Sincerely,



Martina O'Sullivan
201 Cortez
Capitola CA 95010

Alexander Gaguine
220 Laguna St.
Santa Cruz, CA 95060
February 9, 2012

Director Kathleen Prevesich
Planner Samantha Haschert
County Planning Department
701 Ocean St.
Santa Cruz, CA 5060

RE: 7th Avenue Day Workers Center

Dear Ms. Prevesich and Ms. Haschert

I am a 22 year resident of Santa Cruz County, and I am writing you to support the proposed Day Worker Center on 7th Avenue. I have studied this issue for a long time, and firmly believe that we need such a center, socially and economically. Our entire county will benefit.

I also believe that this is a very good, central location for this long-overdue project, and any possible inconveniences can be planned for and overcome.

Please help this worthy project move ahead!

Sincerely

A handwritten signature in cursive script, appearing to read "Alex Gaguine".

February 6, 2012

Ms. Samantha Haschert
County Planning Department
701 Ocean Street – 4th Floor
Santa Cruz, CA 95060

RE: Support for the Day Worker Center, Application # 111195

Dear Ms. Haschert:

I am a resident of the Live Oak neighborhood and I live on 7th Avenue about a block away from the proposed Day Worker Center. I learned about the Center when two volunteers for the program came to my door. They explained how a Day Worker Center will operate and who it will serve. They also explained that the project will include adequate parking through an agreement with the VFW Hall next door.

I know that many day workers live here in the Live Oak neighborhood. I also know how important it is for them to have a hiring hall-type program that will be respectful of them as members of the community.

I support the Day Worker Center's application and look forward to having them as a new resource available in my neighborhood.

Sincerely,

A handwritten signature in cursive script that reads "Clayton A. Foster".

885 35th Ave.
Santa Cruz, Ca 95062
January 17, 2112

01:07901-90916-ARNV

County of Santa Cruz Planning Department
Attn: Kathleen Molloy Prevesich, Planning Director
701 Ocean Street—4th Floor
Santa Cruz, Ca 95060

Subject: Application#: 111195; Assessor's Parcel#: 026-051-17

Dear Ms. Prevesich,

I'm writing in enthusiastic support of the proposed Day Worker Center at 2261 7th Avenue. First, I'm enthusiastic both for workers and for those seeking workers. I have hired a number of men from the 41st Ave. and the River Street locations over the years, and it has always been a hurried and difficult procedure, with groups of workers surrounding me and vying for the job and making it hard for me to select in an informed way. I know also that the workers now have no certainty they will be selected, and often spend the entire day or a large part of it stranded out in the weather with nothing to do and with some difficulty using facilities for basic biological functions. Finally, as anyone who has used workers knows, presently, there are no women at these locations, so a sizeable portion of the potential working force lacks that opportunity. Having a building, where information about the skills of workers and about training opportunities, would make the process far more fruitful and secure for both men and women workers and for those hiring, and provide language assistance (another stumbling block in the present hiring situation) not to mention a general increased sense of security for both parties. Finally, I think it will increase the dignity of the work and the workers.

Yours truly,

John Chandler

Phyllis Rosenblum
545 Highland Ave.
Santa Cruz, CA 95060

Jan 17, 2012

Samantha Haschert, Planner
County Planning Department
701 Ocean Street
Santa Cruz, CA 95060

RE: Seventh Avenue Day Worker Center

I am a Santa Cruz resident who periodically uses day workers. I have been pleased with the workers who have helped with many garden and small construction projects. However, when we pick up unknown workers, we often have to tailor our projects to match their abilities, rather than the other way around.

I support the proposed Seventh Avenue Day Worker Center. It would make the "hiring" process more comfortable and efficient for everyone. Workers could be matched up to the jobs at hand. I understand the proposed center plans to provide education and training assistance. This would which benefit the workers, and our community.

Sincerely.



Phyllis Rosenblum

01-18-12P01:33 RCVD

January 10, 2012

County of Santa Cruz Planning Department
Attn: Kathleen Molloy Prevesich, Planning Director
701 Ocean St.-4th. floor
Santa Cruz, CA 95060
RE: Application # 111195: Assessor's Parcel # 026-051-17

01-17-12P03:05 RCVD

Dear Kathleen Molloy Prevesich,

I strongly support a Day Worker Center on 7th. Ave. I think the county needs a center where day workers can go to look for work and employers and home owners can go to hire workers. I am a home owner and would use the center. Since it is easier for me to find a worker with skills I am looking for through the organized process of a worker center, I think others too would learn that hiring persons through a center would be preferable to picking up people randomly on the street. The proposed site on 7th. is a good location because many day workers ride the bus and this site has easy bus access from Soquel Ave. where several lines stop frequently.

I have picked up workers over the years and have observed them standing—sometimes for hours—sometimes in the rain—waiting for work. Having an indoor site where workers can wait out of the elements is more humane and respectful.

I look forward to using the new Day Worker Center and letting others know of this wonderful program that hopefully will soon be a reality—a Santa Cruz Day Worker Center!

Respectfully,

A handwritten signature in dark ink, appearing to read "Elizabeth Chamberlin", followed by a long horizontal line extending to the right.

Elizabeth Chamberlin

Samantha Haschert, Planner
County Planning Department
701 Ocean Street
Santa Cruz, CA 95060

October 27, 2011

Dear Ms. Haschert:

Re: 7th Ave. Day Worker Center

If Application # 111195 is approved, I recommend that major changes be made in the management of the proposed Center.

(1) Special measures must be required to assure that girls walking to and from the nearby elementary and high schools be protected from harassment or heckling by men at the center. Men using the center must be fully counseled about the importance of not bothering the girls IN ANY WAY. I am greatly offended by how idle day worker men standing on the sidewalk of the River Street ProBuild site act toward passing females. My daughter is now an adult, but if I had been aware that she experienced such harassment on River Street, I would have been furious.

(2) During at least the first month of the center's operation there should be a uniformed security guard outside at the site during all the hours when the center is open. This would help to (a) assure appropriate behavior by the workers, (b) provide assurance to neighbors who may feel threatened by the presence of this new activity, and (c) enable the guard to help direct users of the center to proper parking and the center's entrance.

