

7th and Brommer Ad Hoc Committee Meeting

July 16, 2020

10:30 am

Committee members: Chairman Reed; Commissioner Geisreiter

7th and Brommer Property Assessment

Fund Balance

- Available 7th & Brommer project funding \$ 17,183
- Unallocated CIP funding \$509,949

Note: An additional \$60,000 was funded for 7th & Brommer in FY21, but all CIP funding was eliminated in April 2020, due to economic impacts from COVID-19. Despite the funding cut, the Port Commission designated 7th and Brommer's property assessment a continuing priority project and acknowledged that any additional funding needed beyond the \$17,183 would need to come from the unallocated CIP reserve.

Direction Needed

Update Mesiti-Miller Engineering studies for Port District's northwest 7th & Brommer parcel to include the additional property granted by the County of Santa Cruz to the Port District, to include all desired project elements. Staff identified project elements include:

- Dry storage @ existing or expanded capacity (approximately 91 existing spaces). Utilize TrueGrid permeable commercial pavers or similar product
- Trailer rig overflow parking (15 – 30 spaces)
- Retail or restaurant element (should this be sited to take advantage of harbor views or be more prominently located at intersection?)
- Dredge / Ops boneyard
- Enhanced entry to north harbor
- Other?

Parcel 026-211-69 includes the additional County property granted to the Port District in 2015. The property is zoned C-2 community commercial. The County of Santa Cruz also granted the Port District an easement in 2015, to use the remaining excess right-of-way along Brommer Street Extension for vehicle, boat and trailer parking and related uses.

The property assessment should consider the County's pending development at the southwest corner at 7th and Brommer; however, the County project appears to be stalled due to impacts from COVID-19, and other economic pressures. The County's 1994 General Plan, special development standards cited in the Request for Qualifications for the County's parcel on the southwest corner 7th and Brommer site requires:

- integrated development that is coordinated with Santa Cruz Port District's property to the north;
- creation of a community focal point;
- public use areas sharing harbor views;
- pedestrian and bicycle access to the harbor.



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

Basic Zone Districts – Summary of Uses

The following list is provided to give a general idea of the uses allowed in each zone district. Most non-residential uses are allowed only with a development permit (use approval), approved by the County. A building permit is also required for a use involving new construction or structural additions and remodels. For a complete list of uses allowed in any given zone district and the level of review required, contact the Zoning Counter at (831) 454-2130, between the hours of 1:00 p.m. and 4:00 p.m. daily or refer to the online Santa Cruz County Code (<http://www.sccoplanning.com>) Section 13.10.

Zone District	Allowed Uses
"CA" Commercial Agriculture	Commercial agriculture, farm buildings, livestock raising, greenhouses, farm worker camps. One single-family dwelling.
"A" Agriculture	Agriculture, farm buildings, livestock raising, lumber mills, visitor accommodations, zoos & natural science museums. One single-family dwelling.
"AP" Agricultural Preserve	Similar to "CA" zone; applies to parcels under agricultural preserve contracts with the County.
"RA" Residential Agricultural	One single-family dwelling, one second dwelling unit, home occupations, small-scale agriculture, greenhouses, wineries, private stables and paddocks, schools, community facilities, open space and recreational uses.
"RR" Rural Residential	One single-family dwelling, one second dwelling unit, home occupations, and horses with a use approval.
"R-1" Single-Family Residential	One single-family dwelling, one second dwelling unit, home occupations, not more than 2 cats and 2 dogs, community facilities.
"RB" Single-Family Ocean Beach Residential	One single-family dwelling, one second dwelling unit, home occupations, not more than 2 cats and 2 dogs.
"RM" Multi-Family Residential	Single- and multi-family dwellings and dwelling groups, mobile home parks, home occupations, 2 cats and 1 dog per dwelling.

"PA" Professional-Administrative Office	Banks, community facilities, travel agencies, medical, insurance, real estate and executive offices, nursing homes, and conference facilities.
"VA" Visitor Accommodations	Hotels, motels, inns, conference centers, organized camps, vehicle and tent camping parks.
"CT" Tourist Commercial	Gas stations, restaurants, and visitor accommodations.
"C-1" Neighborhood Commercial	Animal grooming, banks, barber & beauty shops, small repair shops, print shops, shoe repair, offices (not exceeding 50% of the building area), fitness centers, restaurants, bookshops, bicycle shops, hardware stores, jewelry stores, pet shops, clothing stores, and stationary stores. Multi-family residential as a mixed use up to 50% of floor area.
"C-2" Community Commercial	All uses permitted in the "C-1" zone plus veterinary clinics (without overnight boarding), offices, indoor theaters, and retail sales involving large areas such as appliance showrooms, automobile supply stores, department stores, and garden supply stores. Plus hotels, motels, and inns. Multi-family residential as a mixed use up to 50% of floor area.
"C-4" Commercial Services	Boat building, sales, and storage, nightclubs, bowling alleys, indoor theaters, flea markets, skating rinks, sports arenas, contractor's shops, mini-storage buildings, automobile repair shops, contractors' storage yards, shipping terminals, automobile sales, building materials yards, nurseries, feed and farm supply stores, and all allowed uses in the "M-1" zone with certain restrictions.
"M-1" Light Industrial	Agricultural service establishments, poultry hatcheries, light manufacturing, assembly, or processing.
"M-2" Heavy Industrial	Large factories involving hazardous chemicals such as manufacture of construction materials or household goods, glass, carpets, pharmaceuticals, petroleum processing, and wood processing.
"M-3" Mineral Extraction Industrial	Quarries and mining.
"PR" Parks, Recreation and Open Space	Community centers, open space uses, recreational facilities, visitor accommodations, and timber harvesting.
"PF" Public and Community Facilities	Administrative offices, cemeteries, churches, community centers, fire stations, hospitals, libraries, nursing homes, parks, and schools and colleges.
"TP" Timber Production	Growing and harvesting of timber and other forest products, agriculture. One single-family dwelling.
"SU" Special Use	All uses allowed in the "RA" or "R-1" zone district provided the use is consistent with the General Plan. All other permitted or conditionally permitted uses provided they are consistent with the General Plan and a Level 5 use approval is obtained.

Combining Zone Districts

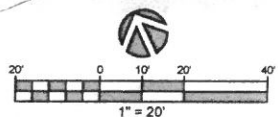
The following combining districts have been applied to the basic zone districts in order to impose specific limitations or exercise some form of land use regulation.

Overlay Zone	Summary of Limitations Imposed
"AIA" Airport	Denotes parcels within two miles of the boundary of the Watsonville Municipal Airport. Use and development is subject to the Airport Combining Zone District ordinance.
"D" Designated Park Site	Designates land as a potential County park site.
"GH" Geologic Hazards	Denotes the presence of physical hazard to development and that any use is subject to the Geologic Hazards Ordinance.
"H" Assisted Housing	Denotes where affordable housing priority site regulations apply.
"I" Statement of Intention	Board of Supervisors has agreed not to rezone the property in the foreseeable future.
"L" Historic Landmark	The property or structure has been designated a historic landmark and is subject to the Historic Resources Ordinance.
"MH" Mobile Home Park	Denotes the location of a legal mobile home park.
"O" Open Space Easement	Owner has executed an open space easement contract with the County to maintain the land in its natural state for 10-years.
"P" Agricultural Preserve	has an Agricultural Preserve or Farmland Security contract with the County to maintain the land in its natural state for 10-years.
"PP" Pleasure Point Design	Denotes parcels subject to special residential design standards and guidelines specific to the Pleasure Point Neighborhood.
"R" Regional Housing Need	Designated sites for development at 20 units per acres in order to meet the requirements of the Regional Housing Needs
"PRH" Permanent Room Housing	Denotes parcels with structures originally in use as visitor accommodations or care facilities, which may be used as permanent multifamily rental housing in multifamily structures or dwelling groups, with specific use and development standards.
"SBE" Seascape Beach Estates	Denotes parcels in the Seascape Beach Estates neighborhood with special residential development standards intended to maintain characteristics of the existing built environment and ensure protection of the public viewshed.
"SP" Salamander Protection	Denotes areas where special site standards apply to protect endangered species and that uses are subject to the Sensitive Habitat Protection Ordinance.
"W" Watsonville Utility Prohibition	Designated to prevent the provision of urban services to undeveloped/rural areas west of the City of Watsonville, to discourage urban development in the farmlands, wetlands, and other environmentally sensitive areas in the Coastal Zone west of Watsonville.



