



Staff Report to the Zoning Administrator

Application Number: **121088**

Applicant: David Ford
Owner: Wells Fargo Bank
APN: 039-111-77

Agenda Date: September 7, 2012
Agenda Item #: 1
Time: After 9:00 a.m.

Project Description: Modified proposal, to revise the signage at an existing commercial building (Wells Fargo Bank), originally to increase the size of the existing monument sign and reduce the size of two existing wall signs, to result in a net increase of 1.25 square feet over the approved sign area, and to replace an existing unpermitted channel letter sign of around 30 square feet on the north elevation of the building with a fourth illuminated sign of 14.65 square feet, resulting in a total sign area of 65.8 square feet on PA zone district property. During the August 3, 2012 hearing, the Zoning Administrator requested that the existing monument sign be re-faced with no increase in size and, in addition, that the business signage at the three ATM machines be removed and replaced only by a small logo and that the unpermitted window decals be removed. Requires a Variance to allow for four business signs with a combined sign area that exceeds 50 square feet and an Amendment to Permits D-72-10-2 and 00-0694.

Location: Property located on the northwest corner of Soquel Drive and Sunset Drive (7701 Soquel Drive).

Supervisory District: Second District (District Supervisor: Ellen Pirie)

Permits Required: Amendment to Commercial Development Permits and Variance.

Technical Reviews: None

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 121088, based on the attached findings and conditions.

Exhibits

- | | |
|------------------|---|
| A. Project plans | D. Categorical Exemption (CEQA determination) |
| B. Findings | E. Assessor's, Location, Zoning and General Plan Maps |
| C. Conditions | |

Parcel Information

Parcel Size: 27,573.5 square feet (0.63 acres)
Existing Land Use - Parcel: Commercial office (Wells Fargo Bank)
Existing Land Use - Surrounding: Commercial to the south and southeast (two gas stations and a regional shopping center), public facilities to the northwest and northeast (public library and two churches) and residential to the north.
Project Access: Sunset Way and Ledyard Way.
Planning Area: Aptos
Land Use Designation: C-O (Office)
Zone District: PA (Professional and Administrative Office)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal ☐ Yes ☒ No
Comm.

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: N/A
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
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Aptos/La Selva Fire Protection District
Drainage District: Zone 6 Flood Control District

History

Development Permit D-72-10-2, to construct a one-story commercial bank building, was approved on November 6, 1972. This permit did not include any signs at the bank and required as a Condition of Approval, that a separate application be submitted for signage. The bank was then constructed under Building Permit #32963 issued February 16, 1973. Application 82-203-PD was approved April 16, 1982, to allow for a 7 square foot sign at the night depository. Other signage at the bank was not recognized until May 17, 2001, when business signage totaling 49.9 square feet was approved by Minor Variation 00-0694 to D-72-10-2, which also included grading drainage and landscape improvements at the bank. The approved update to the signage at the bank, included a monument sign at the corner of Soquel Drive and Sunset Way, two

lighted signs mounted beneath the roof overhang at the south and east elevations and revised directional signage. The application did not approve the channel letter sign that is mounted on wall at the north elevation of the bank, which was shown on the submitted plans as "To be removed". The currently existing signage at the bank is similar to the approved signage as depicted on Exhibit B of 00-0694, except that the monument sign, shown on the approved plans as being mounted between two stone columns, is now mounted on a low concrete pedestal and the channel letter sign was never removed.

Project Setting

The bank is situated at the corner of Sunset Way and Soquel Drive, a busy arterial street, and is opposite the intersection with State Park Drive, which has direct access to and from Highway One. The parcel also has frontage along Ledyard way, so that the parcel has frontage on three streets. To the south of the parcel across Soquel Drive and kitty-corner to the bank is the Rancho del Mar Shopping Center including Safeway and a gas station. To the northeast adjacent to the bank, and to the southwest across Soquel Drive, there are churches and to the northwest is the Aptos Public Library. Therefore the bank occupies a highly visible location.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 27,575.5 square feet, located in the PA (Professional and Administrative Office) zone district, a designation that allows commercial uses. The existing bank is a principal permitted use within the zone district and the zoning is consistent with the site's (C-O) Commercial Office General Plan designation.

Analysis and Discussion

As noted, the existing approved signs at the bank include a monument sign located at the corner of Soquel Drive and Sunset Way, and two smaller signs that are mounted just beneath the roof overhang on the south and west elevations of the bank, facing Soquel Drive and Sunset Way respectively. The proposal is to replace these signs and also one unpermitted channel letter sign located on the north elevation of the building facing Ledyard way, with new signage that reflects the updated corporate signage for Wells Fargo Bank. Existing corporate signage is red and black with yellow lettering and a white logo. The proposed signs will have an entirely red background with larger yellow lettering and no logo.

The proposal is to replace the two existing 16.25 square foot signs mounted beneath the roof overhang and the unpermitted channel letter sign of around 30 square feet with three identical signs of 14.65 square feet each, and to re-face the existing 15.35 square foot monument sign with no change to its size or location. The existing wall mounted channel letter sign will be removed and the wall repaired and re-painted. Further, existing unauthorized business signage above each of the three ATM machines will be removed and replaced with just a small logo or directional signage (ATM) and all unpermitted window decal signage will be removed. In addition to the changes to the business signage, two small directional signs adjacent to the parking area are proposed to be replaced.

In order that the bank be visible from each of the three streets that it fronts on to, as well as from State Park Drive that is opposite the site, one additional sign is required at the north elevation

facing Ledyard Way. The bank parking lot, which is located to the east and south of the building, is accessed from both Ledyard Way to the north and from Sunset Way to the south but not directly from Soquel Drive. Therefore, in order to reduce traffic at the intersection of State Park Drive, Sunset Way and Soquel Avenue it is desirable that bank customers that are coming from the north on Soquel Drive, access the bank via Ledyard Way, thereby reducing traffic at the busy intersection.

Further, due to the natural slopes in the area, the northern end of the parcel is set below the level of the travelled roadway at both Soquel Drive, and Ledyard Way. Soquel Drive rises from the intersection with Sunset Way/State Park Drive towards the north, and Ledyard Way slopes up from Soquel drive to the east, such that the northern end of the bank building is between two and ten feet below the level of Ledyard Way where it runs adjacent to the parcel. Therefore, as seen in views from the north the bank has very low public visibility because it is below the level of the road. The visibility of the bank is further reduced in views from the north because the building is set back around 26 feet from the edge of the travelled roadway at Soquel Drive, around 68 feet from the closest southbound lane, and is partially screened by a group of large eucalyptus trees and by landscaping on the slope between the building and the street.

The revised signage proposed by this application includes for only minor changes to the configuration of the existing approved signs but does allow for one additional lighted sign on the north elevation of the building facing Ledyard Way. The proposed additional sign, that replaces an existing unpermitted sign, will be visible to traffic driving southwards on Soquel Drive and from Ledyard Way, so that the bank and parking lot access can easily be seen from the north, even at night. Only the yellow, lettered portion of the proposed signs will be illuminated to reduce the potential for glare.

The increase in the total allowed sign area from 49.9 square feet to 59.3 square feet will not materially change the impact of the bank signage on surrounding uses. The re-faced monument sign complies with the standards for free standing signs set out in 13.10.581(d) in that it does not exceed 7 feet in height as measured from the level of the adjacent roadway and is set back at least 5 feet from the edge of the right-of-way. The monument sign does not block sight lines for traffic turning right from Sunset Way onto Soquel Drive.

Design Review

The proposed business signs comply with the requirements of the County Design Review Ordinance, in that the proposed signs to be located beneath the roof overhang have been designed as an integral part of the building design and do not extend above the upper line of the roof fascia. The existing free standing monument sign to be re-faced is of a design consistent with the architectural character of the building and has been designed to be an integral part of the landscaped area at the corner of Soquel Drive and Sunset Way to reduce the visual impact on surrounding land uses and the natural landscape.

Environmental Review

The proposed project is eligible for a Categorical Exemption, per the requirements of the California Environmental Quality Act (CEQA) under Class 1 - Existing Facilities (Section 15301), since the proposed signage will be mounted on an existing bank and the use is allowed

within the parcel's PA (Professional and Administrative Office) zone district.

Conclusion

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

Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **121088**, 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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R1: added site plan to show building dimensions-CL-04/05/12
R2: revised informational signs-04/02/12
R3: revised EOI to be CHSR-10-HSC-CUSTOM-04/02/12
R4: revised monument sign to be painted all red side-CL-02/27/12
R5: revised to make monument sign single sided-CL-02/27/12
R6: revised drawing to \$1300 EOI to be white, change grid and remove dual entry-CL-02/02/12

Aptos 7701 Soquel Dr. Aptos, CA. 95003
Owned



4444 Federal Blvd., San Diego CA 92102
Phone: (619) 527-6100 / Fax: (619) 527-6111
www.signitechUSA.com



Wells Fargo

#199588

Aptos

7701 Soquel Dr

Aptos, CA. 95003

Date: 03/19/12

Salesperson: Art Navarro

Coordinator: Aaron S. Turkeltaub

Designer: Scott Moller

Scale: As Noted

Revisions

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY, COLORS & SIZES

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Drawing Number: 12-00340

Work Order Number: 55174

Sheet: 1

01: 19 R6

SIGN LEGEND

SIGN #	EXISTING SIGN	SF	RECOMMENDED SIGN	SF	QTY
E01	MONUMENT SIGN	15.3	RE-FACE - S/S	15.3	1
E02	WALL CABINET	16.25	CHSP-10-H-SC-CUSTOM	14.6	1
E03	WALL CABINET	16.25	CHSP-10-H-SC-CUSTOM	14.6	1
E04	FCO LETTERS	18	CHSP-10-H-SC-CUSTOM	14.6	1
E05	INFORMATIONAL SIGN		IS-20-48		1
E06	INFORMATIONAL SIGN		IS-20-48		1
E07	WINDOW DECAL		REMOVE ONLY		1
E08	ATM HEADER		RE-FACE		3



SITE PLAN

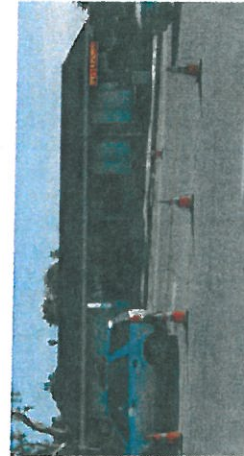
N.T.S.