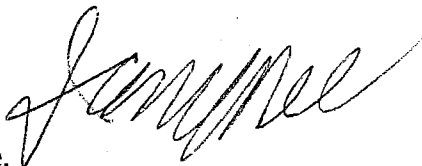
(3) I understand that workers will likely be arriving at the center as early as 7:00 am, and usually on foot or bicycle. During the winter months 7th Ave., between the center and the nearest street light north of the center, is very dark. The Community Action Board, with the participation of neighbors, should initiate a proposal for the Public Works Department to install a streetlight in that street segment. Workers going to the center will need a streetlight to help assure their safety. That lighting will also aid the safety of school children walking and bicycling to their schools.

(4) The Community Action Board should initiate contacts with women day workers to encourage them to participate in the center. Female day workers at the site will do much to ameliorate possible negative behavior by some male day workers.

(5) The Community Action Board should establish a committee of nearby neighbors who would advise the Board and the day workers on measures they can take to enhance center-neighbor cooperation.

Sincerely,

James Nee
2262 7th Ave.
Santa Cruz, CA 95062



JOHN F. EDGAR, O.D.

2316 7th Avenue

Santa Cruz, CA 95062

831 331-3622

October 24, 2011

Samantha Haschert, Planner

County of Santa Cruz

Planning Department

Re: Change of Usage for 2261 7th Avenue.

Dear Samantha,

I am not for the change of use permit to permit the establishment of a Commercial Day Job Center on 7th Avenue north of Rodriguez Street.

In a residential situation it would not be acceptable to have men and possibly women waiting around and prospective employers meeting them.

Yours truly,

A handwritten signature in cursive script that reads "John Edgar".

John F. Edgar

Casa La Familia Homeowners Association

2320 7th Avenue, Santa Cruz, Ca 95062

October 27, 2011

Samantha Haschert
Planner
Santa Cruz County

Dear Samantha Haschert;

Please accept this letter as a formal request for a public hearing for application # 111195, a Day Worker Center to be located at 2261 7th Avenue, Santa Cruz, CA 95062.

On October 26, 2011 residents of Casa La Familia met with David Foster, the applicant for the above project and Christine Johnson-Lyons of the Community Action Board. At that meeting several things became apparent:

1. While the Program Statement correctly points out the zoning of the two adjoining parcels as being compatible with the project it fails to mention that this neighborhood is primarily residential, with a senior housing complex, Casa La Familia, located directly across the street.
2. The Program Statement points to points to the bus stop on 7th Avenue as a viable access point for the project, in fact that stop is served only twice daily Monday through Friday.
3. The Public Notice was delivered to residents within either a 300 or 500 ft radius of the project. Most of the program participants will travel along 7th Avenue on foot or bicycle from either Soquel Drive or Capitola Road. This same corridor is used by many students from three schools in the immediate area during the same general time frame as the centers hours of operation. I believe the parents and school administration should be given an opportunity to review the proposal and provide comment.
4. There is a bar on the same property as the proposed parking spaces for the center. It was stated that the bar opens shortly after the center would close.
5. Several residents expressed concerns regarding possible loitering or employers and workers meeting near the center or at off hours or days or

people parking in the Casa La Familia parking lot or even possible gang activity. The general answer to these and other concerns was that there will be "rules" and that either the one staff person or peer pressure will assure that the rules will be followed. Most of the residents present were not comforted by this response.

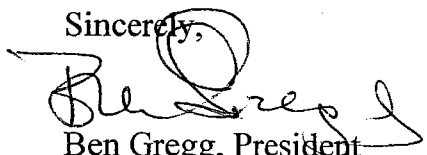
6. The Program Statement claims there are between 200 and 400 day laborers in Santa Cruz County. If this number is correct and this Day Labor Center becomes a success the foot, bicycle, and vehicular traffic along this stretch of 7th Ave could increase dramatically.

7. Most residents expressed concern for their safety and the safety of young children who walk through the neighborhood. Casa La Familia is a senior, over 62, housing project with 23 units. There is no front fencing or other security. The possibility of dozens of single out of work males being brought into the neighborhood is very discomfoting.

Many of the residents at the meeting stated that they would be calling or writing today. While there were some differing opinions from residents at the meeting I did not hear any clear support for the proposed project.

As President of the Casa La Familia Board of Directors I wish to go on record as formality requesting a public hearing on this project. I strongly believe that at the very least this proposed project should have more public input and scrutiny.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Gregg", written over the word "Sincerely,".

Ben Gregg, President
Casa La Familia Board of Directors
223 Van Ness Ave.
Santa Cruz, CA 95060

Samantha: Please add this to
The App. # ~~111195~~ 111195 file.
Jim Nee
member, Casa La Familia Bd. of I
& owner of 2262 7th Ave.

Oct. 13, 2011

To: Casa La Familia Board of Directors

From: Jim Nee, Casa La Familia Board Member & Property
Owner at 2262 7th Ave.

Subject: Proposed Land Use Change for Cemetery Bldg.

I received a Public Notice from the County Planning Dept. regarding an application submitted by the Roman Catholic Bishop of Monterey (App. # 111195) for a change of use of Parcel # 026-051-17, i.e., the residential building and garage at 2661 7th Ave., which is across the street from our complex. The Proposal is to change the use of the existing non-conforming residence to a commercial day worker center.

I called the project planner, Samantha Haschert, at the Planning Dept. (454-3214). She said she understands that the non-profit work center would act as a clearinghouse for day workers to register their skills with the center. Also, contractors and private residents in the county who want to hire day workers can register their needs with the center. The center would then seek to match needs to skills.

On the surface this sounds like a good service. BUT, it seems to me, there are Several Potential Questions needing answers. (1) Would day workers loiter outside the center like they do at the Home Depot and similar businesses as they for jobs with contractors? (2) During what hours during the day would people be coming to the center? (3) Would workers and contractors be idling vehicles in the vicinity of the center, thus increasing air pollution and noise near us? (4) When the daily

quota of workers at the center is reached, how would other workers on their way to site know to return home? (5) What provision would be made to control the likely significant increase in vehicle traffic and loitering in front of our complex? (6) How would the applicant prevent center users from parking in our lot and loitering on our property?

I presume you'll have more questions about the proposal that need answers.

Project planner Samantha Haschert said she would begin considering our comments as soon as she receives them. It seems to me that the earlier they're submitted, the better. The Deadline to submit comments on the Notice of Application is October 27, 2011. However, there will probably be other opportunities for us to submit comments.

The Public Notice says "No public hearing is required for this application." However, if we feel a hearing is needed, we must submit the request in writing to the Planning Department. But that is no guarantee a hearing will be called.