EXISTING BOAT AND TRAILER PARKING CAPACITY
 DRY STORAGE: 77 PER COUNT SHOWN BASED ON GOOGLE EARTH REVIEW (84 SHOWN ON NORTH HARBOR MAP)
 CAR/TRAILER PARKING: 16 ON GRAVEL ON NORTH SIDE OF BROMMER, ANOTHER 37 ON SOUTH SIDE OF BROMMER, 53 TOTAL
 DREDGE EQUIPMENT AREA: 8,500 SF
 NOTE: TREE LOCATIONS, DIAMETERS, AND SPECIES ARE APPROXIMATE

EXISTING CONDITIONS
 SCALE: 1" = 20'

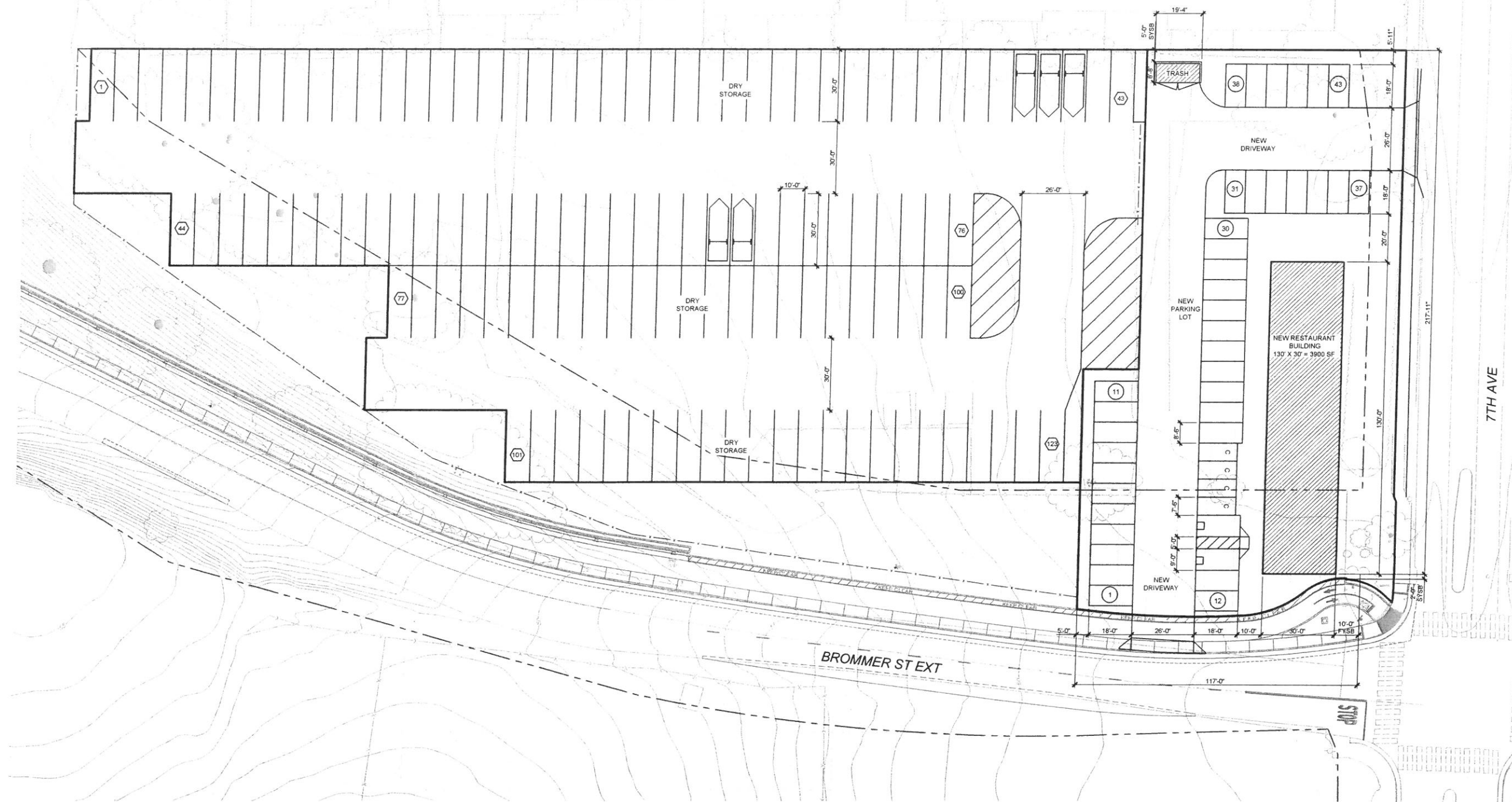


SUMMARY
 • MIXED PARKING
 16 CAR/TRAILER PARKING SPACES
 77 DRY STORAGE PARKING SPACES
 93 TOTAL SPACES

PRELIMINARY NOT FOR CONSTRUCTION

PREPARED AT THE REQUEST OF SANTA CRUZ PORT DISTRICT	
EXISTING CONDITIONS	7BDS LAND USE STUDY
DRAWN BY: BRR	CHECKED BY: RTC
JOB NUMBER: 13180	SHEET: 1
OF 5 SHEETS	
Mesi Miller Engineering, Inc. Civil and Structural Engineers 724 Wilbur Avenue, Suite 111, Santa Cruz, CA 95060 Phone: 831-256-3188 • Fax: 831-256-0807	
REV: 1 2 3 4	DESCRIPTION: RELEASED FOR CLIENT REVIEW ONLY
BY: MM	DATE: 10/02/13

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RESTAURANT SIZING

DESIGN CRITERIA: 100 SEATS
 DINING ROOM SIZE: 25 SQUARE FEET PER SEAT (SPACIOUS TABLE SERVICE)
 DINING ROOM SIZE: 2,500 SF
 MEAL TURNOVER RATE: 30 MINUTES (20 MIN LUNCH, 40 MIN DINNER)
 VACANCY RATE: 20 PERCENT
 MEAL PRODUCTION RATE: 100 X 60/30 X (1-0.2) = 180 MEALS PER HOUR
 SQUARE FEET PER MEAL: 5
 KITCHEN SIZE: 180 X 5 = 900 SF
 ALLOWANCE FOR SERVING, STORAGE AND SANITATION FACILITIES = 600 SF
 TOTAL BUILDING SIZE = 3,900 SF
 APPROXIMATE SIZE OF NEIGHBORHOOD RESTAURANT BUILDINGS:
 CROWS NEST BUILDING FOOTPRINT DOWNSTAIRS: 8,500 SF
 PALOMAR BUILDING FOOTPRINT DOWNSTAIRS: 8,000 SF
 SEABRIGHT BREWERY: 3,500 BUILDING + 1,500 SF PATIO = 5,000 SF
 CROWS NEST UPSTAIRS: 3,000 SF INSIDE + 2,000 SF DECK = 4,000 SF
 ALDOS: 1700 SF BUILDING + 1,400 SF DECK = 3,100 SF
 HARBOR CAFE: 2,000 SF BUILDING + 1,000 SF PATIO = 3,000 SF
 JOHNNY'S HARBORSIDE UPSTAIRS: 2,800 SF
 BETTY'S BURGER: 1,100 SF BUILDING + 500 SF PATIO = 1,600 SF

SETBACKS

A.P.N.: 026-211-66
 ADDRESS: 1025 7TH AVENUE
 SIZE: 1.57 ACRES
 DESIGNATION: COMMUNITY COMMERCIAL
 ZONE: C-2
 MINIMUM SITE AREA PER PARCEL: 10,000 SF
 MINIMUM PARCEL FRONTAGE: 80 FT
 MINIMUM YARDS: 10 FRONT, 0 SIDE, 0 REAR
 MAXIMUM BUILDING HEIGHT: 3 STORIES, < 35 FT

PARKING

AUTO PARKING REQUIREMENT: 1 PER 100 SQUARE FEET OF GROSS FLOOR AREA (GFA), AND 0.3 SPACES PER EMPLOYEE
 GROSS FLOOR AREA = 3,900 - 200 = 3,700 SF (EXCLUDES STORAGE AND LOADING AREAS)
 ESTIMATED NUMBER OF EMPLOYEES = 20 (7 SERVERS, 2 BUSSERS, 2 BARTENDERS, 2 HOSTESS, 4 COOKS, 1 DISHWASHER, 1 EXPEDITOR, 1 MANAGER)
 AUTO PARKING REQUIRED = 37 FOR PATRONS + 6 FOR EMPLOYEES = **43 TOTAL**
 MAXIMUM NUMBER OF SPACES ALLOWED = 47
 BIKE PARKING = 1 PER 400 GFA = 9
 ACCESSIBLE PARKING = 2, AT LEAST 1 VAN ACCESSIBLE
 COMPACT SPACES ALLOWED = 4 (10%),
 FULL SIZE PARKING SPACE = 18' X 8.5'
 COMPACT SIZE PARKING SPACE = 16 X 7.5
 ACCESSIBLE PARKING SPACE = 18 X 8
 VAN ACCESSIBLE AISLE = 5'