PROPOSED E01



PROPOSED E02



PROPOSED E03



PROPOSED E04



Signtech

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www.signtechUSA.com



Wells Fargo

#199588
Aptos
7701 Soquel Dr
Aptos, CA. 95003

Date: 03/19/12

Salesperson: Art Navarro

Coordinator: Aaron S. Turkelhaub

Designer: Scott Moller

Scale: As Noted

Revisions

Δ	Δ
Δ	Δ
Δ	Δ
Δ	Δ
Δ	Δ

CUSTOMER APPROVAL

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Work Order Number: 55174

Sheet: 3

Of: 19

R6



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Wells Fargo

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7701 Soquel Dr
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Date: 03/19/12
Salesperson: Art Navarro
Coordinator: Aaron S. Turkeltaub
Designer: Scott Moller
Scale: As Noted

Revisions

Δ	Δ
Δ	Δ
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Δ	Δ

CUSTOMER APPROVAL

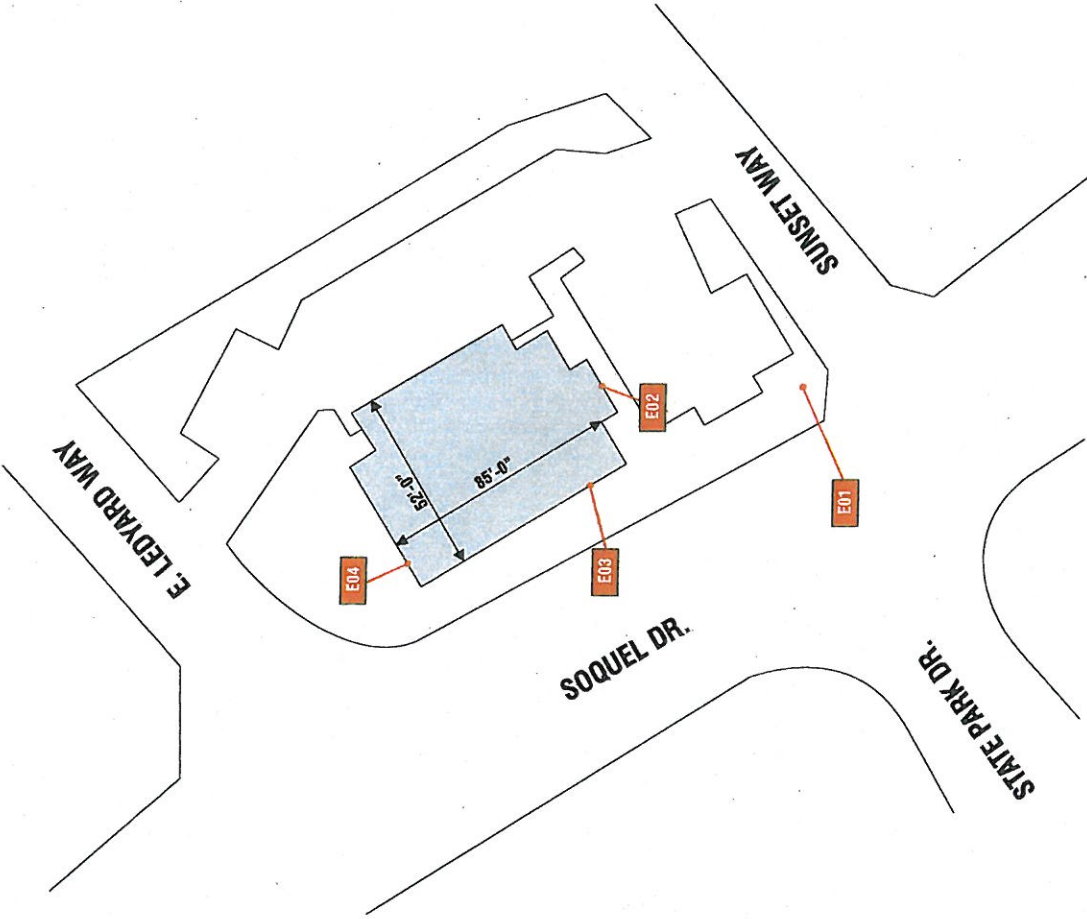
Customer Signature _____ Date _____
COPY COLORS & SIZES

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Drawing Number: 12-00340
Work Order Number: 55174
Sheet: 4
Of: 19
R6

R1: added sign post to show building dimensions. 04-06-03/12
R2: revised E04 to be CHS-10-H-SZ-CUSTOM. 04-06-03/12
R3: revised E04 to be CHS-10-H-SZ-CUSTOM. 04-06-03/12
R4: revised monument sign to be printed at 1/8" scale. 04-06-03/12
R5: revised to make monument sign single sided. 04-06-03/12
R6: revised drawing to show E01 to be mirror, change grid and remove decal only. 04-06-03/12



SITE PLAN

R1: added site plan to show building dimensions. 01-04/05/12
R2: revised informational sign. 01-04/28/12
R3: revised RMA to be CHSP-10-H-SC-CUSTOM. 01-06/21/12
R4: revised monument sign to be printed all red sides. 01-06/27/12
R5: revised to make monument sign single sided. 01-06/02/12
R6: signed. 01-06/02/12

36¹³

23 1/2"

36th

SIGN ELEVATION

SCALE: 1/2" = 1'-0"

101

EXISTING

MONUMENT SIGN

SIGN ELEVATION

SCALE: 1/2"=1'-0"

101

EXISTING

RE-FACE

CUSTOM COMMENTS:

RE-FACE



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Designer: Scott Moll

Scale: As Noted

Revisions

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Drawing Number: 12-00340

Work Order Number: 55174

Sheet: 5

Of: 19

R6



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Scale: As Noted

Revisions

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△	△
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△	△
△	△

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COPY, COLORS & SIZES

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Drawing Number: 12-00340

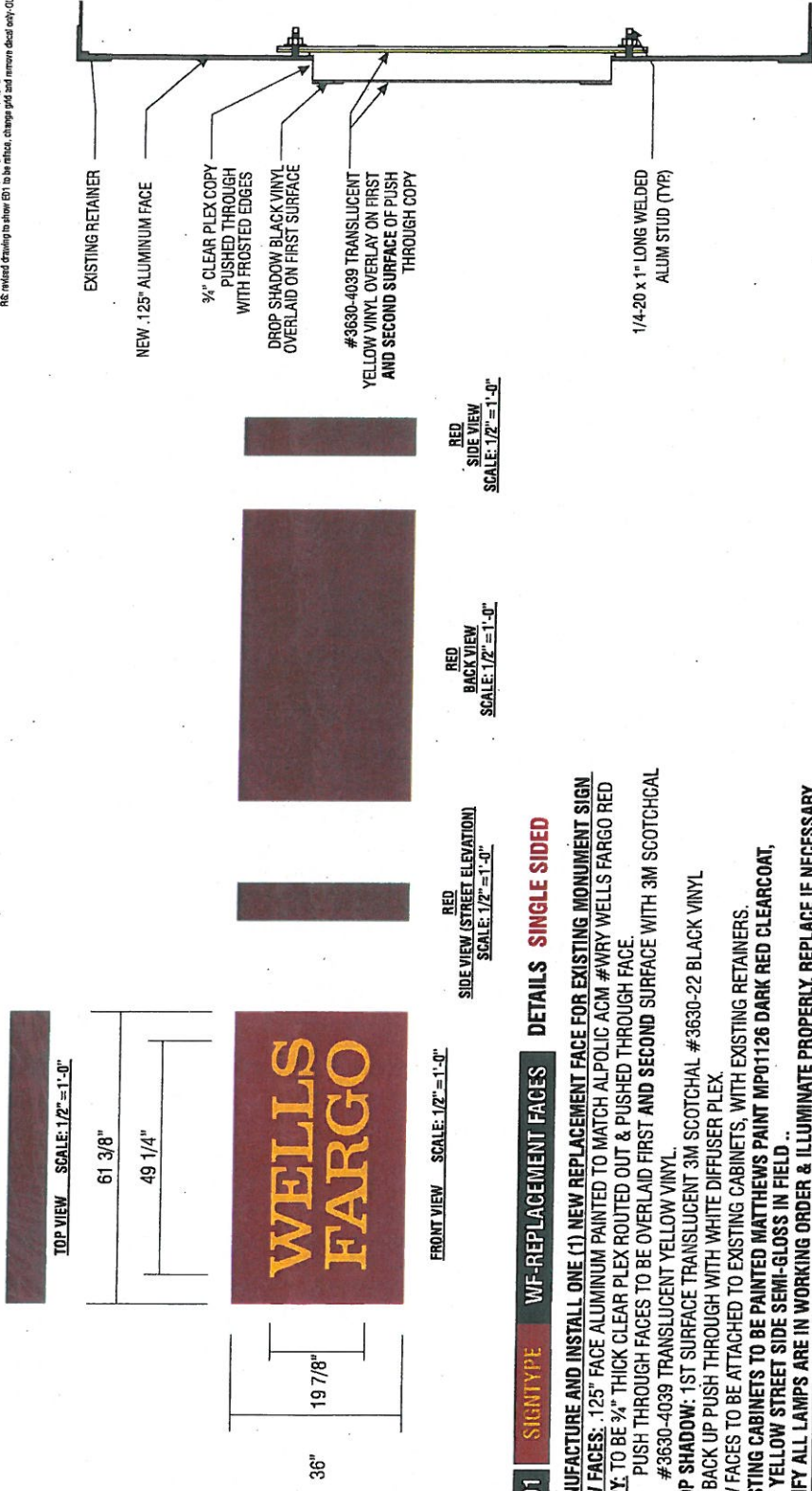
Work Order Number: 55174

Sheet: 6

Of: 19

R6

R1: added sign plate to show building dimensions. QJ-04/05/12
R2: revised sign to be CHS-16-H-SZ-CUSTOM-QJ-06/27/12
R3: revised sign to be CHS-16-H-SZ-CUSTOM-QJ-06/27/12
R4: revised mounting app to be painted all red sides. QJ-06/27/12
R5: revised to make mounting app single sided. QJ-06/27/12
R6: revised drawing to show sign to be attached, change pld and remove dead end. QJ-06/28/12



1 SECTION N.T.S.

E01 SIGNTYPE WF-REPLACEMENT FACES DETAILS SINGLE SIDED

MANUFACTURE AND INSTALL ONE (1) NEW REPLACEMENT FACE FOR EXISTING MONUMENT SIGN

NEW FACES: .125" FACE ALUMINUM PAINTED TO MATCH ALPOLIC ACM #WRY WELLS FARGO RED COPY: TO BE 3/4" THICK CLEAR PLEX ROUTED OUT & PUSHED THROUGH FACE.