I plan to visit Ms. Haschert at the County Building on Thursday, Oct. 20, at 10:00 AM to review the documents submitted by the applicant. Perhaps other Board members will want to join me. At the meeting I will request a copy of relevant parts of the application, but each copy costs \$0.25. I hope the Board will reimburse me for those costs. After reviewing the documents I may recommend that Chairman Ben Gregg call a Special Meeting of the Board to consider preparing comments to the Planning Department on the project. Also, we may want to inform County Supervisor Leopold of our interest in the application.

Samantha Haschert

Subject: 111195 Public comment
Entry Type: Phone call

Start: Mon 10/17/2011 8:11 AM
End: Mon 10/17/2011 8:11 AM
Duration: 0 hours

James Nee

Concerned about people gathering in front of the center on the street waiting to be picked up. Is naïve to think that workers will wait inside the building or that people will not gather in front of center after maximum number is reached inside.

Area is residential and is not a good place for this type of center.

Kids walk up and down street to go to Green Acres and Harbor High.

Bus access is not sufficient.

Would like building to be used for something and not to remain vacant.

Samantha Haschert

Subject: 111195
Entry Type: Phone call
Start: Thu 10/27/2011 1:07 PM
End: Thu 10/27/2011 1:07 PM
Duration: 0 hours

Public Comment

Sandra Bronner (Last name spelling may not be accurate)

- Upset about plan to locate a day worker center in the neighborhood
- Does not think that the center will work as planned
- Seems to be a favor to Home Depot to move the day laborers to a residential area and out of their parking lot.
- The neighborhood is not a good location for loitering.
- Requested that the item is moved up to a public hearing.

Samantha Haschert

Subject: 111195
Entry Type: Phone call
Start: Thu 10/27/2011 1:23 PM
End: Thu 10/27/2011 1:23 PM
Duration: 0 hours

Public Comment

Carol Watt
831-475-6333 x202

- Executive assistant to Superintendent
- Was just notified of proposed day laborer center
- Area is a "walk zone" for students of Green Acres and Harbor High
- Concerned about loitering.

Samantha Haschert

Subject: 111195
Entry Type: Phone call
Start: Thu 10/27/2011 1:25 PM
End: Thu 10/27/2011 1:25 PM
Duration: 0 hours

Public Comment

(no name provided)

- Object to day worker center
- Concerns regarding increased traffic, parking, loitering and a change in character of residential neighborhood.

Samantha Haschert

From: John Berg [johnwberg@gmail.com]
Sent: Thursday, October 27, 2011 4:45 PM
To: Samantha Haschert
Cc: John Berg
Subject: Proposed Day Worker Center - 7th Ave

Santa Cruz Planning Department

To Whom it May Concern;

I am writing regarding the proposed Day Worker center to be located on 7th Ave. in Santa Cruz.

I am the owner of 2308 7th Ave, in Casa La Familia - A Senior Citizen community located directly across the street from the proposed Day Worker Center.

I object to the day worker center.

I fear for the safety of my property and the safety of my senior citizen neighbors. Our property does not have fencing or gates and locating a day Worker Center directly across the street most certainly will cause ongoing security concerns and problems.

Our parking lot is very small and I am concerned that parking may be further impacted in our lot by the Day Worker Center. Presently, when an event is held at the VFW outpost participants often mistakenly use our lot causing us great inconvenience. I expect that if the Day Worker Center were operating across the street our parking lot issues would increase.

The bus stop noted in the Day Worker Center proposal is located in front of my property. I expect that if 25 to 400 day workers attempt to use this bus stop that loitering on our property and in our parking lot will be an ongoing problem. Furthermore, the bus stop is only served twice a day as a supplemental route for students of Harbor High School.

The hours of operation for the Day Worker Center will cause the day workers to travel with the communities children. Parents should be made aware of the potential dangers of having a Day Worker Center operating in a school zone.

I'm afraid that some day workers who are not interested in participating in the program will loiter nearby (possibly on my property) in hopes of finding work. The program's spokes people did not have a solution for this potential problem and suggested that participants will "police themselves."

I have seen day workers in front of Home Depot urinate in the bushes adjacent to the freeway. I'm afraid that a day worker center across the street from my house will cause the same thing to happen in our parking lot.

I believe that the day worker center will cause heavy traffic on 7th Ave. While "regulars" (such as contractors) will know the routine and know where they should and shouldn't stop, the majority of the people that will be coming to hire the day workers (according to the spokes people) will be local homeowners. I don't see how these "homeowners" will behave any differently then they do now at the existing day worker locations. I expect they will pull over and stop on 7th Ave. As 7th Ave is only one lane in each direction and seeing as how traffic as already heavy on 7th Ave. I expect the Day Worker Center to cause heavy traffic congestion.

I understand that Home Depot was opposed to the Day Worker center being located on their property stating that they did not have enough room in their parking lot. I believe that Home Depot's objection is valid. The Day Worker Center will require numerous parking spots. I'm not convinced that 5 parking spots at the neighboring VFW outpost will be adequate parking for the Day Worker Center.

Lastly, as a person who works in the building trades, I think it's a bad idea to create a third day worker pickup location in the area. There are no guarantees that the Day Worker Center will cause the existing two locations on River Street and 41st Ave. to be abandoned. I expect that creating a third location will cause confusion and increased traffic throughout the community.

I urge you to deny the Day Worker Center application.

Respectfully,

John Berg

Samantha Haschert

Subject: 111195
Entry Type: Phone call
Start: Thu 10/27/2011 1:01 PM
End: Thu 10/27/2011 1:01 PM
Duration: 0 hours

Public Comment

Mary Ann Hintermeister (last name spelling may not be accurate)
578-1521

- Concerned about day worker center
- Would like to have a public hearing
- Green acres school may not be in agreement with development as well

Kathleen Molloy Prevesich
Planning Director
County of Santa Cruz Planning Department
701 Ocean St, 4th Floor
Santa Cruz, CA 95060
Subject: 7th Ave. Day Worker Center

January 30, 2012

Dear Ms. Prevesich,

I am writing in support of the use permit application for the Day Worker Center planned for 2261 7th Ave.