EXISTING BOAT AND TRAILER PARKING CAPACITY

DRY STORAGE: 77 PER COUNT SHOWN BASED ON GOOGLE EARTH REVIEW (84 SHOWN ON NORTH HARBOR MAP)
 CAR/TRAILER PARKING: 16 ON GRAVEL ON NORTH SIDE OF BROMMER
 ANOTHER 37 ON SOUTH SIDE OF BROMMER, 53 TOTAL
 DREDGE EQUIPMENT AREA: 8,500 SF

NEW PARKING FACILITIES

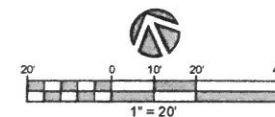
DRY STORAGE: 123 (30' X 10')
 TEMPORARY TRAILER PARKING: 0
 NO DREDGE EQUIPMENT STORAGE

SUMMARY

- 3,900 SF RESTAURANT
- 43 RESTAURANT PARKING SPACES
SITE AREA = 27,000 SF (0.6 AC)
- MAXIMIZED DRY STORAGE
123 DRY STORAGE PARKING SPACES
SITE AREA = 63,800 SF (1.5AC)

ALTERNATIVE A

SCALE: 1" = 20'



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PRELIMINARY NOT FOR CONSTRUCTION

7BDS LAND USE STUDY

ALTERNATIVE A

DRAWN BY:
CHECKED BY:
JOB NUMBER:
SHEET

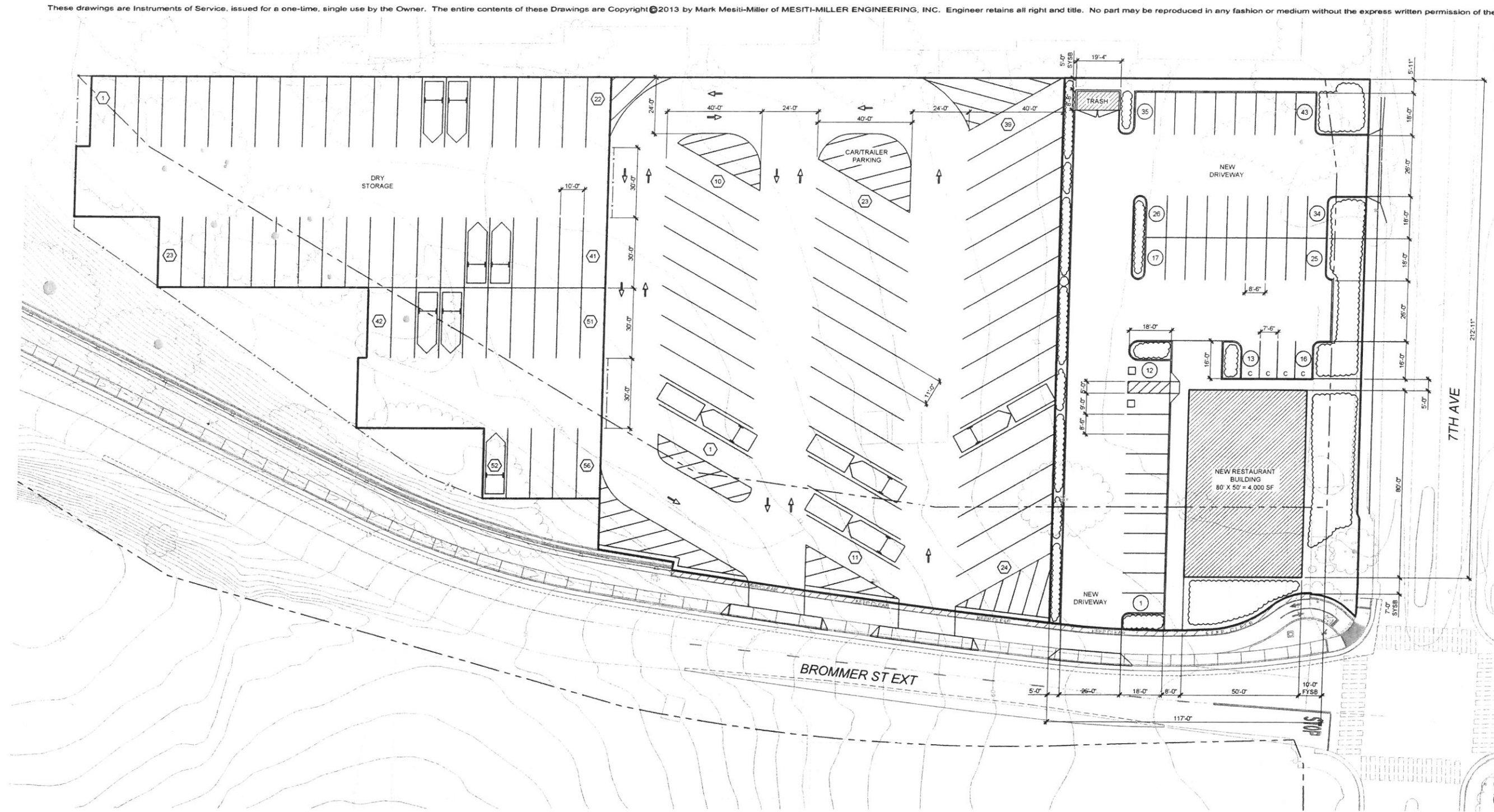
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OF 5 SHEET

REV	DESCRIPTION	DATE
1	RELEASED FOR CLIENT REVIEW ONLY	10/2/13
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PREPARED AT THE REQUEST OF



RESTAURANT SIZING

DESIGN CRITERIA: 100 SEATS
 DINING ROOM SIZE: 25 SQUARE FEET PER SEAT (SPACIOUS TABLE SERVICE)
 DINING ROOM SIZE: 2,500 SF
 MEAL TURNOVER RATE: 30 MINUTES (20 MIN LUNCH, 40 MIN DINNER)
 VACANCY RATE: 20 PERCENT
 MEAL PRODUCTION RATE: 100 X 60/30 X (1-0.2) = 180 MEALS PER HOUR
 SQUARE FEET PER MEAL: 5
 KITCHEN SIZE: 180 X 5 = 800 SF
 ALLOWANCE FOR SERVING, STORAGE AND SANITATION FACILITIES = 700 SF
 TOTAL BUILDING SIZE = 4,000 SF
 APPROXIMATE SIZE OF NEIGHBORHOOD RESTAURANT BUILDINGS:
 CROWS NEST BUILDING FOOTPRINT DOWNSTAIRS: 8,500 SF
 PALMAR BUILDING FOOTPRINT DOWNSTAIRS: 8,000 SF
 SEABRIGHT BREWERY: 3,500 BUILDING + 1,500 SF PATIO = 5,000 SF
 CROWS NEST UPSTAIRS: 3,000 SF INSIDE + 2,000 SF DECK = 4,000 SF
 ALDOS: 1700 SF BUILDING + 1,400 SF DECK = 3,100 SF
 HARBOR CAFE: 2,000 SF BUILDING + 1,000 SF PATIO = 3,000 SF
 JOHNNY'S HARBORSIDE UPSTAIRS: 2,800 SF
 BETTY'S BURGER: 1,100 SF BUILDING + 500 SF PATIO = 1,600 SF

SETBACKS

A.P.N.: 026-211-56
 ADDRESS: 1025 7TH AVENUE
 SIZE: 1.87 ACRES
 DESIGNATION: COMMUNITY COMMERCIAL
 ZONE: C-2
 MINIMUM SITE AREA PER PARCEL: 10,000 SF
 MINIMUM PARCEL FRONTAGE: 60 FT
 MINIMUM YARDS: 10 FRONT, 0 SIDE, 0 REAR
 MAXIMUM BUILDING HEIGHT: 3 STORIES, < 35 FT

PARKING

AUTO PARKING REQUIREMENT: 1 PER 100 SQUARE FEET OF GROSS FLOOR AREA (GFA), AND 0.3 SPACES PER EMPLOYEE
 GROSS FLOOR AREA = 4,000 - 300 = 3,700 SF (EXCLUDES STORAGE AND LOADING AREAS)
 ESTIMATED NUMBER OF EMPLOYEES = 20 (7 SERVERS, 2 BUSSERS, 2 BARTENDERS, 2 HOSTESS, 4 COOKS, 1 DISHWASHER, 1 EXPEDITOR, 1 MANAGER)
 AUTO PARKING REQUIRED = 37 FOR PATRONS + 6 FOR EMPLOYEES = **43 TOTAL**
 MAXIMUM NUMBER OF SPACES ALLOWED = 47
 BIKE PARKING = 1 PER 400 GFA = 9
 ACCESSIBLE PARKING = 2, AT LEAST 1 VAN ACCESSIBLE
 COMPACT SPACES ALLOWED = 4 (10%),
 FULL SIZE PARKING SPACE = 18' X 8.5'
 COMPACT SIZE PARKING SPACE = 16' X 7.5'
 ACCESSIBLE PARKING SPACE = 18' X 9'
 VAN ACCESSIBLE AISLE = 5'