PUSH THROUGH FACES TO BE OVERLAD FIRST AND SECOND SURFACE WITH 3M SCOTCHCAL #3630-4039 TRANSLUCENT YELLOW VINYL.

DROP SHADOW: 1ST SURFACE TRANSLUCENT 3M SCOTCHCAL #3630-22 BLACK VINYL BACK UP PUSH THROUGH WITH WHITE DIFFUSER PLEX.

NEW FACES TO BE ATTACHED TO EXISTING CABINETS, WITH EXISTING RETAINERS.

EXISTING CABINETS TO BE PAINTED MATTHEWS PAINT MP01126 DARK RED CLEARCOAT, AND YELLOW STREET SIDE SEMI-GLOSS IN FIELD ..

VERIFY ALL LAMPS ARE IN WORKING ORDER & ILLUMINATE PROPERLY, REPLACE IF NECESSARY

Custom Comments:
DUE TO SIGN PROPORTION, STAGECOACH WILL NOT FIT ON SIGN

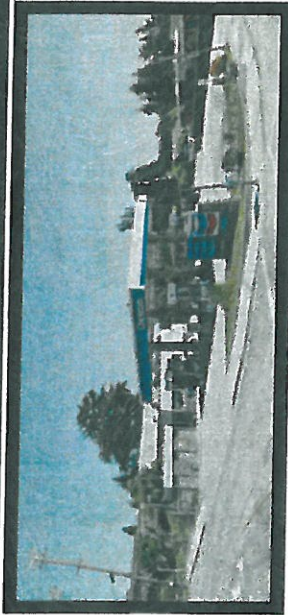
E02

SIGNTYPE CHSP-10-H-SC-CUSTOM

WITH FINISH BACK

R1: added sign plan to show building dimensions: 01.04.02/12
 R2: revised E01 to be CHSP-10-H-SC-CUSTOM: 01.06.02/12
 R3: revised E01 to be CHSP-10-H-SC-CUSTOM: 01.06.02/12
 R4: revised E01 to be CHSP-10-H-SC-CUSTOM: 01.06.02/12
 R5: revised E01 to be CHSP-10-H-SC-CUSTOM: 01.06.02/12

01.06.02/12
 01.06.02/12
 01.06.02/12
 01.06.02/12
 01.06.02/12



LOOKING OPPOSITE E02 ACROSS SOQUEL DRIVE



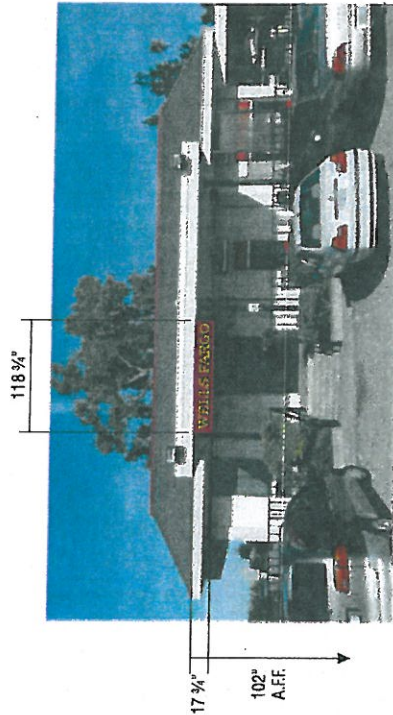
SIGN ELEVATION

SCALE: 3/32" = 1'-0"

E02

EXISTING

WALL SIGN



SIGN ELEVATION

SCALE: 3/32" = 1'-0"

E02

PROPOSED

CHSP-10-H-SC-CUSTOM

CUSTOM COMMENTS: STAGING PANEL IS SELF-CONTAINED AND SUSPENDED.
 REQUIRES ALPOLIC BACK.
 WOOD WALL COLOR: FRAZEE CL181 "WHITE SHADOW"



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 COMMERCIAL ELECTRICAL & SIGNAGE ASSOCIATION



Wells Fargo

#199588

Aptos

7701 Soquel Dr

Aptos, CA. 95003

Date: 03/19/12

Salesperson: Art Navarro

Coordinator: Aaron S. Turkeltaub

Designer: Scott Moller

Scale: As Noted

Revisions

△	△
△	△
△	△
△	△
△	△

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY COLORS & SIZES

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 electrical to sign location -
 RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____

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Drawing Number: 12-00340

Work Order Number: 55174

Sheet: 7

Of: 19

R6

E03

SIGNTYPE CHSP-10-H-SC-CUSTOM

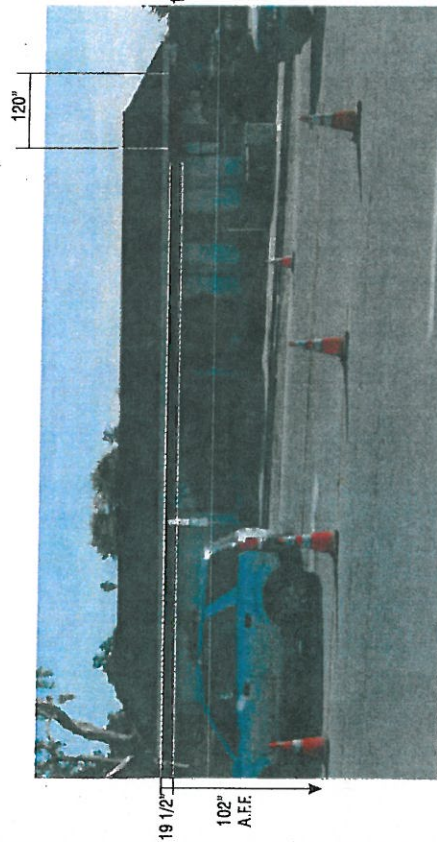
WITH FINISH BACK

R1: added sign post to show building dimensions-01-04/05/12
 R2: added sign post to show building dimensions-01-04/05/12
 R3: raised E03 to CHSP-10-H-SC-CUSTOM-01-04/05/12
 R4: raised mounting sign to be behind all mid sides-01-04/05/12
 R5: raised to make mounting sign single sided-01-04/05/12
 R6: raised to make mounting sign single sided-01-04/05/12

01-04/05/12
 01-04/05/12
 01-04/05/12
 01-04/05/12
 01-04/05/12
 01-04/05/12



LOOKING OPPOSITE E03 ACROSS ELYARD DRIVE

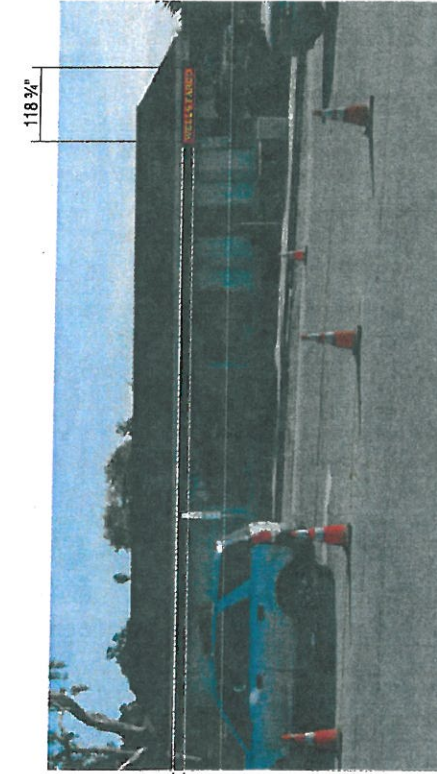


SIGN ELEVATION SCALE: 1/16" = 1'-0"

E03

EXISTING

WALL SIGN



SIGN ELEVATION SCALE: 1/16" = 1'-0"

E03

PROPOSED

CHSP-10-H-SC-CUSTOM

CUSTOM COMMENTS: STAGING PANEL IS SELF-CONTAINED AND SUSPENDED.
 REQUIRES ALPOLIC BACK.
 WOOD WALL COLOR: FRAZEE CL181 "WHITE SHADOW"



SigntechSM

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Designer: Scott Moller

Scale: As Noted

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Δ	Δ
Δ	Δ
Δ	Δ
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Drawing Number: 12-00340

Work Order Number: 55174

Sheet: 8

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R6

E04

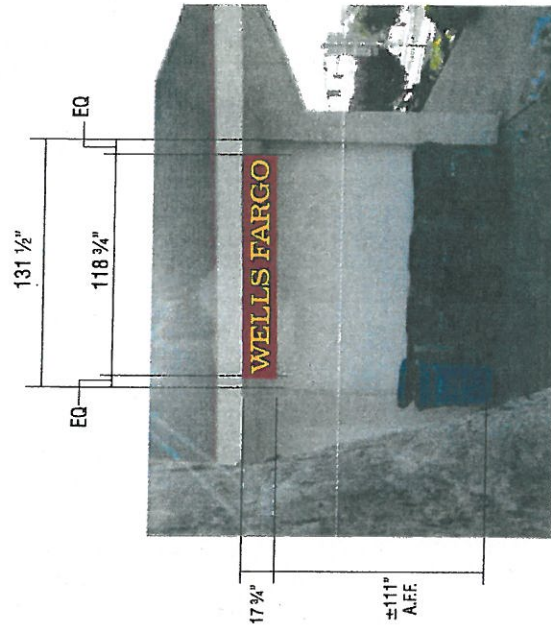
SIGNTYPE CHSP-10-H-SC-CUSTOM

WITH FINISH BACK

R1: added pin plate to show building dimensions. 01-04-05/12
 R2: added pin plate to show building dimensions. 01-04-05/12
 R3: revised E04 to be CHSP-10-H-SC-CUSTOM. 01-04-05/12
 R4: revised E04 to be CHSP-10-H-SC-CUSTOM. 01-04-05/12
 R5: revised to make monument sign single sided. 01-04-05/12



LOOKING OPPOSITE E04 ACROSS STATE PARK DRIVE



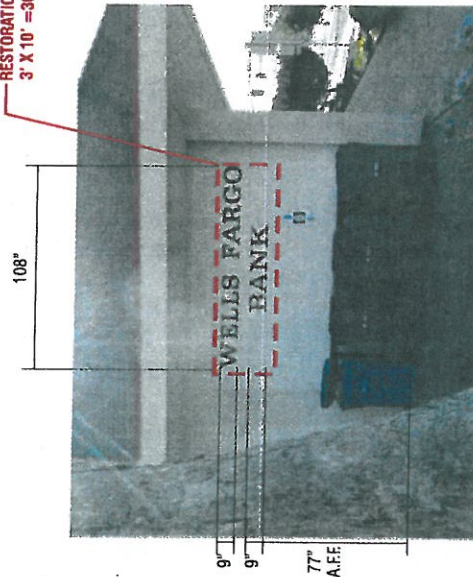
SIGN ELEVATION SCALE: 3/16"=1'-0"

E04

PROPOSED CHSP-10-H-SC-CUSTOM

CUSTOM COMMENTS: SIGN IS SELF-CONTAINED.
 WOOD WALL COLOR: FRAZEE CL181 "WHITE SHADOW"
 RESTORATION AREA: 3' X 10' = 30 SQ. FT.