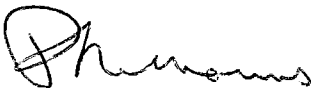
Such a Center, which has long been needed in Santa Cruz County, would provide an orderly, safe place to match day workers to jobs as an alternative to the current situation of workers soliciting work at local business parking lots and on the street. Additionally a Center would provide a variety of supportive services and training opportunities for the workers.

I would also ask you to consider the special needs of women who tend not to use the existing informal sites where they may feel vulnerable. The experience at other formal worker centers is that there are many women needing and wanting to find work who will use a formal site. In addition, women at these formal worker centers have taken an active role in the operation of the centers and have helped create environments that are respectful of women. A Center would increase employment opportunities by providing an environment that is friendly to women, both as workers and as employers.

I understand that there are some concerns about traffic and parking. 2261 7th Avenue is a good location for the proposed Center. It is one of the few sites in the county currently zoned for such a use and with a landowner willing to allow it. It is also a central location and about halfway between two major informal hiring sites on River St. and 41st Ave. Thus it will draw workers away from both of these informal sites and relieve the attendant safety hazards and sanitary concerns. In addition, the site is well served by public transportation and most workers will arrive by bus or bike. Given that fact, I do not believe that the Center would add significantly to the existing level of traffic on 7th Ave. I understand that the Center will have rules and procedures that will include monitors and signs to familiarize workers and employers with the parking and pick up procedures and to direct vehicles to the parking at the adjacent VFW hall. The monitors will also assure that loitering and soliciting work do not occur on the sidewalks or street adjacent to the Center.

Day workers are a reality in our community and the proposed Center is an excellent opportunity for the community to respond constructively to that reality. I strongly encourage you to find a way to make it work.

Sincerely,



Philip McManus
2500 Smith Grade
Santa Cruz, Ca 95060

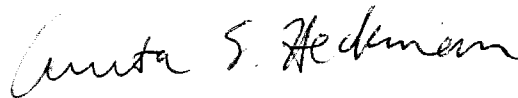
Anita Heckman
127 Rathburn Way
Santa Cruz, CA 95062

County of Santa Cruz Planning
Attn: Kathleen Molloy Prevesich, Planning Director
701 Ocean St. -4th. floor
Santa Cruz, CA 95060

Dear Kathleen Molloy Prevesich,

I am writing to support the Day Worker Center proposed for 7th. Ave. This is a much needed service for the day workers and also for the community. It will be more organized to link up people who are in need of labor with laborers. And it's great that the center will be on 7th. Ave, which is near the bus lines and in the middle of Santa Cruz. I hear that some training will be available too at the new day worker center, which will benefit the workers and provide them with additional skills. I am in support of fair and living wages to all. I hope the planning process goes smoothly and that the center can open soon.

Sincerely,

A handwritten signature in cursive script that reads "Anita S. Heckman".

Anita Heckman

Samantha Haschert
Planner
County of Santa Cruz Planning Department
701 Ocean St, 4th Floor
Santa Cruz, CA 95060
Subject: 7th Ave. Day Worker Center

January 30, 2012

Dear Ms. Haschert,

I am writing in support of the use permit application for the Day Worker Center planned for 2261 7th Ave.

Such a Center, which has long been needed in Santa Cruz County, would provide an orderly, safe place to match day workers to jobs as an alternative to the current situation of workers soliciting work at local business parking lots and on the street. Additionally a Center would provide a variety of supportive services and training opportunities for the workers.

I would also ask you to consider the special needs of women who tend not to use the existing informal sites where they may feel vulnerable. The experience at other formal worker centers is that there are many women needing and wanting to find work who will use a formal site. In addition, women at these formal worker centers have taken an active role in the operation of the centers and have helped create environments that are respectful of women. A Center would increase employment opportunities by providing an environment that is friendly to women, both as workers and as employers.

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Day workers are a reality in our community and the proposed Center is an excellent opportunity for the community to respond constructively to that reality. I strongly encourage you to find a way to make it work.

Sincerely,



Philip McManus
2500 Smith Grade
Santa Cruz, Ca 95060

NORA HOCHMAN
5330 Glen Haven Road Soquel, Ca. 95073

January 25, 2012

Kathleen Molloy Prevesich, Director
Planning Department
County of Santa Cruz
701 Ocean Street
Santa Cruz, Ca. 95060

Re: Application # 111195 / Parcel # 026-051-17

Dear Ms. Previsch,

I write in support of the proposed Day Worker Center located at 2261 7th Avenue. For many years, I have hired day laborers from both the 41st Avenue and River Street locations. I hire day laborers about once a month.

I support this project for several reasons:

First, as a woman, it is uncomfortable for me to pull up to a group of men and point or in some way select the workers for my project. Usually I get out of my car and approach their group and that too can sometimes feel like a weird and unsettling way to approach workers I want to hire.

Second, I want to be able to go to a center where the employment rules of engagement are concrete, predictable, fair to both the employer and worker, and dependable. I would add to that I believe such a center would be safer for all involved. I also would be able to hire women for certain jobs and I never see women soliciting day labor work in the parking lots where workers currently gather. I think a center would provide women laborers a place to safely gather, define the work they do and be better able to be hired.

Third, I believe such a center will be beneficial to the greater Santa Cruz community in a few ways: safe, dependable hiring benefits us all, just as you and I enjoy the world of work, so should day laborers. It's hard enough to do this kind of temporary work without the obstacles and lack of dignity that parking lot gathering currently yields. Homeowners and residents like myself will be better able to hire workers in inclement weather if there were a center that got all parties out of the rain. People will always have a need to hire day laborers and our community will benefit by people continuing to earn a living, supporting themselves and their families and being able to spend their income locally.

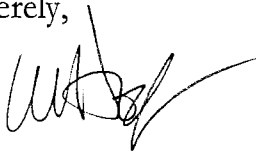
Finally, because the proposal includes off-street parking and is on a transit line, the hiring of day laborers will be a fairly quick experience. Most day workers don't have cars so I don't believe there

will be much of a traffic problem. Many workers get hired early in the morning, but many are still available for a day's work when I hire, which is often closer to 10 or 11am. The current situation, with parking lot/driveway hiring, is pretty rough and intolerable. Because there will be parking provided, employers like myself will be able to pull off the street and insure that any traffic associated with the center is contained in the center's parking lot. It's also my understanding that the center will develop and enforce rules about traffic and parking.

For all those reasons and more, I am a big supporter of a day labor worker center in our community. The workers aren't going away nor is the need for residents to hire them. I want our county Planning Department to recognize that and approve the proposed project.