EXISTING BOAT AND TRAILER PARKING CAPACITY

DRY STORAGE: 77 PER COUNT SHOWN BASED ON GOOGLE EARTH REVIEW (84 SHOWN ON NORTH HARBOR MAP)
 CAR/TRAILER PARKING: 16 ON GRAVEL ON NORTH SIDE OF BROMMER
 ANOTHER 37 ON SOUTH SIDE OF BROMMER, 53 TOTAL
 DREDGE EQUIPMENT AREA: 9,500 SF

NEW BOAT AND TRAILER PARKING FACILITIES

DRY STORAGE: 56 (30' X 10')
 CAR/TRAILER PARKING: 39 (40' X 11')
 (23 PULL-THROUGH, 16 HEAD-IN)

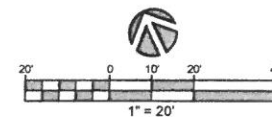
SUMMARY

- 4,000 SF WIDE RESTAURANT
- 43 RESTAURANT PARKING SPACES
 SITE AREA = 30,100 SF (0.7 AC)
- MIXED DRY STORAGE TRAILER PARKING
- 39 CAR/TRAILER PARKING SPACES
- 56 DRY STORAGE PARKING SPACES
- 95 TOTAL

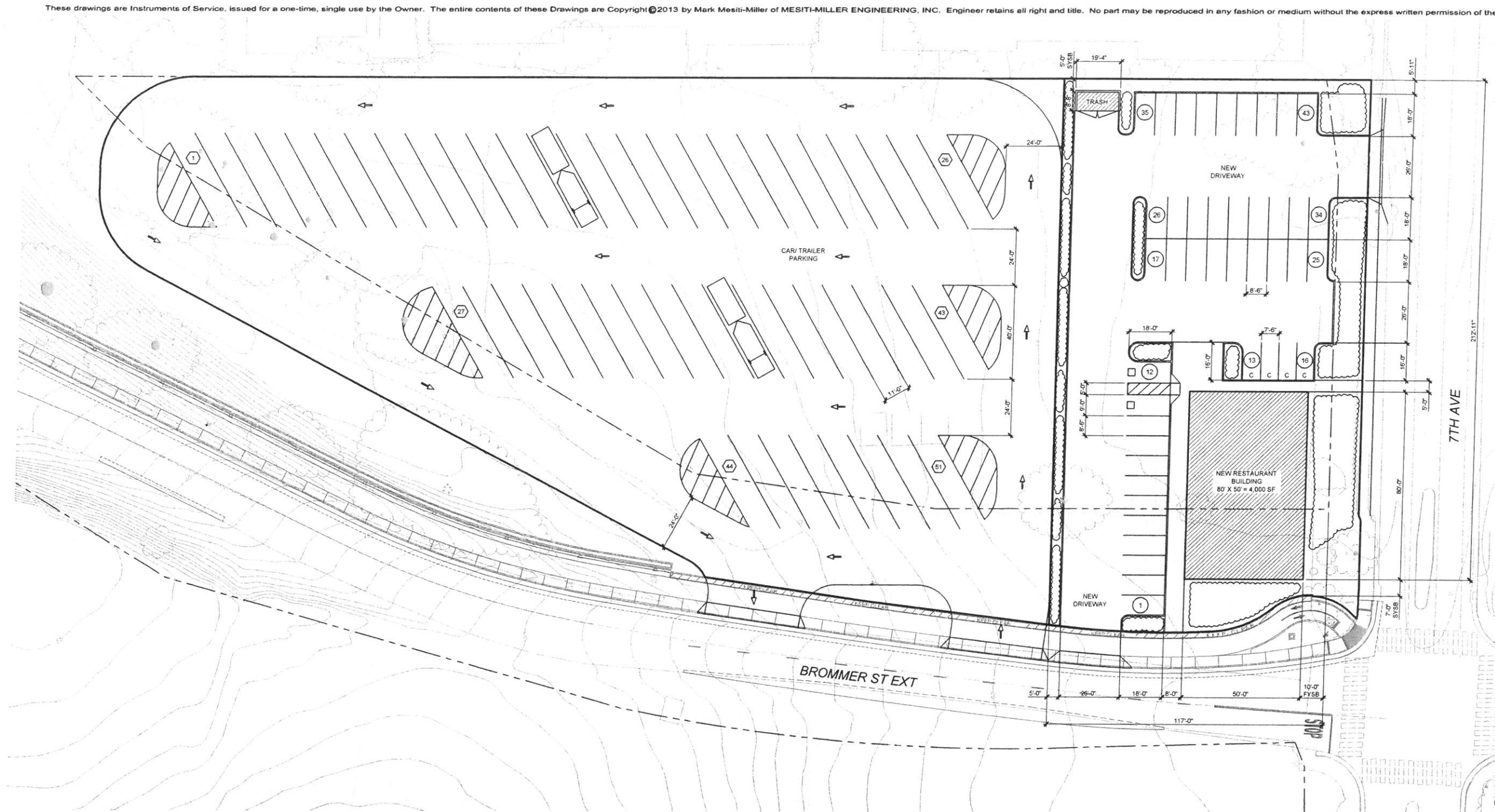
CAR/TRAILER AREA = 42,100 SF (1.0 AC)
 DRY STORAGE AREA = 26,700 SF (0.6 AC)
 TOTAL PARKING AREA = 68,800 SF (1.6 AC)

ALTERNATIVE B

SCALE: 1" = 20'



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BY	MM	
DATE		



RESTAURANT SIZING

DESIGN CRITERIA: 100 SEATS
 DINING ROOM SIZE: 25 SQUARE FEET PER SEAT (SPACIOUS TABLE SERVICE)
 DINING ROOM SIZE: 2,500 SF
 MEAL TURNOVER RATE: 30 MINUTES (20 MIN LUNCH, 40 MIN DINNER)
 VACANCY RATE: 20 PERCENT
 MEAL PRODUCTION RATE: 100 X 60/30 X (1-0.2) = 160 MEALS PER HOUR
 SQUARE FEET PER MEAL: 5
 KITCHEN SIZE: 180 X 5 = 900 SF
 ALLOWANCE FOR SERVING, STORAGE AND SANITATION FACILITIES = 700 SF
 TOTAL BUILDING SIZE = 4,000 SF
 APPROXIMATE SIZE OF NEIGHBORHOOD RESTAURANT BUILDINGS:
 CROWS NEST BUILDING FOOTPRINT DOWNSTAIRS: 8,500 SF
 PALOMAR BUILDING FOOTPRINT DOWNSTAIRS: 8,000 SF
 SEABRIGHT BREWERY: 3,500 BUILDING + 1,500 SF PATIO = 5,000 SF
 CROWS NEST UPSTAIRS: 3,000 SF INSIDE + 2,000 SF DECK = 4,000 SF
 ALDOS: 1700 SF BUILDING + 1,400 SF DECK = 3,100 SF
 HARBOR CAFE: 2,000 SF BUILDING + 1,000 SF PATIO = 3,000 SF
 JOHNNY'S HARBORSIDE UPSTAIRS: 2,800 SF
 BETTY'S BURGER: 1,100 SF BUILDING + 500 SF PATIO = 1,600 SF

SETBACKS

A.P.N.: 026-211-56
 ADDRESS: 1025 7TH AVENUE
 SIZE: 1.57 ACRES
 DESIGNATION: COMMUNITY COMMERCIAL
 ZONE: C-2
 MINIMUM SITE AREA PER PARCEL: 10,000 SF
 MINIMUM PARCEL FRONTAGE: 60 FT
 MINIMUM YARDS: 10 FRONT, 0 SIDE, 0 REAR
 MAXIMUM BUILDING HEIGHT: 3 STORIES, < 35 FT

PARKING

AUTO PARKING REQUIREMENT: 1 PER 100 SQUARE FEET OF GROSS FLOOR AREA (GFA), AND 0.3 SPACES PER EMPLOYEE
 GROSS FLOOR AREA = 4,000 - 300 = 3,700 SF (EXCLUDES STORAGE AND LOADING AREAS)
 ESTIMATED NUMBER OF EMPLOYEES = 20 (7 SERVERS, 2 BUSSERS, 2 BARTENDERS, 2 HOSTESS, 4 COOKS, 1 DISHWASHER, 1 EXPEDITOR, 1 MANAGER)
 AUTO PARKING REQUIRED = 37 FOR PATRONS + 6 FOR EMPLOYEES = **43 TOTAL**
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 ACCESSIBLE PARKING = 2, AT LEAST 1 VAN ACCESSIBLE
 COMPACT SPACES ALLOWED = 4 (10%)
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 COMPACT SIZE PARKING SPACE = 16' X 7.5'
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EXISTING BOAT AND TRAILER PARKING CAPACITY