RESTORATION AREA
 3' X 10' = 30 SQ. FT.



SIGN ELEVATION SCALE: 3/16"=1'-0"

E04

EXISTING WALL SIGN



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WSA
 INTERNATIONAL SIGN ASSOCIATION

CEBA
 COMMERCIAL EXHIBITS ASSOCIATION

Wells Fargo

#199588

Aptos

7701 Soquel Dr

Aptos, CA. 95003

Date: 03/19/12

Salesperson: Art Navarro

Coordinator: Aaron S. Turkeltaub

Designer: Scott Moller

Scale: As Noted

Revisions

Δ	Δ
Δ	Δ
Δ	Δ
Δ	Δ
Δ	Δ

CUSTOMER APPROVAL

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 COPY COLORS & SIZES

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R6



Sheet: 10

EXHIBIT A

R1: added plate plan to show building dimensions-CL-0405912
 R2: revised drawing to show building dimensions-CL-0405912
 R3: revised drawing to show building dimensions-CL-0405912
 R4: revised drawing to show building dimensions-CL-0405912
 R5: revised drawing to show building dimensions-CL-0405912
 R6: revised drawing to show building dimensions-CL-0405912
 R7: revised drawing to show building dimensions-CL-0405912
 R8: revised drawing to show building dimensions-CL-0405912
 R9: revised drawing to show building dimensions-CL-0405912
 R10: revised drawing to show building dimensions-CL-0405912
 R11: revised drawing to show building dimensions-CL-0405912
 R12: revised drawing to show building dimensions-CL-0405912
 R13: revised drawing to show building dimensions-CL-0405912
 R14: revised drawing to show building dimensions-CL-0405912
 R15: revised drawing to show building dimensions-CL-0405912
 R16: revised drawing to show building dimensions-CL-0405912
 R17: revised drawing to show building dimensions-CL-0405912
 R18: revised drawing to show building dimensions-CL-0405912
 R19: revised drawing to show building dimensions-CL-0405912
 R20: revised drawing to show building dimensions-CL-0405912
 R21: revised drawing to show building dimensions-CL-0405912
 R22: revised drawing to show building dimensions-CL-0405912
 R23: revised drawing to show building dimensions-CL-0405912
 R24: revised drawing to show building dimensions-CL-0405912
 R25: revised drawing to show building dimensions-CL-0405912
 R26: revised drawing to show building dimensions-CL-0405912
 R27: revised drawing to show building dimensions-CL-0405912
 R28: revised drawing to show building dimensions-CL-0405912
 R29: revised drawing to show building dimensions-CL-0405912
 R30: revised drawing to show building dimensions-CL-0405912
 R31: revised drawing to show building dimensions-CL-0405912
 R32: revised drawing to show building dimensions-CL-0405912
 R33: revised drawing to show building dimensions-CL-0405912
 R34: revised drawing to show building dimensions-CL-0405912
 R35: revised drawing to show building dimensions-CL-0405912
 R36: revised drawing to show building dimensions-CL-0405912
 R37: revised drawing to show building dimensions-CL-0405912
 R38: revised drawing to show building dimensions-CL-0405912
 R39: revised drawing to show building dimensions-CL-0405912
 R40: revised drawing to show building dimensions-CL-0405912
 R41: revised drawing to show building dimensions-CL-0405912
 R42: revised drawing to show building dimensions-CL-0405912
 R43: revised drawing to show building dimensions-CL-0405912
 R44: revised drawing to show building dimensions-CL-0405912
 R45: revised drawing to show building dimensions-CL-0405912
 R46: revised drawing to show building dimensions-CL-0405912
 R47: revised drawing to show building dimensions-CL-0405912
 R48: revised drawing to show building dimensions-CL-0405912
 R49: revised drawing to show building dimensions-CL-0405912
 R50: revised drawing to show building dimensions-CL-0405912
 R51: revised drawing to show building dimensions-CL-0405912
 R52: revised drawing to show building dimensions-CL-0405912
 R53: revised drawing to show building dimensions-CL-0405912
 R54: revised drawing to show building dimensions-CL-0405912
 R55: revised drawing to show building dimensions-CL-0405912
 R56: revised drawing to show building dimensions-CL-0405912
 R57: revised drawing to show building dimensions-CL-0405912
 R58: revised drawing to show building dimensions-CL-0405912
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 R60: revised drawing to show building dimensions-CL-0405912
 R61: revised drawing to show building dimensions-CL-0405912
 R62: revised drawing to show building dimensions-CL-0405912
 R63: revised drawing to show building dimensions-CL-0405912
 R64: revised drawing to show building dimensions-CL-0405912
 R65: revised drawing to show building dimensions-CL-0405912
 R66: revised drawing to show building dimensions-CL-0405912
 R67: revised drawing to show building dimensions-CL-0405912
 R68: revised drawing to show building dimensions-CL-0405912
 R69: revised drawing to show building dimensions-CL-0405912
 R70: revised drawing to show building dimensions-CL-0405912
 R71: revised drawing to show building dimensions-CL-0405912
 R72: revised drawing to show building dimensions-CL-0405912
 R73: revised drawing to show building dimensions-CL-0405912
 R74: revised drawing to show building dimensions-CL-0405912
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 R76: revised drawing to show building dimensions-CL-0405912
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 R78: revised drawing to show building dimensions-CL-0405912
 R79: revised drawing to show building dimensions-CL-0405912
 R80: revised drawing to show building dimensions-CL-0405912
 R81: revised drawing to show building dimensions-CL-0405912
 R82: revised drawing to show building dimensions-CL-0405912
 R83: revised drawing to show building dimensions-CL-0405912
 R84: revised drawing to show building dimensions-CL-0405912
 R85: revised drawing to show building dimensions-CL-0405912
 R86: revised drawing to show building dimensions-CL-0405912
 R87: revised drawing to show building dimensions-CL-0405912
 R88: revised drawing to show building dimensions-CL-0405912
 R89: revised drawing to show building dimensions-CL-0405912
 R90: revised drawing to show building dimensions-CL-0405912
 R91: revised drawing to show building dimensions-CL-0405912
 R92: revised drawing to show building dimensions-CL-0405912
 R93: revised drawing to show building dimensions-CL-0405912
 R94: revised drawing to show building dimensions-CL-0405912
 R95: revised drawing to show building dimensions-CL-0405912
 R96: revised drawing to show building dimensions-CL-0405912
 R97: revised drawing to show building dimensions-CL-0405912
 R98: revised drawing to show building dimensions-CL-0405912
 R99: revised drawing to show building dimensions-CL-0405912
 R100: revised drawing to show building dimensions-CL-0405912

Trim Cap Overlap Chart

WELLS FARGO

Smallest Dropshadow Width Largest Dropshadow Width

Elevation | Smallest & Largest Drop Shadow Widths (Reference Only) N.I.S.

Sign type	Smallest Drop Shadow	Largest Drop Shadow	Trim Cap Overlap*	Trim Cap Size
CH-10-H	0.1008"	0.5485"	1/8"	3/4"
CH-12-H	0.1188"	0.6575"	1/8"	3/4"
CH-15-H	0.1483"	0.8218"	1/8"	3/4"
CH-18-H	0.187"	0.9864"	1/8"	3/4"
CH-21-H	0.2076"	1.152"	3/16"	1"
CH-24-H	0.2373"	1.3144"	3/16"	1"
CH-27-H	0.267"	1.479"	3/16"	1"
CH-30-H	0.2968"	1.6485"	3/16"	1"
CH-36-H	0.3559"	1.9767"	3/16"	1"
CH-42-H	0.4154"	2.3007"	3/16"	1"

* Indicates the recommended amount and/or area of the trim cap that overlaps the face of each letter.
 A tolerance of 1/32" is allowed as long as the smallest dropshadow is still visible

1. DETERMINE & VERIFY SMALLEST AND LARGEST DROP SHADOW AREAS OF EACH LETTER AND FOR ACCURATELY APPLYING ALL VINYL INCLDING DROP SHADOW AND TRIM CAP.
2. CORRECT TRIM CAP MATERIAL TO BE ORDERED WITH FIXED DIMENSIONS AND APPLYING TO LETTER FACE ACCURATELY.
3. DETERMINE THE MINIMUM AMOUNT OF TRIM CAP OVERLAP ON THE LETTER FACE, BASED ON THEIR FABRICATION METHODS, REQUIRED TO SECURE THE LETTER FACE WITHOUT IMPEDING THE DROP SHADOW
4. CUSTOM ARTWORK IS REQUIRED FOR CHANNEL LETTERS: CH-10-H AND CH-12-H IN ORDER TO ENSURE TRIM CAP DOES NOT IMPEDE THE DROP SHADOW AT ITS SMALLEST WIDTHS. - CUSTOMER TO SUPPLY



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Wells Fargo

#199588

Aptos

7701 Soquel Dr

Aptos, CA. 95003

Date: 03/19/12

Salesperson: Art Navarro

Coordinator: Aaron S. Turkelhaub

Designer: Scott Moller

Scale: As Noted

Revisions

△	△
△	△
△	△
△	△
△	△

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY COLORS & SIZES

Signtech does NOT provide primary electrical to sign location...
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____

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Drawing Number: 12-00340

Work Order Number: 55174

Sheet: 12

Of: 19

R6

R1: added site plan to show building dimensions.-01-04/05/12
R2: revised informational signs.-04/26/12

08/08/12



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Wells Fargo

#199588

Aptos

7701 Soquel Dr

Aptos, CA. 95003

06/04/20

Date: 03/19/12

Salesperson: Art Navarro

Coordinator: Aaron S. T.