Thanks very much for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nora Hochman', with a stylized flourish extending to the right.

Nora Hochman

January 27, 2012

County of Santa Cruz Planning Department
Attn: Kathleen Molloy Prevesich, Planning Director
701 Ocean Street – 4th Floor
Santa Cruz, CA. 95060

Re: Use Permit Application #: 111195; Assessor's Parcel #: 026-051-17

Dear Ms Prevesich:

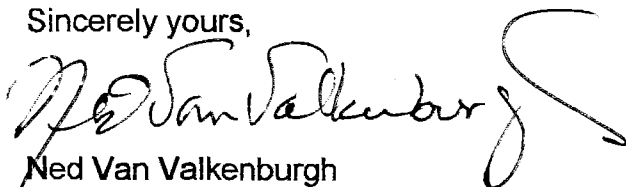
I am a local Santa Cruz County resident and formerly a partner in a General Contracting firm. Over the years I have hired day workers to work on some small projects and to assist me at my home. The current curb-side hiring process is chaos and my limited Spanish makes it a hit or miss process and impossible to assess the individual worker's skills. I was pleased to hear about the proposal to create a Day Worker Center. Through the Center I will be able to get assistance in communicating my needs to the workers and to request a worker based on their actual skills not on who gets to my truck first. I understand the Center is planning to help workers get to the job site using public transit. That's a great idea. To be able to call the center to have a worker dispatched rather than having to drive across town to pick them up makes good environmental sense.

I support the location of the proposed Day Worker Center on 7th Avenue between Capitola Road and Soquel Ave. It's centrally located and close to the Soquel Ave bus line. In addition, if Day Workers arrive by bike or bus then at the end of the day they could go to the bus stop nearest to their work and travel home without having to return to the Center. I understand that the Center will have rules and procedures with monitors and signs to direct vehicles to the parking at the adjacent VFW hall. I am sure they will have extra monitors and signage when they first begin operations to help familiarize workers and employers with the parking and pick-up procedures.

Day workers are here and doing work in our communities. All workers deserve dignity, safety, and fairness. A Center will help provide these for day workers and will assist the workers in enriching their skills thus enhancing their employment prospects and earning capacity. Ultimately this will result in providing higher quality services to the wider community.

Please approve the use application and help move this important project forward.

Sincerely yours,



Ned Van Valkenburgh
217 Marnell Ave.
Santa Cruz, CA 95062

Nancy Wood
1511 Escalona Dr.
Santa Cruz, CA 95060
January 26, 2012

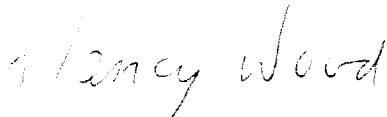
Kathleen Molloy Prevesich
Planning Director
County of Santa Cruz Planning Department
701 Ocean St. - 4th Floor
Santa Cruz, CA 95060

Dear Ms. Molloy Prevesich,

I am writing in support of the proposed Day Worker Center at 2261 7th Avenue. Santa Cruz County has needed a center like this for many years. The center would provide a safe place to match day workers to jobs. The center would have the added benefit of providing a centralized location for services and training opportunities for the workers.

I also support the proposed location. The site is about halfway between the two major informal hiring sites: River Street and 41st Avenue. The 7th Avenue location provides the potential to draw workers away from both of these locations. With the added benefit of being near the bus routes on Soquel Ave, most of the day workers will be able to arrive in the morning by bike, thus mitigating traffic concerns. At the end of the day, most of the workers will likely go to a bus stop nearest to their worksite to travel home rather than returning to the Center.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Wood".

Nancy Wood

David Foster
118 Miles Street
Santa Cruz, CA 95060

February 4, 2012

Samantha Haschert, Planner
County Planning Department
701 Ocean Street
Santa Cruz, CA 95060

Re: Support for proposed Day Worker Center on 7th Avenue

Dear Ms. Haschert:

Finding an appropriate site for the Day Worker Center has been a challenge. A successful site needed to be separate and distinguishable from current informal day worker gathering sites. It also needed to offer easy access to the highway and other major roadways. For the workers the site needed easy access to bus lines and bike lanes and needed to offer safe pedestrian access. From the Center's Feasibility Study it was recommended that the Center be located in the mid-county area in order to attract the greatest number of potential employers.

When the Community Action Board first came to the County Planning Department to discuss sitting options for the Center we were told that the Public Facilities (PF) zone was the only zone within the unincorporated County that could appropriately accommodate this use. The proposed site on 7th Avenue meets all of the site selection criteria. The 7th Avenue site is located within a mixed zoning area with residential, public facilities and commercial uses. The Community Action Board has made a concerted effort to contact the surrounding neighborhood prior to the public hearing for this project. We have gone door-to-door in the neighborhood and we have conducted several meetings with specific neighborhood groups. Design changes to the Center's program and to the Center's site improvements have been made specifically in response to neighborhood concerns. Street parking is not allowed in this area of 7th Avenue and adequate on-site parking is provided as a part of the proposed project.

The proposed Day Worker Center offers a program that is critically needed in the County. The Community Action Board's Day Worker Center Advisory Committee urges your support of this use permit application.

Sincerely,

David Foster
Chair, Day Worker Center Advisory Committee

2 February 2012

County of Santa Cruz Planning Department
Attn: Kathleen Molloy Prevesich, Planning Director
701 Ocean Street – 4th Floor
Santa Cruz, CA 95060

Re: Proposed Day Labor Center, Application #111195, Parcel # 026-051-17

Dear Ms. Molloy Prevesich:

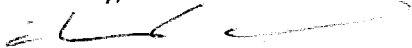
I am writing in support of the proposed Day Labor Center at 2261 7th Avenue. I am familiar with day labor centers operating in other areas and feel that such a center is long overdue in Santa Cruz County. I believe that the Center would be a significant improvement over the current chaotic situation by providing a safe and orderly approach to matching day laborers with jobs. As someone who has used such workers in the past, I would have very much preferred a Center in which to locate the assistance that I needed rather than trying to do so in the parking lot of a home improvement store. The creation of the Center could also help to expand the range of the pool of workers to include people interested in providing services other than gardening or construction type jobs (for example, house cleaning) and would certainly allow more women the opportunity to find employment in the informal job market.