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 ANOTHER 37 ON SOUTH SIDE OF BROMMER, 53 TOTAL
 DREDGE EQUIPMENT AREA: 9,500 SF

NEW BOAT AND TRAILER PARKING FACILITIES

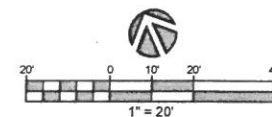
DRY STORAGE: 0
 CAR/TRAILER PARKING: 51 (ALL PULL-THROUGH)

SUMMARY

- 4,000 SF WIDE RESTAURANT
 43 RESTAURANT PARKING SPACES
 SITE AREA = 30,100 SF (0.7 AC)
- MAXIMIZED CAR/TRAILER PARKING
 51 SPACES, ALL PULL-THROUGH
 SITE AREA = 68,700 SF (1.6 AC)

ALTERNATIVE C

SCALE: 1" = 20'



REV	DESCRIPTION	DATE
1	RELEASED FOR CLIENT REVIEW ONLY	



7BDS LAND USE STUDY
 PREPARED AT THE REQUEST OF

PRELIMINARY NOT FOR CONSTRUCTION

ALTERNATIVE C

DRAWN BY:
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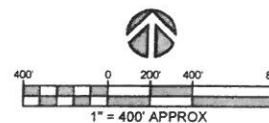
SHEET NOTES

- 1 LOWER HARBOR LAUNCH RAMP CAR/TRAILER PARKING
 - 2 EXISTING BROMMER AND 7TH DRY STORAGE, 1.7 ACRES, ZONE C-2 (COMMUNITY COMMERCIAL), 1025 7TH AVE, APN 026-211-56, SC PORT DISTRICT
 - 3 0.4 ACRES DEVELOPABLE, 1.1 ACRES GROSS (20% OCCUPIED BY HOUSING, 40% SLOPING), ZONE RM-4 (MULTI-FAMILY RESIDENTIAL), 1175 7TH AVE, APN 026-211-67, 1175 7TH AVE LLC
 - 4 0.6 ACRES DEVELOPABLE, 1.4 ACRES GROSS (20% OCCUPIED BY HOUSING, 40% SLOPING), ZONE RM-4 (MULTI-FAMILY RESIDENTIAL), 1185 7TH AVE, APN 026-211-20, SANTA CRUZ COUNTY
 - 5.1 0.6 ACRES DEVELOPABLE, 2.0 ACRES GROSS (20% OCCUPIED BY HOUSING, 50% SLOPING), ZONE RM-4 (MULTI-FAMILY RESIDENTIAL), 1231 7TH AVE, APN 026-211-22, JOE & ANNE RITCHEY*
 - 5.2 0.8 ACRES DEVELOPABLE, 1.9 ACRES GROSS (10% OCCUPIED BY HOUSING, 50% SLOPING), ZONE RM-4 (MULTI-FAMILY RESIDENTIAL), 1255 7TH AVE, APN 026-211-25, JOE & ANNE RITCHEY*
 - 6 1.1 ACRES DEVELOPABLE, 1.5 ACRES GROSS (30% SLOPING), ZONE RM-4 (MULTI-FAMILY RESIDENTIAL), 605 HARBOR VISTA LANE #T, APN 026-621-12, FORECLOSURE- SANTA CRUZ HARBOR VISTA LLC
 - 7 0.9 ACRES DEVELOPABLE, 1.0 ACRES GROSS (10% OCCUPIED BY HOUSING), ZONE RM-4 (MULTI-FAMILY RESIDENTIAL), 1260 7TH AVE, APN 026-221-15, PHILIP & KATHLEEN MURPHY
 - 8.1 1.7 ACRES, ZONE RM-6 (MULTI-FAMILY RESIDENTIAL), 928 EL DORADO AVE, APN 026-311-11, MARK A. JOHNSON REVOCABLE TRUST*
 - 8.2 0.5 ACRES DEVELOPABLE, 0.9 ACRES GROSS (50% OCCUPIED BY HOUSING), ZONE RM-6 (MULTI-FAMILY RESIDENTIAL), 1000 EL DORADO AVE, APN 026-311-12, MARK A. JOHNSON REVOCABLE TRUST*
 - 8.3 0.5 ACRES DEVELOPABLE, 1.0 ACRES GROSS (50% OCCUPIED BY HOUSING), ZONE RM-6 (MULTI-FAMILY RESIDENTIAL), 1020 EL DORADO RD, APN 026-311-13, MARK A. JOHNSON REVOCABLE TRUST*
 - 9.1 0.9 ACRES, ZONE C-1 (NEIGHBORHOOD COMMERCIAL), 1412 CAPITOLA RD, APN 026-741-12, SANTA CRUZ COUNTY REDEVELOPMENT SUCCESSOR AGENCY*
 - 9.2 0.5 ACRES DEVELOPABLE, 1.0 ACRES GROSS (50% OCCUPIED BY HOUSING), ZONE C-1 (NEIGHBORHOOD COMMERCIAL), 1438 CAPITOLA RD, APN 026-741-13, SANTA CRUZ COUNTY REDEVELOPMENT SUCCESSOR AGENCY*
 - 9.3 0.6 ACRES DEVELOPABLE, 1.1 ACRES GROSS (50% OCCUPIED BY HOUSING), ZONE C-1 (NEIGHBORHOOD COMMERCIAL), 1500 CAPITOLA RD, APN 026-741-14, SANTA CRUZ COUNTY REDEVELOPMENT SUCCESSOR AGENCY*
 - 9.4 0.4 ACRES DEVELOPABLE, 0.7 ACRES GROSS (40% OCCUPIED BY HOUSING), ZONE C-1 (NEIGHBORHOOD COMMERCIAL), 1514 CAPITOLA RD, APN 026-741-15, COUNTY OF SANTA CRUZ REDEVELOPMENT SUCCESSOR AGENCY*
 - 10 0.8 ACRES DEVELOPABLE, 1.2 ACRES GROSS (30% OCCUPIED BY FAIRWAY WASH DRY), ZONE C-1 (NEIGHBORHOOD COMMERCIAL), 1600 CAPITOLA RD, APN 026-741-16, 17TH & CAPITOLA LLC/CP, CHANG TRUST
 - 11.1 0.5 ACRES, ZONE R-1-6 (SINGLE-FAMILY RESIDENTIAL), BROMMER ST, APN 029-162-09, LOCATELLI RENTALS LLC*
 - 11.2 0.6 ACRES DEVELOPABLE, 1.1 ACRES GROSS (50% OCCUPIED BY HOUSING), ZONE R-1-6 (SINGLE-FAMILY RESIDENTIAL), 2025 BROMMER ST, APN 029-162-08, LOCATELLI RENTALS LLC*
 - 12 1.8 ACRES DEVELOPABLE, 6.1 ACRES GROSS (70% OCCUPIED BY E CLIFF VILLAGE SHOPPING CENTER), ZONE C-2 (COMMUNITY COMMERCIAL), 21515 E CLIFF DR, APN 027-273-73, GREEN VALLEY CORPORATION
 - 13.1 2.0 ACRES DEVELOPABLE, 7.9 ACRES GROSS (75% OCCUPIED BY PG&E), ZONE PF (PUBLIC AND COMMUNITY FACILITIES), 615 7TH AVE, APN 026-261-05, PG&E SERVICE CENTER*
 - 13.2 0.7 ACRES DEVELOPABLE, 2.4 ACRES GROSS (70% OCCUPIED BY PG&E), ZONE PF (PUBLIC AND COMMUNITY FACILITIES), MELLO LN, APN 026-273-01, PG&E SERVICE CENTER*
- * ADJOINING PARCELS WITH SAME OWNER
- ⊕ = ACRES DEVELOPABLE OF ADJOINING PARCELS WITH SAME OWNER
- NOTE: INFORMATION SHOWN IS PRELIMINARY AND BASED ON A RAPID REVIEW OF COUNTY RECORDS.