Designer: Scott M.

Revisions

Handwriting practice lines with arrows indicating stroke direction.

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY COLORS & SIZES

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Customer Signature	Date
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Drawing Number: 12-00340Work Order Number: 55174

theel: 13

R6 19 α:[illegible]

E05

SIGNTYPE

IS-20-48

PHOTO SHOWING BOTH
SIGNS TO BE REMOVED



12"

16 1/2"

44"



SIGN ELEVATION

SCALE: 1" = 1'-0"

E05

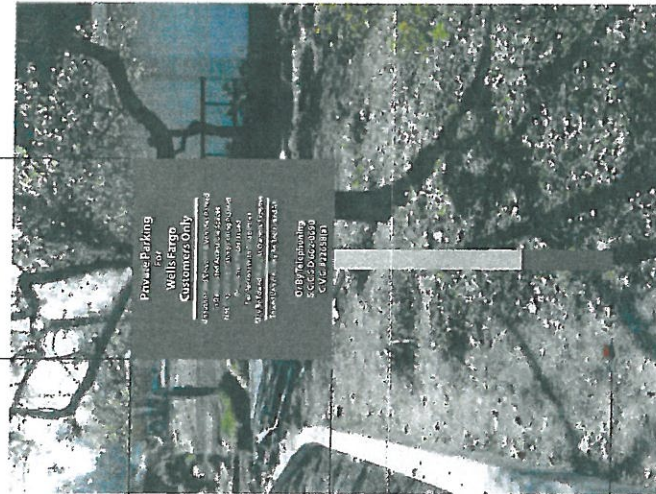
EXISTING

EXISTING INFORMATIONAL SIGN

20"

20"

48"



SIGN ELEVATION

SCALE: 1" = 1'-0"

E05

PROPOSED

IS-20-48

CUSTOM COMMENTS: BOTH SIGNS AT THIS LOCATION TO BE REMOVED

R1: added the plan to show building dimensions DL-0405312
R2: added the plan to show building dimensions DL-0405312
R3: revised E01 to be CHS-10-H-SIG-CUSTOM-4052712
R4: revised monument sign to be printed at red color DL-04052712
R5: revised monument sign single added DL-04052712
R6: revised monument sign single added DL-04052712



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Wells Fargo

#199588
Aptos
7701 Soquel Dr
Aptos, CA. 95003

Date: 03/19/12

Salesperson: Art Navarro

Coordinator: Aaron S. Turkeltaub

Designer: Scott Moller

Scale: As Noted

Revisions

△
△
△
△
△

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY COLORS & SIZES

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Customer Signature _____ Date _____

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Drawing Number: 12-00340

Work Order Number: 55174

Sheet: 14

Of: 19

R6

E06

SIGNTYPE IS-20-48



SIGN ELEVATION

SCALE: 1/2" = 1'-0"

E06

EXISTING

EXISTING INFORMATIONAL SIGN



SIGN ELEVATION

SCALE: 1/2" = 1'-0"

E06

PROPOSED

IS-20-48

CUSTOM COMMENTS:

R1: added site plan to show building dimensions, CL-0405712
 R2: revised sign to be IS-20-48, CL-0405712
 R3: revised sign to be IS-20-48, CL-0405712
 R4: revised sign to be IS-20-48, CL-0405712
 R5: revised to make monument sign single sided, CL-0405712
 R6: revised drawing to show sign to be reflect, change and remove dual only, CL-0405712



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Wells Fargo

#199588
 Aptos
 7701 Soquel Dr
 Aptos, CA. 95003

Date: 03/19/12
 Salesperson: Art Navarro
 Coordinator: Aaron S. Turkeltaub
 Designer: Scott Moller
 Scale: As Noted

Revisions

Δ	Δ
Δ	Δ
Δ	Δ
Δ	Δ
Δ	Δ

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY COLORS & SIZES

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Customer Signature _____ Date _____

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Drawing Number: 12-00340

Work Order Number: 55174

Sheet: 15

Of: 19

R6



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Wells Fargo

#199588

Aptos

7701 Soquel Dr
Aptos, CA. 95003

Date: 03/19/12

Salesperson: Art Navarro

Coordinator: Aaron S. Dunkelbaub

Designer: Scott Muller

Scale: As Noted

Revisions

△	
△	
△	
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CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY COLORS & SIZES

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Drawing Number: 12-00340

Work Order Number: 55174

Sheet: 16

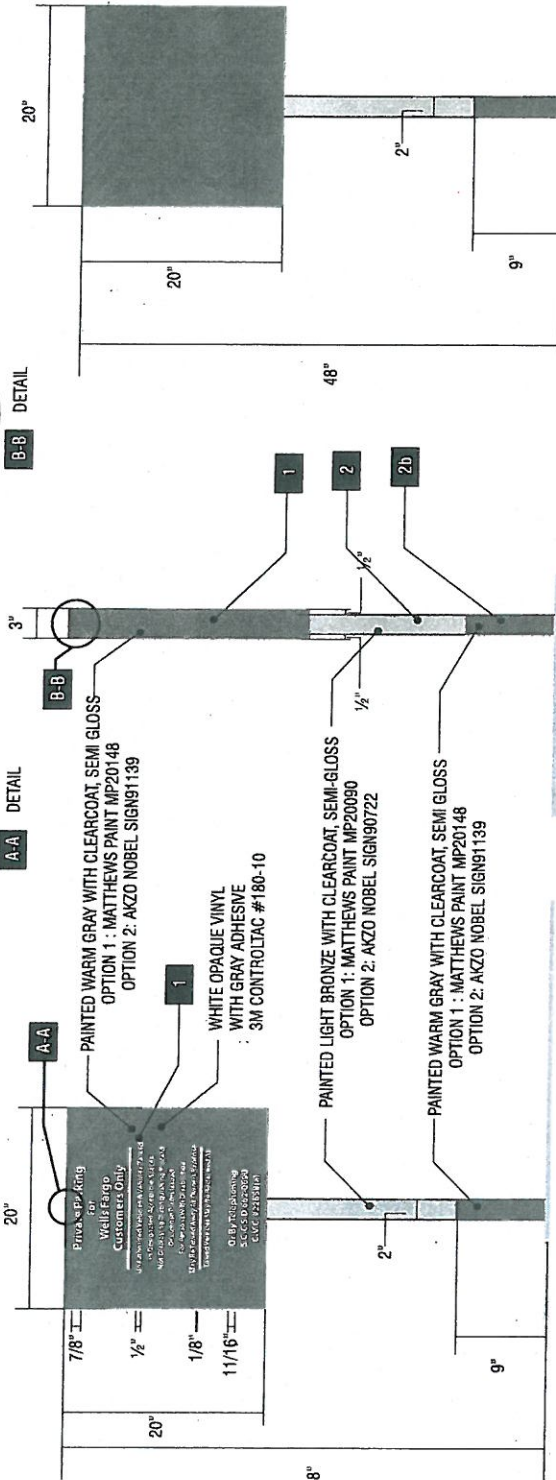
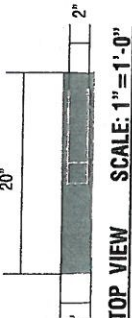
Of: 19

R6

R1: added 1/8" gap to show building dimensions: 03-0405712
R2: moved sign to be 1/8" from H-SC: CUSTOMER-4-0807172
R3: moved sign to be 1/8" from H-SC: CUSTOMER-4-0807172
R4: moved mounting sign to be 1/8" from H-SC: CUSTOMER-4-0807172
R5: moved mounting sign to be 1/8" from H-SC: CUSTOMER-4-0807172
R6: moved mounting sign to be 1/8" from H-SC: CUSTOMER-4-0807172

SIGN PLATE MECHANICALLY FASTENED TO 2" X 2" X 1/8" ALUM TUBE

#8 FLAT HEAD SCREW ALUM SUPPORT ANGLE



CONCRETE FOOTING:
APPROX 8" DIA X 4'-0" DEEP

END VIEW SCALE: 1"=1'-0"

BACK VIEW SCALE: 1"=1'-0"

MANUFACTURE AND INSTALL TWO (2) NON-ILLUMINATED INFORMATIONAL SIGNS - POLE MOUNTED

E05 E06

SignType WF-IS-20-48

- PANEL: FABRICATED .090" ALUMINUM PANEL WITH SURFACE APPLIED OPAQUE GRAPHICS, PAINTED WARM GRAY WITH CLEARCOAT, SEMI GLOSS
OPTION 1: MATTHEWS PAINT MP20148
OPTION 2: AKZO NOBEL SIGN91139
- FABRICATED INTERNAL STRUCTURE TO PRODUCE SURFACES FREE FROM OIL CANNING, WARPING, DISTORTION OR ANY IRREGULARITIES OR INCONSISTENCIES.
- ALL WELDS TO BE GRIND SMOOTH PRIOR TO PAINTING.
- SECURE PANEL TO POST WITH COUNTERSINK MECHANICAL FASTENERS, PAINTED TO MATCH ADJACENT SURFACE COLOR:
PAINTED WARM GRAY WITH CLEARCOAT, SEMI GLOSS
OPTION 1: MATTHEWS PAINT MP20148
OPTION 2: AKZO NOBEL SIGN91139
PREFERENCE IS TO HAVE FASTENERS ON TOP AND BOTTOM SURFACES OF PANEL.
- ALL SURFACES TO BE FREE OF VISIBLE SEAMS.
- POST: ALUMINUM POST STOCK MATERIAL.
PAINT FROM STRIPE TO BASE OF PANEL:
LIGHT BRONZE WITH CLEARCOAT, SEMI GLOSS
- OPTION 1: MATTHEWS PAINT MP20090
OPTION 2: AKZO NOBEL SIGN90722
- WELD END CAP PAINT TO MATCH POST.
- PAINT STRIPE ALONG BOTTOM OF POST, ALL SIDES.
WARM GRAY WITH CLEARCOAT, SEMI GLOSS
OPTION 1: MATTHEWS PAINT MP20148
OPTION 2: AKZO NOBEL SIGN91139

- MOUNTING: EXISTING CONDITIONS TO DETERMINE APPROPRIATE MECHANICAL FASTENERS AND RECOMMENDED FOOTING CONFIGURATIONS.
- FOOTINGS TO WITHSTAND LOCAL WINDLOAD AND WEATHER CONDITIONS.
- TYPESTYLE: MYRIAD PRO BOLD, KISS CUT VINYL LETTERS.
- ALL COPY: WHITE OPAQUE VINYL WITH GRAY ADHESIVE 3M CONTROLTAC #180-10
- ALIGN GRAPHICS AND/OR COPY AS SHOWN IN THE EXHIBITS.