In addition, the Center would provide these workers with services and training opportunities in order for them to increase their employment opportunities. We need to support people who are trying to make a better life for themselves and the fact that a local non-profit agency is interested in providing these services is of great benefit not only to the workers that would use the center, but to the entire community.

Locating the Center in the area proposed in Live Oak I think is appropriate for many reasons. It is easily accessible for workers who live in all parts of the County by bus, but also to those who may wish to employ the people who would go to the Center.

Please do not hesitate to contact me if you have any questions.

Sincerely,



Edward Rico
43 Hill Ave.
Watsonville, CA 95076
831-252-9146
tedr@cruzio.com

February 1, 2012

County of Santa Cruz Planning Department
Attn. Kathleen Molloy Prevesich, Director
Re. 7th Avenue Day Worker Center

Dear Ms Prevesich,


I want to express my support for the Day Worker Center at 2261 7th Avenue. The Center is long overdue for our County. There are many successful Centers as models. The Center would provide an orderly and safe place to match workers to jobs providing a benefit for workers and businesses and the Community alike. The Center would assure that their labors would be fairly compensated and not be cheated. Woman workers in particular need such a safe and secure site for their protection. Additionally this Center would provide support services and training opportunities.

Any new business will generate additional car trips. I have not seen any traffic engineering projected trips. But common sense would predict these trips will be concentrated for short durations during the early morning and late afternoon when the workers come for employment and complete their workday. This is a central location for the County and has access to public transportation.

If labor organizations support the Day Labor Center then it must be important.

I urge your support and assistance in the formation of the Day Worker Center for all of these reasons and more.

Thank you for your time and thoughtful consideration.



Ron Pomerantz
215 Gharkey Street
Santa Cruz, CA 95060
Email: hectic@cruzio.com



Accessibility Review

Routing No: 2 Review Date: 01/10/2012

LAURA BRINSON (LBRINSON) : Complete

Project is complete for Development Review

Building Permit Requirements:

Complete accessible hardship form to establish the costs of construction and the costs of providing access. If separate parking lot areas are provided for employees and guests, then separate accessible parking shall be provided, unless unreasonable hardship may be established.

Submit complete plans and specifications to verify new work and change of occupancy (from an R-3 to a B) complies with the 2010 CBC ,CPC, CMC, CEC and 2008 CA Energy Standards, which are the codes currently enforced.

Driveway/Encroachment Review

Routing No: 1 Review Date: 10/18/2011

DEBRA LOCATELLI (DLOCATELLI) : Complete

site inspection completed. The existing sidewalk is in good condition, except for a hairline crack.
No requirements. Review complete.

Fire Review

Routing No: 1 Review Date: 10/14/2011

KAREN MILLER (KMILLER) : Complete

Date: October 14, 2011

To: David Foster

Applicant: same

From: Tom Wiley

Subject: 111195

Address 2261 7th Ave.

APN: 026-051-17

OCC: 2605117

Permit: 20110232

We have reviewed plans for the above subject project.

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

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (2010) as amended by the Central Fire Protection District.

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

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



Fire Review

Routing No: 1 Review Date: 10/14/2011

KAREN MILLER (KMILLER) : Complete

NOTE on the plans whether the building will be either **SPRINKLERED** or **NON-SPRINKLERED** as outlined in the 2010 California Building Code and via District Amendment.

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

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

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

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

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

IF the building is equipped with automatic fire sprinkler protection the following shall apply:

NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. NOTE that the WORKING DRAWINGS shall comply with the District UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.

NOTE on the plans that the building shall be protected by an approved automatic sprinkler system complying with the edition of NFPA 13 currently adopted in Chapter 35 of the California Building Code.

NOTE The FDC shall be labeled with the address of the building that it serves, with 2" peal and stick plastic reflective numbers.

NOTE on the plans that the designer/installer shall submit two (2) sets of plans, calculations, and cut sheets for the automatic sprinkler system to this agency for approval. Installation shall follow our guide sheet.

SHOW location of fire extinguishers.

SHOW Occupant Load(s) and an Exiting Plan.

SHOW location of exit signs.

SHOW where address numbers will be posted and maintained, plainly visible from the street. Numbers shall be a minimum of four (4) inches in height and of a color contrasting to their background.

SHOW location of Knox Box and key.

NOTE roof coverings to be no less than Class "B" rated roof.

The job copies of the building and fire systems plans and permits must be on-site during inspections.

Submit a check in the amount of \$115.00 for this particular plan check, made payable to Central Fire Protection District. A \$35.00 **Late Fee** may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. INVOICE MAILED TO APPLICANT. Please contact the Fire Prevention



Fire Review

Routing No: 1 Review Date: 10/14/2011

KAREN MILLER (KMILLER) : Complete

Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions regarding the plan check comments, please call me at (831) 479-6843 and leave a message, or email me at tomw@centralfpd.com. All other questions may be directed to Fire Prevention at (831)479-6843.

CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.
2605117-101411

Metro Transit District Review

Routing No: 1 Review Date: 10/31/2011

SAMANTHA HASCHERT (SHASCHERT) : No Response

Project Review

Routing No: 3 Review Date: 01/30/2012

SAMANTHA HASCHERT (SHASCHERT) : Complete

Road Engineering Review

Routing No: 1 Review Date: 10/20/2011

RODOLFO RIVAS (RRIVAS) : Complete

Completeness Comments:

Permit Conditions and Additional Information:

Determination of required TIA fees:

12/8/11

Upon request from Tom Burns, our department has reviewed the number of vehicular trips generated by this project and determined that for TIA fees calculation, the institutional land use category is acceptable for the proposed Day Worker Center. Therefore, TIA fees for a 1008 square foot building at 5 trips per ksf will result in 5 trips



Road Engineering Review

Routing No: 1 Review Date: 10/20/2011

RODOLFO RIVAS (RRIVAS) : Complete

per day, or \$3,000 in TIA fees. However, due to the TIA fee credit of \$6,000 for the existing residence there will not be any TIA fees due for this application.

This application is for a Day Worker Center on 7th Avenue. The number of vehicular trips generated by the development was estimated based on the information included on the Program Statement document provided for this project. As described below the estimated number of trips was then used to determine the required Live Oak Transportation Improvement Area fees (TIA).