FUTURE DRY STORAGE STUDY

SCALE: 1" = 400' APPROX



I:\13180 SCPD - Consult for 7BDS Project\dwg\5.dwg, 10/2/2013 12:06:16 PM, Ben

PRELIMINARY NOT FOR CONSTRUCTION

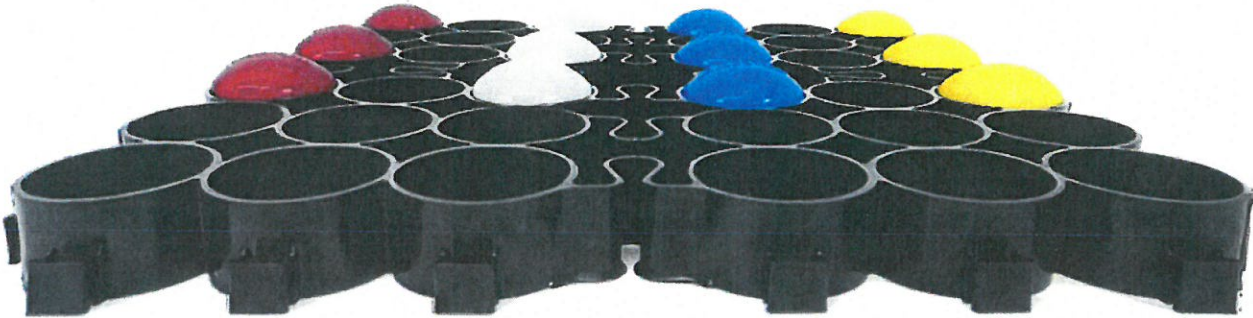
FUTURE DRY STORAGE STUDY	7BDS LAND USE STUDY
DRAWN BY: BRR	CHECKED BY: RTC
JOB NUMBER: 13180	SHEET: 5
OF 5 SHEETS	

REV	DESCRIPTION	DATE

RELEASED FOR CLIENT REVIEW ONLY

Mesiti-Miller Engineering, Inc.
Civil and Structural Engineering
204 Ward Avenue, Suite 110, Santa Cruz, CA 95060
Phone: 831.426.5180 Fax: 831.426.0807

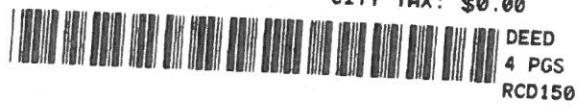
TRUEGRID PRO PERMEABLE COMMERCIAL PAVERS



RECORDED AT THE REQUEST OF:
COUNTY OF SANTA CRUZ
WHEN RECORDED RETURN TO:
DEPT. OF PUBLIC WORKS
701 OCEAN STREET RM 410
SANTA CRUZ, CA 95060
ATTN: Real Property
Vacated Right of Way - Brommer



2015-0039655 09/29/2015 01:54:28 PM
OFFICIAL RECORDS OF Santa Cruz County
Sean Saldavia Recorder
RECORDING FEE: \$0.00
COUNTY TAX: \$0.00
CITY TAX: \$0.00



QUITCLAIM DEED

DOCUMENTARY TAX EXEMPT RT 11922
Govt. Agency Exempt GC 27383

For No Consideration COUNTY OF SANTA CRUZ, a political subdivision of the State of California

QUITCLAIMS to } SANTA CRUZ PORT DISTRICT, a political subdivision of the State of California
all of its rights, title, and interest in that real property situate in the County of Santa Cruz, State of California
described in Exhibit "A", attached hereto and made a part hereof

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL(S)
WHO SIGNED THE DOCUMENT WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR
VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA
COUNTY OF SANTA CRUZ

On 01-29, 2015 before me,
JOHN KRIEGSMAN, Deputy Clerk of said County of Santa Cruz,
personally appeared GREG CAPUT, who proved to me on
the basis of satisfactory evidence to be the person whose name
is subscribed to the within instrument and acknowledged to me
that he executed the same in his authorized capacity, and that
by his signature on the instrument the person, or the entity
upon behalf of which the person acted, executed the instrument.

COUNTY OF SANTA CRUZ, a political subdivision
of the State of California

Greg Caput
By: GREG CAPUT, CHAIRPERSON
SANTA CRUZ COUNTY BOARD OF SUPERVISORS

I certify under PENALTY OF PERJURY under the laws of the State
of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal at my office in said County
and State, GAIL PELLERIN, COUNTY CLERK

Signature *John Kriegsmann*, Deputy
JOHN KRIEGSMAN

EXHIBIT "A"

**LEGAL DESCRIPTION FOR EXCESS COUNTY RIGHT OF WAY TO BE VACATED TO SANTA CRUZ
PORT DISTRICT WITH RESERVATION FOR 10' WIDE SANITARY SEWER EASEMENT**

PARCEL A

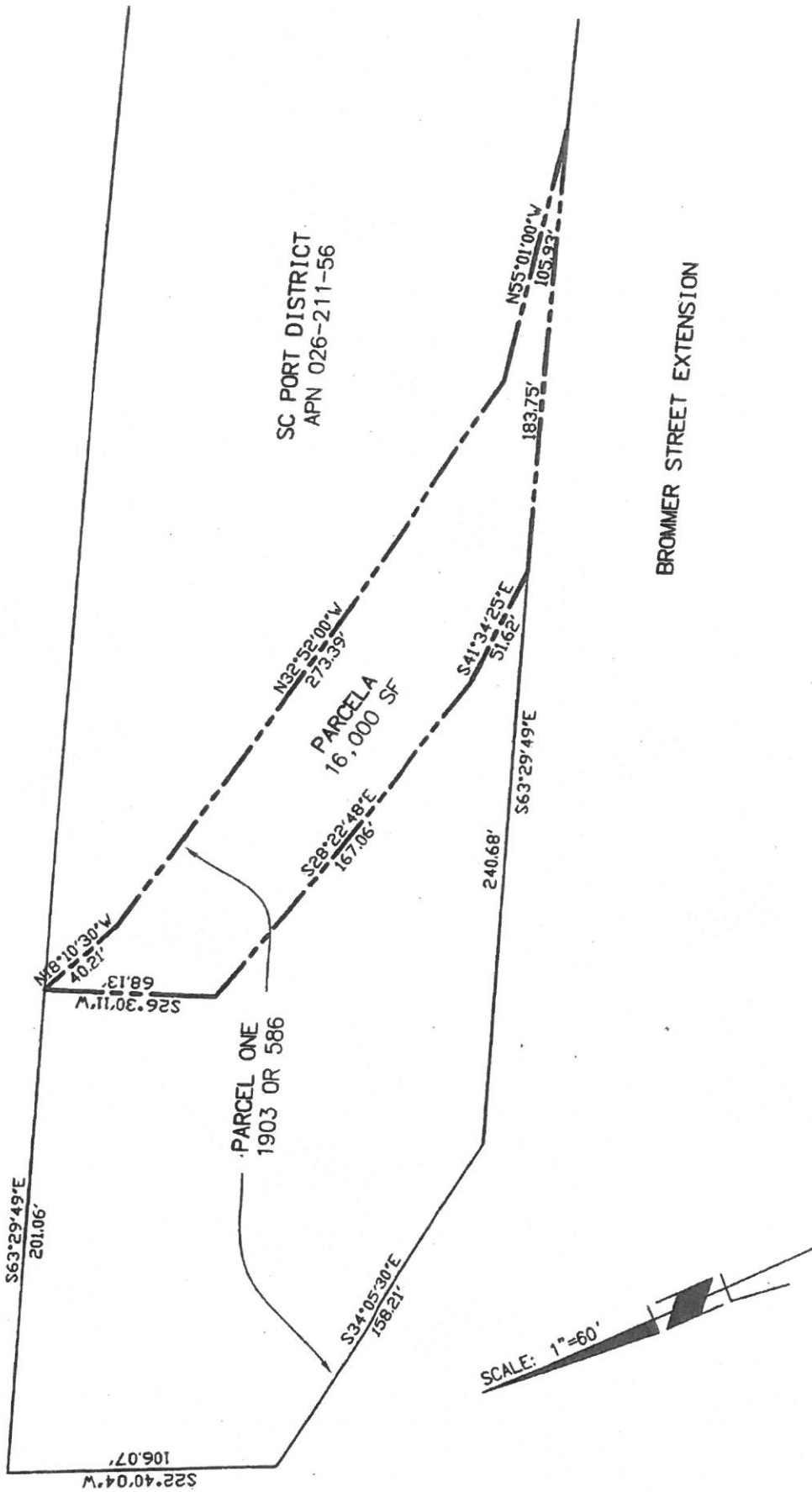
SITUATE in the County of Santa Cruz, State of California:

BEING a portion of Parcel One of the lands conveyed to the County of Santa Cruz, a political subdivision of the State of California, by deed recorded September 12, 1968, in Volume 1903 at Page 586 of Official Records of Santa Cruz County, said portion being more particularly described as follows:

BEGINNING at the Easternmost corner of said Parcel One, a station on the Southern line of the lands conveyed to Guiseppe and Caterina Cirrone by deed recorded June 4, 1956 in Volume 1078 at Page 72, Official Records of Santa Cruz County, from which the intersection of said Southern line with the Western line of the lands conveyed to the County of Santa Cruz by deed recorded January 26, 1961 in Volume 1369 at Page 328, Official Records of Santa Cruz County bears South 63° 29' 49" East, a distance of 170.00 feet; thence along the Northeasterly line of said Parcel One, North 55° 01' West, a distance of 105.93 feet, North 32° 52' West, a distance of 273.39 feet and North 18° 10' 30" West, a distance of 40.21 feet to the Northern line of said lands of Cirrone; thence leaving the last mentioned line, South 26° 30' 11" West, a distance of 68.13 feet; thence South 28° 22' 48" East, a distance of 167.08 feet; thence South 41° 34' 25" East, a distance of 51.62 feet to the Southerly line of said Parcel One; thence along the last mentioned line, South 63° 29' 49" East, a distance of 183.75 feet to the POINT OF BEGINNING,

and CONTAINING 16,000 square feet, more or less.