E07

SIGNTYPE

REMOVAL ONLY



EXISTING ELEVATION

N.T.S.



PROPOSED ELEVATION

N.T.S.

E07

PROPOSED

REMOVAL ONLY

CUSTOM COMMENTS: REMOVE ALL EXISTING WELLS FARGO DECALS
FROM WINDOWS ALONG SOQUEL DR

R1: added title block to show building elevations - 01-04-05/12
R2: revised information sheet - 01-04-05/12
R3: revised E07 to be printed all red sides - 01-04-05/12
R4: revised information sheet to be printed all red sides - 01-04-05/12
R5: revised information sheet to be printed all red sides - 01-04-05/12
R6: revised drawing to show E07 to be white, orange and red removal detail only - 01-04-05/12



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Wells Fargo

#199588

Aptos

7701 Soquel Dr

Aptos, CA. 95003

Date: 03/19/12

Salesperson: Art Navarro

Coordinator: Aaron S. Turektaub

Designer: Scott Moller

Scale: As Noted

Revisions

△	△
△	△
△	△
△	△
△	△

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY COLORS & SIZES

Signtech does NOT provide primary electrical to sign location - **RESPONSIBILITY OF OTHERS!**

Customer Signature _____ Date _____
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Drawing Number: 12-00340

Work Order Number: 55174

Sheet: 17

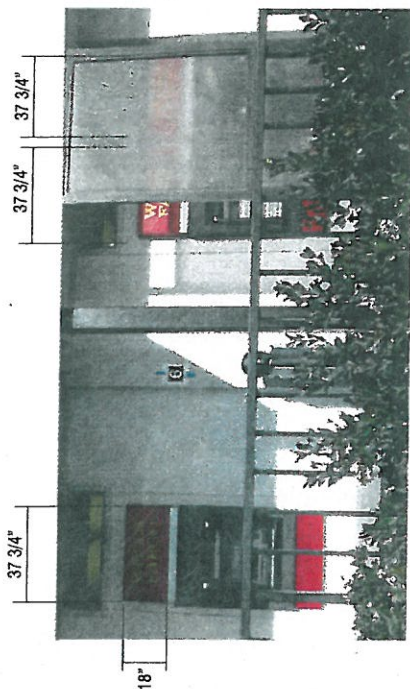
Of: 19

R6

E08

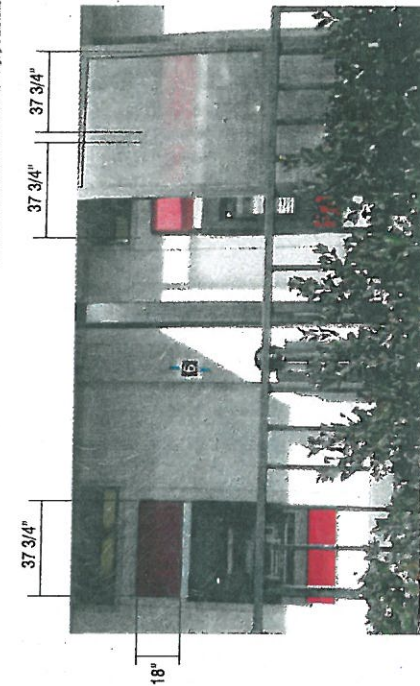
SIGNTYPE

RE-FACE



EXISTING ELEVATION

N.T.S.



PROPOSED ELEVATION

N.T.S.

E08

PROPOSED

RE-FACE

CUSTOM COMMENTS: REMOVE ALL EXISTING WELLS FARGO PANELS
AND REPLACE WITH NEW PANELS PAINTED RED.



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7701 Soquel Dr

Aptos, CA. 95003

Date: 03/19/12

Salesperson: Art Navarro

Coordinator: Aaron S. Turkeltaub

Designer: Scott Moller

Scale: As Noted

Revisions

△	△
△	△
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△	△
△	△

CUSTOMER APPROVAL

Customer Signature _____ Date _____
COPY COLORS & SIZES

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Customer Signature _____ Date _____
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Drawing Number: 12-00340

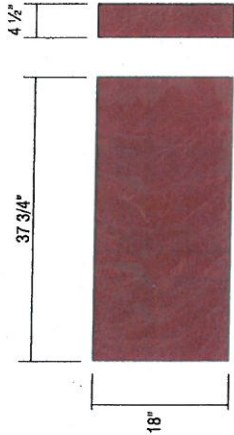
Work Order Number: 55174

Sheet: 18

Of: 19

R6

R1: added the sign to show building dimensions. CL-04/05/12
 R2: revised information shown. CL-04/05/12
 R3: revised sign to be DHSF-10-H-S-CUSTOM. J-05/27/12
 R4: revised mounting sign to be printed all red sides. CL-05/27/12
 R5: revised drawing to show sign to be printed all red sides. CL-05/27/12
 R6: revised drawing to show sign to be printed all red sides. CL-05/27/12



SCALE: 3/4" = 1'-0"

ED8 **SIGNTYPE** **CUSTOM PANEL**
MANUFACTURE AND INSTALL THREE (3) PANEL FOR EXISTING ATM HEADERS
 1. FABRICATED PANEL BEHIND ALUMINUM PAINTED TO MATCH RED.



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Wells Fargo

#199588

Aptos

7701 Soquel Dr

Aptos, CA. 95003

Date: 03/19/12

Salesperson: Art Navaro

Coordinator: Aaron S. Turkelraub

Designer: Scott Moller

Scale: As Noted

Revisions

Δ	Δ
Δ	Δ
Δ	Δ
Δ	Δ
Δ	Δ

CUSTOMER APPROVAL

Customer Signature _____ Date _____

COPY COLORS & SIZES

Signtech does NOT provide primary electrical to sign location -
RESPONSIBILITY OF OTHERS!

Customer Signature _____ Date _____

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Drawing Number: 12-00340

Work Order Number: 55174

Sheet: 19

Of 19

R6

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 signs will be located in an area designated for commercial uses. The proposed revisions to existing signage and the installation of one additional lighted sign at the bank will not deprive adjacent properties or the neighborhood of light, air, or open space. The increase in the total allowed sign area from 49.9 square feet to 59.3 square feet, which allows for design changes to the existing signage and the addition of one new sign at the north elevation to replace an existing unpermitted sign, will not materially change the impact of the bank signage on surrounding uses. The existing monument sign, which will be re-faced, complies with the standard for free standing signs set out in 13.10.581(d) in that it does not exceed 7 feet in height as measured from the level of the adjacent roadway, is set back a minimum of 5 feet from the edge of the right-of-way and does not block sight lines for traffic turning right from Sunset Way onto Soquel Drive.

- 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 signs and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the PA (Professional and Administrative Office) zone district and previous review requirements, as the primary use of the signs will be for advertising the location of one bank that meets all current site standards for the zone district and conforms to all previous development approvals.

- 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 signs are consistent with the use requirements specified for the Office (C-O) land use designation in the County General Plan.

The proposed project will result in a compatible commercial design as specified in General Plan Policies 2.14.6 (Quality of Commercial Design), 8.5.2 (Commercial Compatibility with Other Uses) and 8.5.3 (Commercial Design – Areas with Unique Design Guidelines) in that the signs will be consistent with the applicable General Plan Policies. The proposed revisions to the existing signage at the bank and the provision of one additional sign at the north elevation will be consistent with the intent of all previous development approvals and will not adversely impact surrounding uses and will be appropriately sized to complement the scale of the structure.

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 revisions to the business signage will not alter the expected level of traffic generated by the existing bank.

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 signage is consistent with the scale and type of sign installed in the neighborhood and the proposed revisions to the business signage will be an integral part of the building design and do not extend above the upper line of the roof fascia. The existing free standing monument sign to be re-faced is of a design consistent with the architectural character of the building and has been designed to be an integral part of the landscaped area at the corner of Soquel Drive and Sunset Way. The proposed signs will be illuminated, as are the existing approved signs. To reduce glare the lighted portion of all the proposed replacement signs and of the new sign on the north elevation will be restricted to only the yellow, lettered portion of the sign.

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

This finding can be made, in that the proposed revisions to the business signage at the bank will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Variance Findings

1. **That because of the special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.**

The special circumstance that applies to this lot is that, due to the location of the property on Soquel Drive between the intersections of Ledyard Way and Sunset Way, the parcel has frontage on three streets. The property is also located at the intersection with State Park Drive which provides access to Highway 1. Therefore, in order that the bank be identifiable from each of these streets additional signage is required. In addition, vehicle and pedestrian access to the bank is only available from Ledyard Way to the north or from Sunset Way to the south. Therefore, in order to reduce traffic at the busy intersection of State Park Drive, Sunset Way and Soquel Avenue, it is desirable that bank customers that are coming from the north on Soquel Drive access the bank from Ledyard Way. Currently the only signage facing north is an unpermitted channel letter sign and if this were removed it would be easy to bypass the northern access to the bank parking lot from Ledyard Way, thereby likely increasing traffic at the intersection.

Further, due to the natural slopes in the area, the northern end of the parcel is set below the level of the travelled roadway at both Soquel Drive, and Ledyard Way. Soquel Drive rises from the intersection with Sunset Way/State Park Drive towards the north, and Ledyard Way slopes up from Soquel drive to the east, such that the northern end of the bank building is between two and ten feet below the level of Ledyard Way where it runs adjacent to the parcel. Therefore, as seen in views from the north the bank has very low public visibility because it is below the level of the road. The visibility of the bank is further reduced in views from the north because the building is set back around 26 feet from the edge of the travelled roadway at Soquel Drive, around 68 feet from the closest southbound lane, and is partially screened by a group of large eucalyptus trees and by landscaping on the slope between the building and the street.