The Project Statement estimates a maximum attendance or occupancy (workers, manager and volunteers) equal to 30. 90 percent (27) of attendees are expected to use alternative transportation means other than to drive a motor vehicle (bus, bike, walk, etc.), and the other 10 percent (3) will drive to and from the facility. The three attendees that will drive are expected to generate 2 trips each (one trip to the facility and one trip from the facility) generating as a result 6 trips (3x2). In addition, it is anticipated that 17 employers a day will visit the center to process the hiring of workers and to transport the workers to the respective working sites. These 17 employers will generate 34 trips (17x2). The number of trips generated by the Worker Center is estimated to be 40 (34+6). The Worker Center is eligible for trips credit associated with the existing building (keeper's residence). The number of trips that can be taken as credit is 10 trips, based on equivalent number of trips generated by a single family dwelling (per the Institute of Transportation Engineers Trip Generation Report, 8th edition). Therefore, the estimated total number of new daily trips to be generated by the Workers Center is **30 trips** (40 trips – 10 trips (credit)).

This project is subject to Live Oak Transportation Improvement (TIA) fees at a current rate of **\$600** (\$300 for roadside improvement fees + \$300 for transportation improvement fees) per daily trip generated by the proposed development.

The TIA fees for the project = **30 X \$600 = \$18,000**

The total TIA fee of \$18,000 is to be split evenly between transportation improvement fees and roadside improvement fees.

Note: The above TIA fee estimate was calculated using the current fee rate. The rate in effect at the time of acquiring a building permit will be used to determine the actual TIA fees for the project.

Applicant has the option of submitting to the approving body a lower trip generation rate (trips per day), provided that the proposed trip generation rate is based on a traffic engineering study.

Urban Designer Review



County of Santa Cruz, PLANNING DEPARTMENT

Discretionary Application Comments 111195

APN 026-051-17

Urban Designer Review

Routing No: 1 Review Date: 10/31/2011

SAMANTHA HASCHERT (SHASCHERT) : Not Required

Project planner to complete design review. See incomplete letter in file.



Customer Service
(831) 425-8600



All METRO buses are wheelchair accessible, while some bus stops on this route may not be. **NOTA:** Todos los autobuses de METRO son accesibles en silla de ruedas, pero algunas paradas en esta ruta no son accesibles.



All METRO buses are equipped with front bicycle racks that can carry up to three bicycles at a time. **NOTA:** Todos los autobuses están equipados con portabicicletas en frente que pueden portar hasta tres a la vez.

Cabrillo/South County Service
Effective / Vigente: Jan. 05, 2012

69A/69W

69 Capitola Road / Cabrillo / Watsonville

Departs	Departs	Departs	Departs	Departs	Departs	Departs	Departs	Departs	Arrives
A	B	C	D	E	F	G	H		
69W 6:37 AM	6:46	7:00	7:15	7:27			7:34		
69A 7:07	7:16	7:30	7:45	7:57			8:07		
69W 7:37	7:46	8:00	8:15	8:27			8:34		
69A 8:07	8:16	8:30	8:45	8:57			9:07		
69W 8:37	8:46	9:00	9:15	9:27			9:34		
69A 9:07	9:16	9:30	9:45	9:57			10:04		
69W 9:37	9:46	10:00	10:15	10:27			10:34		
69A 10:07	10:16	10:30	10:45	10:57			11:04		
69W 10:37	10:46	11:00	11:15	11:27			11:34		
69A 11:07	11:16	11:30	11:45	11:57			12:07 PM		
69W 11:37	11:46	12:00	12:15	12:27			12:40		
69A 12:00	12:11	12:30	12:45	12:57			1:07		
69W 12:30	12:41	1:00	1:15	1:27			1:37		
69A 1:00	1:11	1:30	1:45	1:57			2:07		
69W 1:30	1:41	2:00	2:15	2:27			2:37		
69A 2:00	2:11	2:30	2:45	2:57			3:07		
69W 2:30	2:41	3:00	3:17	3:32			3:40		
69A 3:00	3:11	3:30	3:47	3:57			4:17		
69W 3:30	3:41	4:00	4:17	4:32			4:40		
69A 4:00	4:11	4:30	4:47	4:57			5:13		
69W 4:30	4:41	5:00	5:17	5:32			5:40		
69A 5:00	5:11	5:30	5:47	5:57			6:10		
69W 5:30	5:41	6:00	6:15	6:30			6:37		
69A 6:00	6:11	6:30	6:47	6:57			7:10		
69W 6:30	6:41	7:00	7:15	7:30			7:37		

Route 69W serves all stops between Metro Center and Cabrillo College, and then serves as a limited express between Cabrillo College and Watsonville Transit Center, stopping only at the time points shown, and these additional stops: Soquel & State Park, Main & Ohlone Parkway, Main & Pennsylvania, Main & Rodriguez. **NOTA:** La Ruta 69W sirve a todas las paradas entre el Centro de Metro y Cabrillo College y luego sirve como expreso limitado entre Cabrillo College y el Centro de Tránsito de Watsonville, parando solamente en los puntos de tiempo mostrados y éstas paradas adicionales: Soquel & State Park, Main & Ohlone Parkway, Main & Pennsylvania, y Main & Rodriguez.

Cart/Tram service is available weekdays at Cabrillo College to individuals with disabilities.

El servicio Cart/Tram está disponible los días de semana en Cabrillo College para personas con discapacidades.

69A/69W

69 Capitola Road / Cabrillo / Watsonville

Departs	Departs	Departs	Departs	Departs	Departs	Departs	Departs	Departs	Arrives
A	B	C	D	E	F	G	H		
69W 8:00 AM	8:09	8:23	8:38	8:48			8:57		
69A 9:00	9:09	9:23	9:38	9:48			9:57		
69W 10:00	10:09	10:23	10:38	10:48			10:57		
69A 11:00	11:09	11:23	11:38	11:48			11:57		
69W 12:00	12:09	12:23	12:38	12:50			1:00		
69A 1:00	1:09	1:23	1:38	1:48			1:57		
69W 2:00	2:09	2:23	2:38	2:50			3:00		
69A 3:00	3:09	3:23	3:38	3:48			3:57		
69W 4:00	4:09	4:23	4:38	4:50			5:00		
69A 5:00	5:09	5:23	5:38	5:48			5:57		
69W 6:00	6:09	6:23	6:38	6:50			7:00		
69A 7:00	7:09	7:23	7:38	7:48			7:57		
69W 8:00	8:09	8:23	8:38	8:48			8:57		

Route 69W serves all stops between Metro Center and Cabrillo College, and then serves as a limited express between Cabrillo College and Watsonville Transit Center, stopping only at the time points shown, and these additional stops: Soquel & State Park, Main & Ohlone Parkway, Main & Pennsylvania, Main & Rodriguez. **NOTA:** La Ruta 69W sirve a todas las paradas entre el Centro de Metro y Cabrillo College y luego sirve como expreso limitado entre Cabrillo College y el Centro de Tránsito de Watsonville, parando solamente en los puntos de tiempo mostrados y éstas paradas adicionales: Soquel & State Park, Main & Ohlone Parkway, Main & Pennsylvania, y Main & Rodriguez.