RESERVING THEREFROM an easement for sanitary sewer, over, under, and across a strip of land 10 feet in width, the centerline of which is the same as the existing sewer alignment, terminating on the boundaries of the above described lands.



Santa Cruz Port District
Resolution 14-12
September 23, 2014

ON THE MOTION OF COMMISSIONER GODDARD

SECONDED BY COMMISSIONER GEISREITER

A resolution accepting vacated right of way along Brommer Street Extension from the County of Santa Cruz.

WHEREAS, the Port District acquired options on lands in the vicinity of the north harbor in 1968 and transferred various options to the County of Santa Cruz for Brommer Street Extension and a future Broadway-Brommer connection; and

WHEREAS, the Board of Supervisors of the County of Santa Cruz has determined that portions of the Brommer Street Extension right of way are no longer needed for street purposes and summarily vacated a portion of the right of way; and,

WHEREAS, the vacated right of way is adjacent to lands owned by the Port District; and,

WHEREAS, a 10-foot wide sanitary sewer easement has been reserved from the vacated right of way to construct, maintain, operate, replace, remove or renew sanitary sewer facilities as described in Exhibit A and as depicted in Exhibit B attached to this Resolution:

NOW, THEREFORE, BE IT RESOLVED that the Santa Cruz Port District Commission hereby:

1. Accepts the vacated portion of right of way as described in Exhibit A and as depicted in Exhibit B to be incorporated into the Port District's adjacent parcel (APN 026-211-56).
2. Authorizes the Port Director to execute the acceptance of the Quit Claim deed from the County.
3. Requests that the County Assessor to merge the Port District's parcel (APN 026-211-56) with the vacated portion of Brommer Street Extension right of way. **PASSED AND ADOPTED** by the Santa Cruz Port Commission, this 23rd day of September, 2014, by the following vote:

AYES REED, GODDARD, GEISREITER, SMITH, LEE

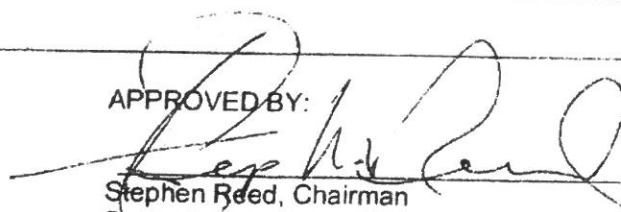
NOES NONE

ABSENT NONE

Certified to be a true and correct
copy of the original.

Marian Oli

APPROVED BY:



Stephen Reed, Chairman
Santa Cruz Port Commission

RECORDED AT THE REQUEST OF:
COUNTY OF SANTA CRUZ
Government Agency Exempt Gov't Code 27383

WHEN RECORDED RETURN TO:
COUNTY OF SANTA CRUZ
DEPT. OF PUBLIC WORKS
701 OCEAN STREET
SANTA CRUZ, CA 95060
ATTN: Real Property
APN: 026-211-56



2015-0039654 09/29/2015 01:54:28 PM

OFFICIAL RECORDS OF Santa Cruz County
Sean Saldavia Recorder
RECORDING FEE: \$0.00
COUNTY TAX: \$0.00
CITY TAX: \$0.00



RESO
6 PGS
RCD150

RESOLUTION SUMMARILY VACATING A PORTION OF BROMMER STREET EXTENSION
AND RESERVING AN EASEMENTS FOR SANITARY SEWER

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(CALIFORNIA GOVERNMENT CODE §27361.6)

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. 187-2014

0369

On the motion of Supervisor Leopold
duly seconded by Supervisor McPherson
the following resolution is adopted:

RESOLUTION SUMMARILY VACATING A PORTION OF BROMMER STREET
EXTENSION AND RESERVING AN EASEMENT FOR SANITARY SEWER

RESOLVED by the Board of Supervisors of the County of Santa Cruz, State of
California:

WHEREAS, a portion of Brommer Street Extension is no longer needed for street
purposes; and

WHEREAS, the Planning Director has provided the necessary determinations that
the excess right of way cannot be independently developed and that the vacation is exempt from
the California Environmental Quality Act and is in conformance with the General Plan, pursuant to
County Code Chapter 2.14.040; and

WHEREAS, Streets and Highways Code § 8334 allows for the summary vacation
of an excess right of way not required for street purposes; and

WHEREAS, a portion of Brommer Street Extension right of way is encumbered
with an existing sanitary sewer line; and

WHEREAS, Streets and Highways Code § 8340 allows for the reservation of
easements from the vacation for public utilities.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of
Supervisors of the County of Santa Cruz does hereby summarily vacate that portion of Brommer
Street Extension, reserving and excepting from said summary vacation a 10-foot wide sanitary
sewer easement to construct, maintain, operate, replace, remove, or renew sanitary sewer facilities
pursuant to Streets and Highways Code § 8340 (a & c), as legally described in the attached Exhibit
A and as depicted on the attached Exhibit B, to be effective upon the recording of this resolution in
the Official Records of Santa Cruz County.

BE IT FURTHER RESOLVED AND ORDERED that the Clerk of the Board is
directed to record a certified copy of this resolution in the Official Records of Santa Cruz County
pursuant to SHC § 8325 and 8336 upon final approval of the County Administrative Officer.

BE IT FURTHER RESOLVED AND ORDERED that the Assessor is directed to
redraw the parcels lines to combine the vacated right of way areas with the adjacent Port District
owned parcel (APN 026-211-56) pursuant to County Code Chapter 2.14.040.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 5th day of August, 2014, by the following vote:

AYES: SUPERVISORS Leopold, Coonerty, Caput, McPherson & Friend

NOES: SUPERVISORS None

ABSENT: SUPERVISORS None

ATTEST: SUSAN A. MAURIELLO
Clerk of said Board

ZACH FRIEND
Chairperson of said Board

Approved as to form:

[Signature]
Office of County Counsel

Distribution: County Council
Public Works

STATE OF CALIFORNIA)	SS
COUNTY OF SANTA CRUZ)	
I, SUSAN A. MAURIELLO, County Administrative Officer and ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz, State of California do hereby certify that the foregoing is a true and correct copy of the resolution passed and adopted by and entered in the minutes of the said board. In witness whereof I have hereunto set my hand and affixed the seal of the said Board on <u>August 7, 2014</u>		
SUSAN A. MAURIELLO, County Administrative Officer		
By <u><i>[Signature]</i></u>		Deputy

**LEGAL DESCRIPTION FOR EXCESS COUNTY RIGHT OF WAY TO BE VACATED TO SANTA CRUZ
PORT DISTRICT WITH RESERVATION FOR 10' WIDE SANITARY SEWER EASEMENT**