This approval will allow for one additional lighted sign on the north elevation of the building in addition to the three existing approved signs at the bank which are also to be re-faced and modified as part of this application. This additional sign will ensure that the bank and parking lot access can easily be seen from the north, even at night.

2. **That the granting of such variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety or welfare or injurious to property or improvements in the vicinity.**

This finding can be made in that the project is located in an area designated for commercial uses. The proposed revisions to existing signage and the installation of one additional lighted sign will not deprive adjacent properties or the neighborhood of light, air, or open space. The increase in the total allowed sign area from 49.9 square feet to 59.3 square feet, which allows for design changes to the existing signage and the addition of one new sign at the north elevation to replace an existing unpermitted sign, will not materially change the impact of the bank signage on surrounding uses. The existing monument sign, which will be re-faced complies with the standard for free standing signs set out in 13.10.581(d) in that it does not exceed 7 feet in height as measured from the level of the adjacent roadway is set back a minimum of 5 feet from the

Application #: 121088
APN: 039-111-77
Owner: Wells Fargo Bank

edge of the right-of-way and does not block sight lines for traffic turning right from Sunset Way onto Soquel Drive.

3. That the granting of such variance shall not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and zone in which such is situated.

This finding can be made, in that the granting of a Variance to increase the maximum sign area to 59.3 square feet and to increase the number of business signs to a total of four signs will not constitute a grant of special privilege to this parcel, as this property is uniquely situated with street frontage on three sides and also located close to a major freeway intersection. The main street frontage is on Soquel Drive, a major arterial street, but access to the parcel is obtained only via two local streets, Sunset Way to the south and Ledyard Way to the north. The granting of a Variance to add one additional sign at the north elevation is warranted in order to increase the visibility of the bank for customers travelling from the north on Soquel Drive or from the east on Ledyard Way.

Conditions of Approval

Exhibit A: 19 sheets prepared by SIGNTECH, dated 3/19/2012 as revised following the Zoning Administrator hearing held on August 3, 2012.

- I. This permit authorizes changes to the existing approved business signage and the placement of one additional business sign at the existing bank and changes to two directional signs associated with the parking area, along with the removal of unauthorized business signage at the three ATM machines to be replaced with a small logo only and removal of unpermitted window decal signs. 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.
- II. Prior to issuance of a Building Permit/Electrical Permit the applicant/owner shall:
 - A. Submit final 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. Indicate materials and colors for proposed signs as they were approved by this Discretionary Application.
 - B. Submit two copies of the approved Discretionary Permit with the Conditions of Approval attached.
 - C. Provide proof that the unpermitted window decal signs have been removed.
- III. All sign changes shall be performed according to the approved plans for the Building Permit/Electrical Permit. Prior to final inspection, the applicant/owner must meet the following conditions:
 - A. All site improvements shown on the final approved Permit plans shall be installed.

- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

IV. Operational Conditions

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

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

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Wanda Williams, AICP
Deputy Zoning Administrator

Lezanne Jeffs
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: 121088

Assessor Parcel Number: 039-111-77

Project Location: 7701 Soquel Drive, Aptos CA 95003

Project Description: Proposal to revise the signage at an existing commercial building (Wells Fargo Bank), to add one additional sign of 14.65 square feet mounted beneath the roof overhang and to increase the total sign area from 49.9 square feet to 59.3 square feet.

Person or Agency Proposing Project: David Ford

Contact Phone Number: (510) 387 0546

- 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:**

Changes to signage at an existing commercial building, no new construction.

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

Lezanne Jeffs, Project Planner

Date: _____

EXHIBIT D

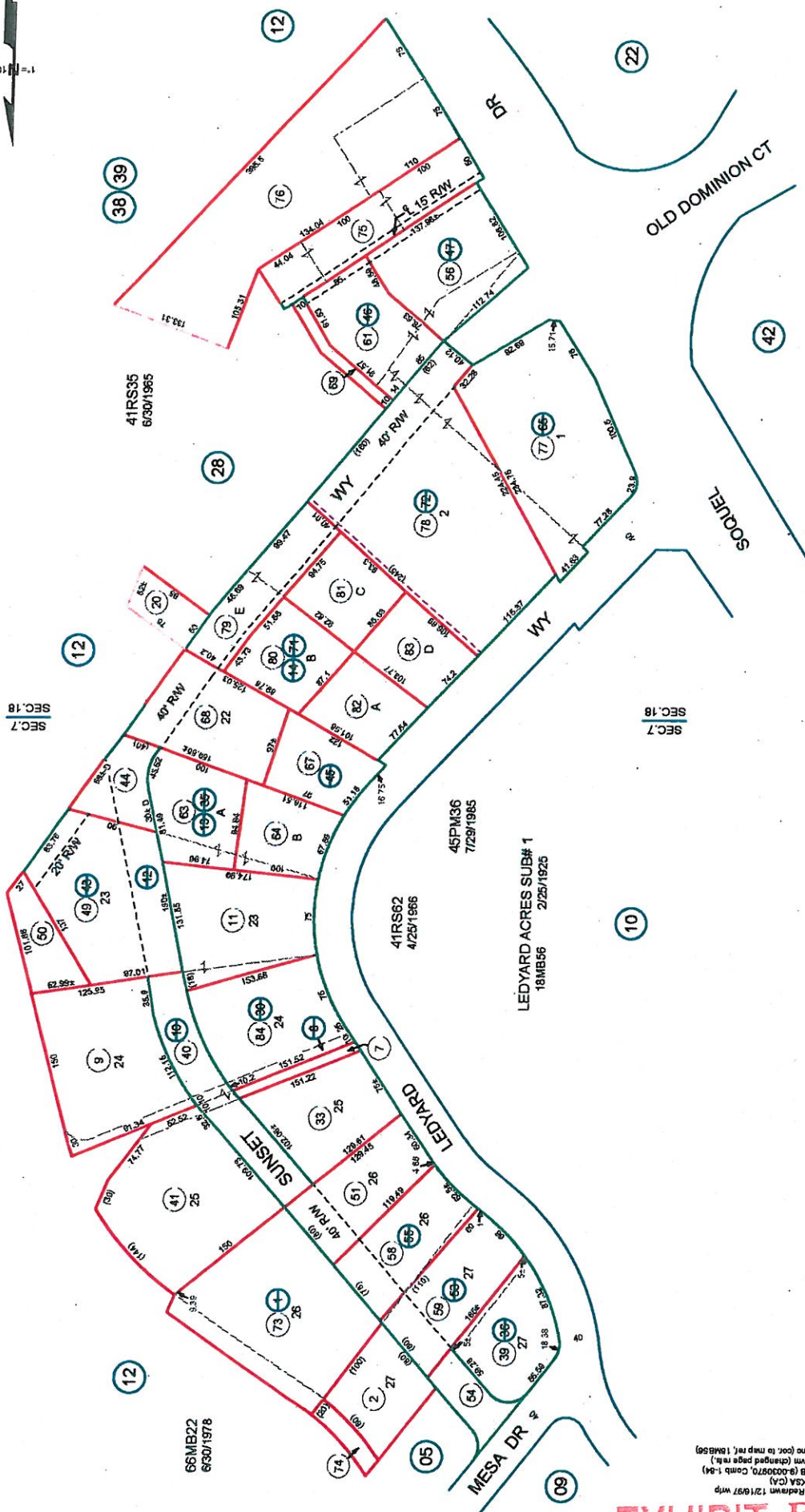
FOR TAX PURPOSES ONLY

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POR. APTOS RANCHO
SEC. 7 & 18, T.11S., R.1E. M.D.B. & M.

Tax Area Code
69-273

39-11



Electronically Redrawn 12/19/97 wrp
Rev 4/29/98 KSA (CA)
Rev 7/7/99 CB (9-0003070, Comb 1-54)
Rev 5/7/01 mm (changed page m.b.)
Rev 1/20/11 mo (occ. to map nr, 16MB56)