Route Map is provided on a separate sticker.

El Mapa de Ruta está en una calcomanía separada.

Hours of Operation / Horas de Operación:

Monday - Thursday / Lunes - Jueves:

Friday / Viernes:

8:00am to 9:00pm

8:00am to 4:00pm

Call / Llame:

(831) 479-6379 or (831) 479-6370



**Customer
Service
(831) 425-8600**

All METRO buses are wheelchair accessible, while some bus stops on this route may not be. **NOTA:** Todos los autobuses de METRO son accesibles en silla de ruedas, pero algunas paradas en esta ruta no son accesibles.



All METRO buses are equipped with front bicycle racks that can carry up to three bicycles at a time. **NOTA:** Todos los autobuses están equipados con portabicicletas en frente que pueden portar hasta tres a la vez.

Cabrillo/South County Service
Effective / Vigente: Jan. 05, 2012

69A/69W

69 69A/69W Cabrillo / Capitola Road / Santa Cruz

	Departs	Departs	Departs	Departs	Departs	Arrives
	Watsonville	Watsonville	Nelson & Green Valley	Cabrillo College	Capitola Wall & 7th Ave.	Santa Cruz Metro Center
	TC Lane 1	TC Lane 1	Watsonville	College		
	Freedom & Centre	Freedom & Centre	Hospital			

A
B
C
D
E
F
G
H

MONDAY - FRIDAY

69W ①	6:20AM	6:25	6:40	7:00	7:05	7:25
69W ①	6:45	6:55	7:00	7:00	7:05	7:25
69W ①	7:15	7:20	7:40	8:00	8:05	8:25
69A ①	7:45	7:55	8:00	8:30	8:35	8:55
69W ①	8:20	8:25	8:40	9:00	9:05	9:25
69A ①	8:50	9:00	9:05	9:30	9:35	9:55
69W ①	9:20	9:25	9:40	10:00	10:05	10:23
69A ①	9:50	10:00	10:05	10:30	10:35	10:55
69W ①	10:20	10:25	10:40	11:00	11:05	11:23
69A ①	10:50	11:00	11:05	11:30	11:35	11:55
69W ①	11:20	11:25	11:40	12:00PM	12:05	12:23
69A ①	11:50	12:00	12:05	12:30	12:35	12:55
69W ①	12:20	12:25	12:40	1:00	1:06	1:30
69A ①	12:50	1:00	1:05	1:30	1:36	1:55
69W ①	1:20	1:25	1:40	2:00	2:06	2:25
69A ①	1:50	2:00	2:05	2:30	2:36	2:55
69W ①	2:20	2:25	2:40	3:00	3:06	3:25
69A ①	2:50	3:00	3:05	3:30	3:36	3:55
69W ①	3:20	3:25	3:40	4:00	4:07	4:30
69A ①	3:50	4:00	4:05	4:30	4:36	4:55
69W ①	4:20	4:25	4:40	5:05	5:12	5:38
69A ①	4:50	5:00	5:05	5:35	5:42	6:00
69W ①	5:20	5:25	5:40	6:00	6:07	6:30
69A ①	5:50	6:00	6:05	6:30	6:35	6:48
69W ①	6:20	6:25	6:40	7:00	7:05	7:18
69A ①	6:50	7:00	7:05	7:30	7:35	7:48

1 Route 69W serves as a limited express between Watonsville Transit Center and Cabrillo College, stopping only at the points shown, and these additional stops: Rodriguez & Main, Main & Pennsylvania, Main & Clifford, and Soquel & State Park. All stops are then served between Cabrillo College and Metro Center. **NOTA:** La Ruta 69W sirve como expreso limitado entre el Centro de Watonsville y Cabrillo College, parando solamente en los puntos de tiempo mostrados y estas paradas adicionales: Rodriguez & Main, Main & Pennsylvania, Main & Clifford, y Soquel & State Park. Todas las paradas están en servicio entre Cabrillo College y el Centro de Metro.

69A/69W

69 69A/69W **Cabrillo / Capitola Road / Santa Cruz**

	Departs	Departs	Departs	Departs	Departs	Departs	Arrives
	Watsonville	Airport Blvd.	Neelson & Watsonville	Green Valley & Main	Cabrillo College	Capitola Mall & 7th Ave.	Santa Cruz Metro Center

A **B** **C** **D** **E** **F** **G** **H**

SATURDAY - SUNDAY

	69W ①	7:20AM	7:25	7:40	8:00	8:05	8:15
69A	8:20	8:30	8:35	8:40	9:00	9:05	9:18
69W ①	9:20	9:25	9:30	9:40	10:00	10:05	10:18
69A	10:20	10:30	10:35	11:00	11:00	11:05	11:18
69W ①	11:20	11:25	11:40	12:00PM	12:05	12:06	12:25
69A	12:20	12:30	12:35	1:00	1:05	1:25	1:25
69W ①	1:20	1:25	1:40	2:00	2:05	2:25	2:25
69A	2:20	2:30	2:35	3:00	3:05	3:25	3:25
69W ①	3:20	3:25	3:40	4:00	4:05	4:25	4:25
69A	4:20	4:30	4:35	5:00	5:05	5:25	5:25
69W ①	5:20	5:25	5:40	6:00	6:05	6:25	6:25
69A	6:20	6:30	6:35	7:00	7:05	7:18	7:18

Route Map is provided on a separate sticker.

El Mapa de Ruta está en una calcomanía separada.

Cart/Tram service is available weekdays at Cabrillo College to individuals with disabilities.

El servicio Cart/Tram está disponible los días de semana en Cabrillo College para personas con discapacidades.

Hours of Operation / Horas de Operación:

Monday - Thursday / Lunes - Jueves:

Friday / Viernes:

8:00am to 9:00pm
8:00am to 4:00pm

Call / Llame:

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