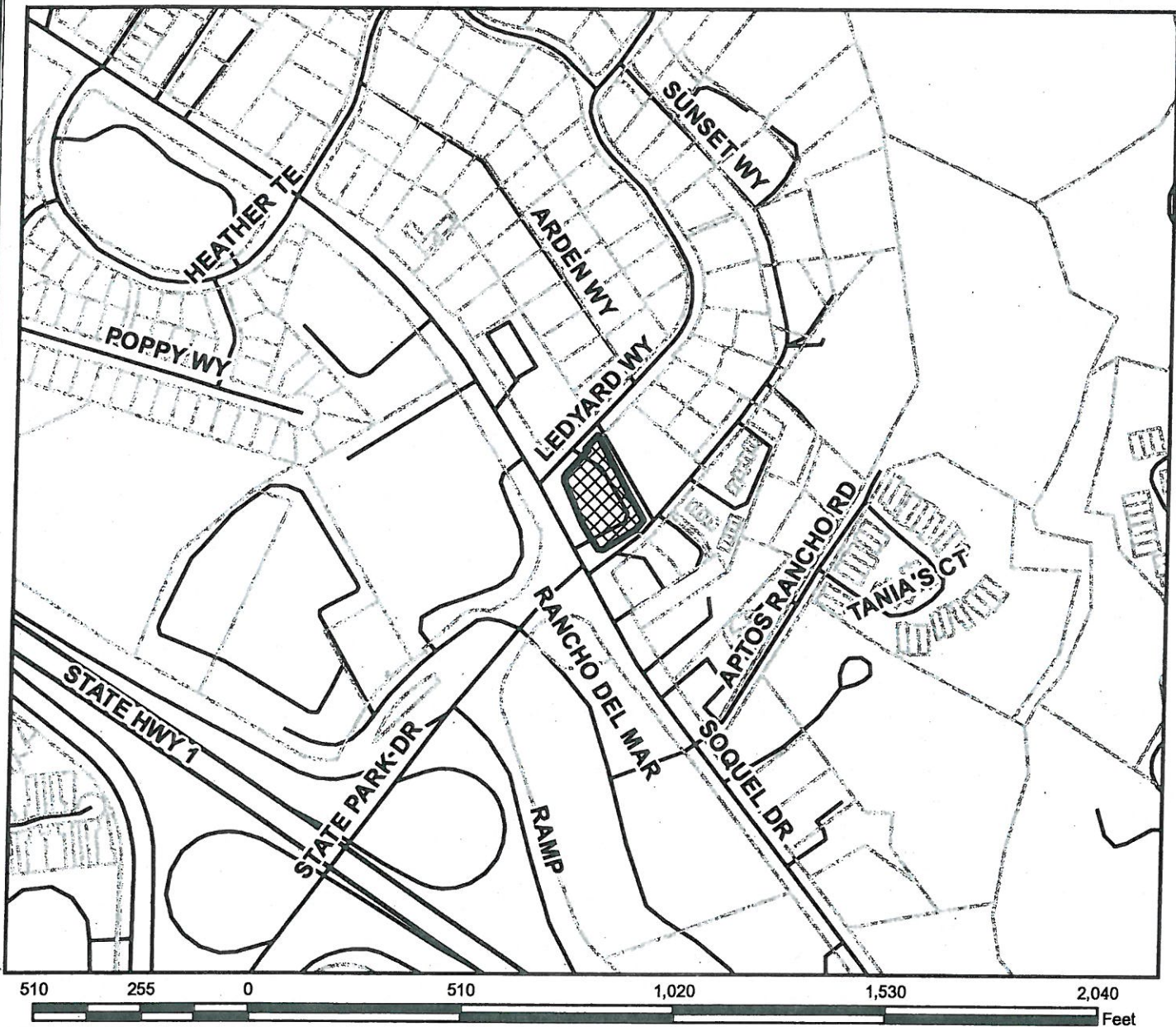
EXHIBIT E

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



Assessor's Map No. 39-11
County of Santa Cruz, Calif.
Dec., 1997



Location Map



LEGEND

-  APN: 039-111-77
-  Assessors Parcels
-  Streets
-  State Highways

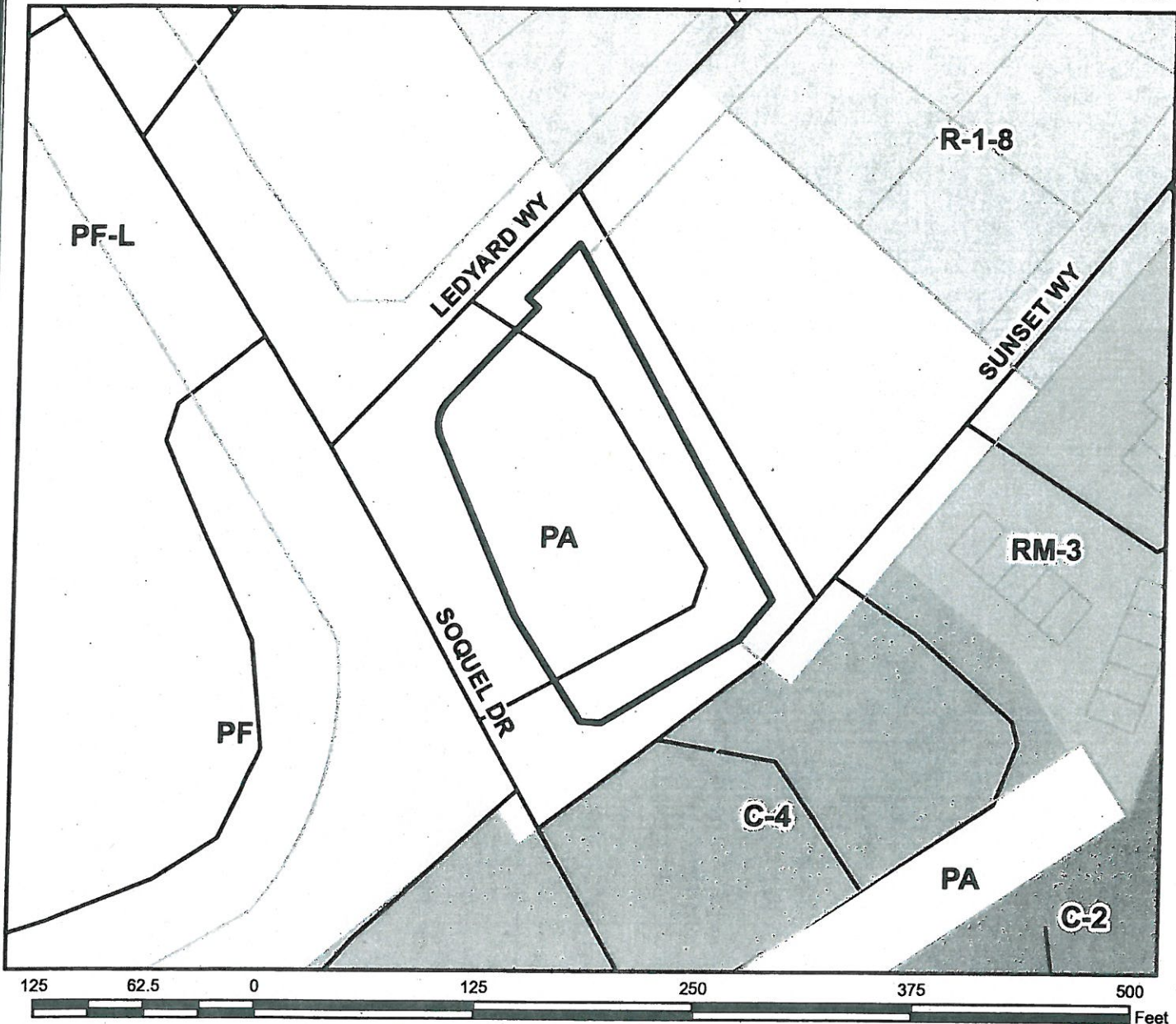


Map Created by
County of Santa Cruz
Planning Department
July 2012

EXHIBIT E



Zoning Map



LEGEND

- APN: 039-111-77
- Assessors Parcels
- Streets
- COMMERCIAL-PROF OFFICE
- PUBLIC FACILITY
- RESIDENTIAL-SINGLE FAMILY
- RESIDENTIAL-MULTI FAMILY
- COMMERCIAL-SERVICE
- COMMERCIAL-COMMUNITY

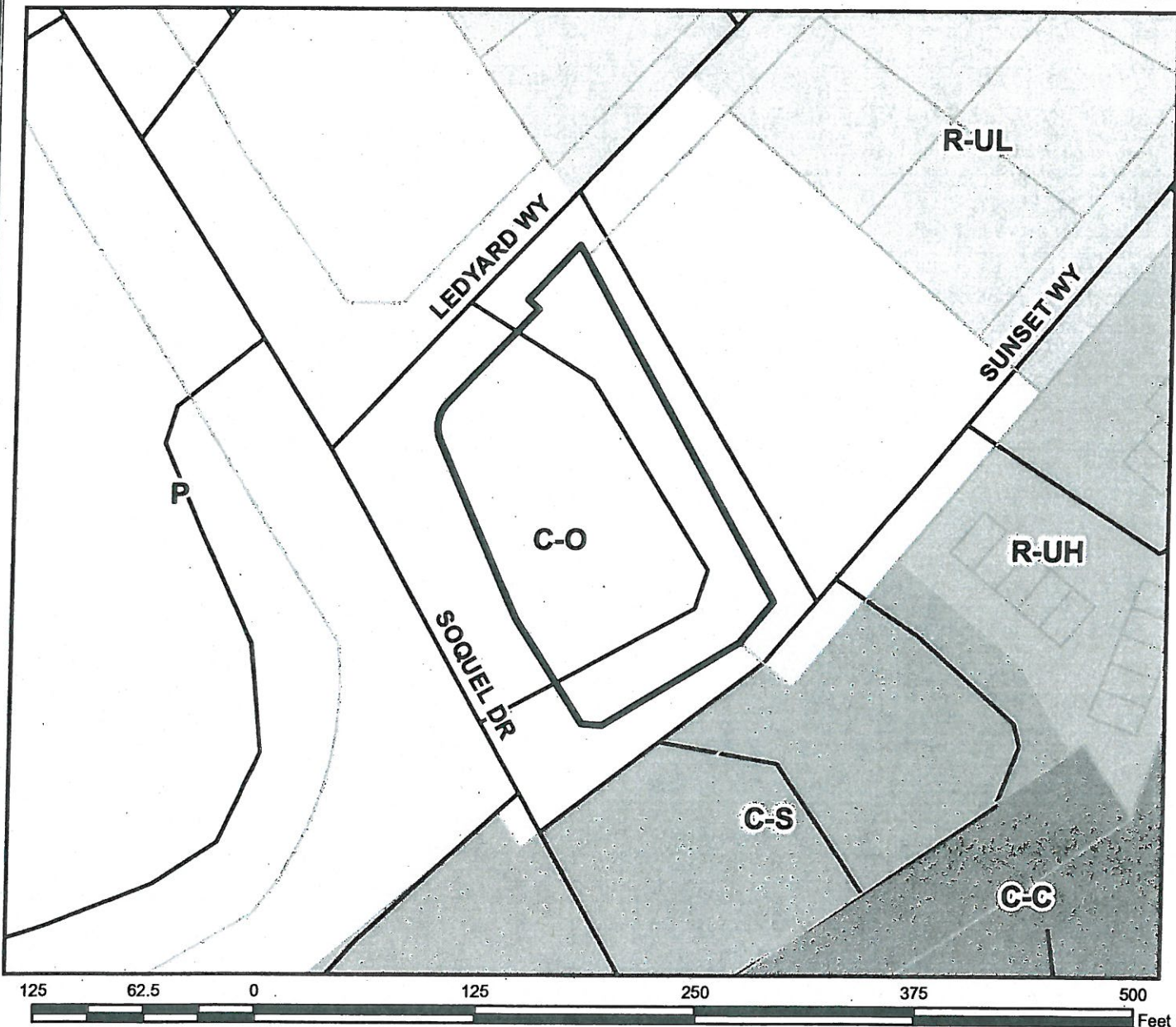


Map Created by
County of Santa Cruz
Planning Department
July 2012

EXHIBIT E



General Plan Designation Map



LEGEND

APN: 039-111-77

Assessors Parcels

Streets

Commercial-Office

Public Facilities

Residential - Urban Low Density

Residential - Urban High Density

Commercial-Service

Commercial-Community



Map Created by
County of Santa Cruz
Planning Department
July 2012

EXHIBIT E