PARCEL A

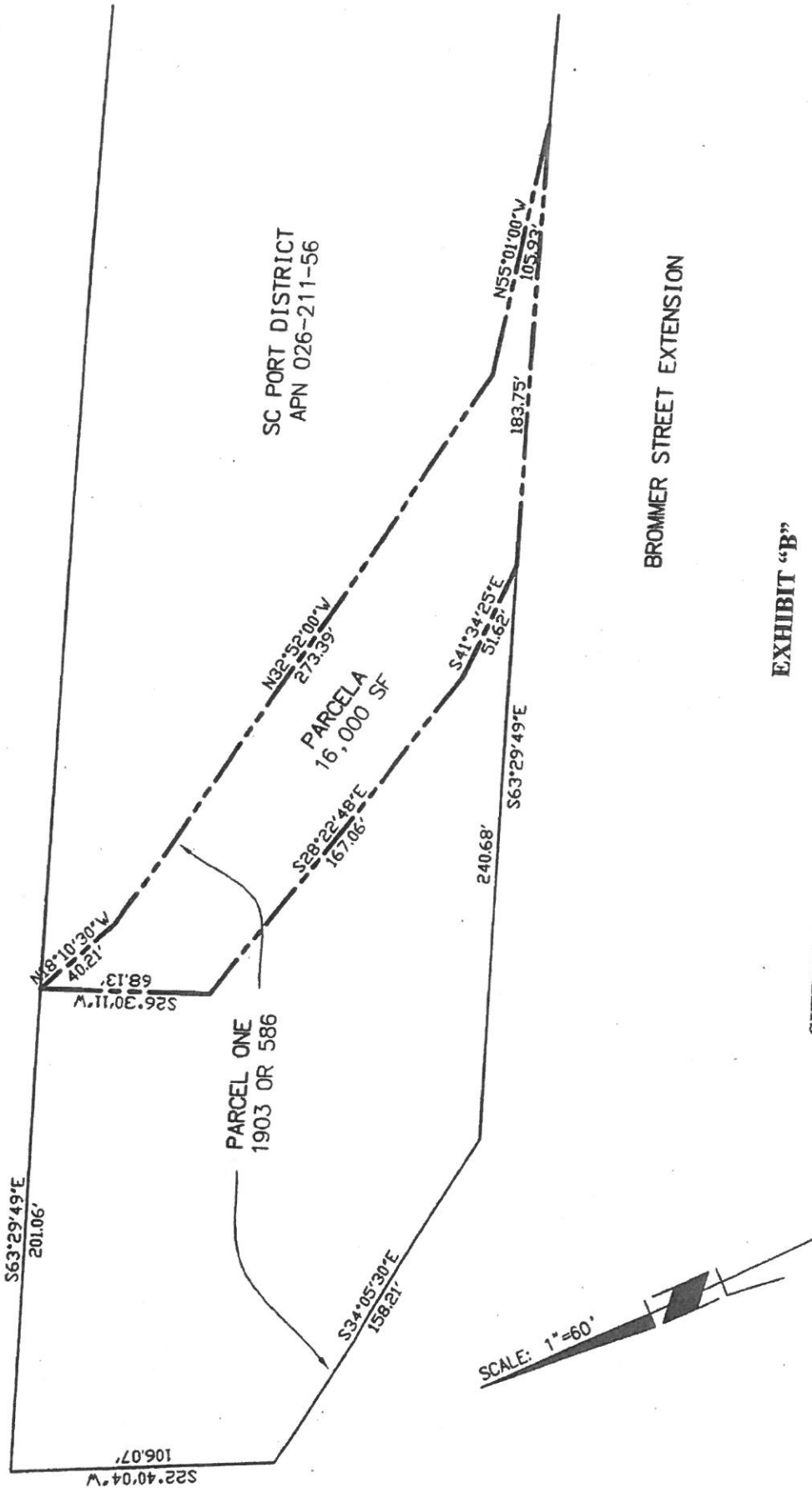
SITUATE in the County of Santa Cruz, State of California:

BEING a portion of Parcel One of the lands conveyed to the County of Santa Cruz, a political subdivision of the State of California, by deed recorded September 12, 1968, in Volume 1903 at Page 586 of Official Records of Santa Cruz County, said portion being more particularly described as follows:

BEGINNING at the Easternmost corner of said Parcel One, a station on the Southern line of the lands conveyed to Guiseppe and Caterina Cirrone by deed recorded June 4, 1956 in Volume 1078 at Page 72, Official Records of Santa Cruz County, from which the intersection of said Southern line with the Western line of the lands conveyed to the County of Santa Cruz by deed recorded January 26, 1961 in Volume 1369 at Page 328, Official Records of Santa Cruz County bears South 63° 29' 49" East, a distance of 170.00 feet; thence along the Northeasterly line of said Parcel One, North 55° 01' West, a distance of 105.93 feet, North 32° 52' West, a distance of 273.39 feet and North 18° 10' 30" West, a distance of 40.21 feet to the Northern line of said lands of Cirrone; thence leaving the last mentioned line, South 26° 30' 11" West, a distance of 68.13 feet; thence South 28° 22' 48" East, a distance of 167.08 feet; thence South 41° 34' 25" East, a distance of 51.62 feet to the Southerly line of said Parcel One; thence along the last mentioned line, South 63° 29' 49" East, a distance of 183.75 feet to the POINT OF BEGINNING,

and CONTAINING 16,000 square feet, more or less.

RESERVING THEREFROM an easement for sanitary sewer, over, under, and across a strip of land 10 feet in width, the centerline of which is the same as the existing sewer alignment, terminating on the boundaries of the above described lands.

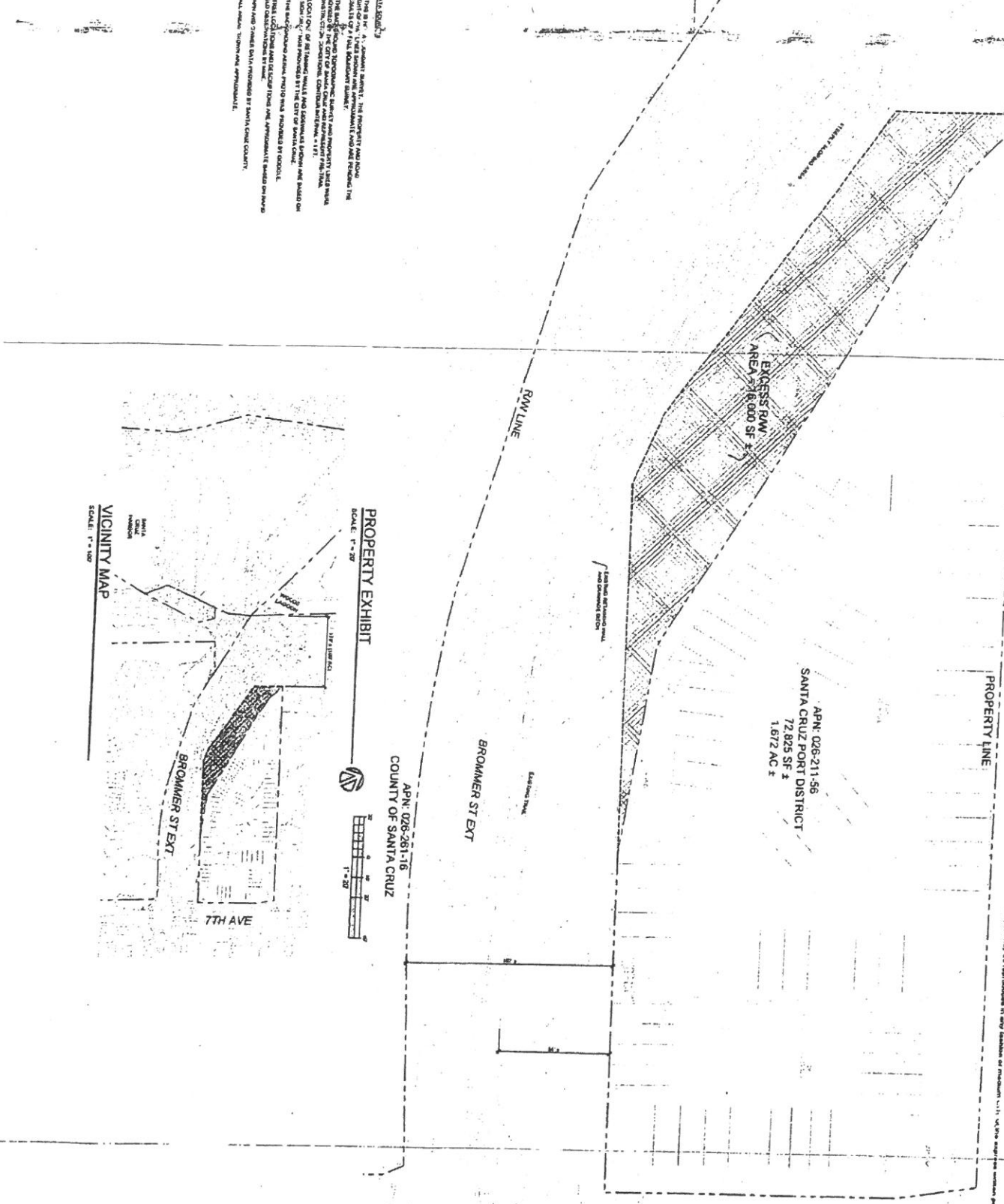


BROMMER STREET EXTENSION

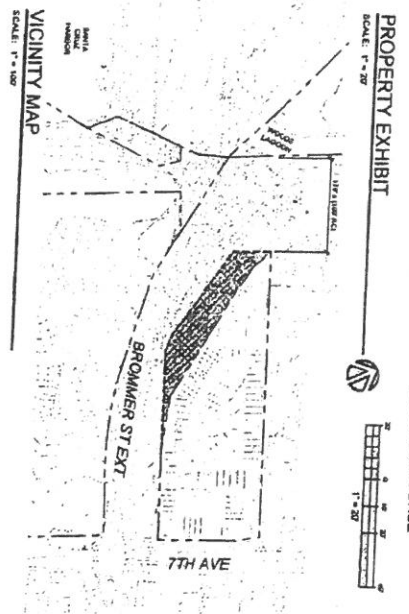
EXHIBIT "B"

SITE PLAN FOR EXCESS COUNTY RIGHT OF WAY TO BE VACATED TO SANTA CRUZ PORT DISTRICT WITH RESERVATION FOR 10' WIDE SANITARY SEWER EASEMENT

This is a preliminary drawing of the proposed project. It is not intended to be used for construction. The information contained herein is for informational purposes only. The user assumes all responsibility for the use of this information. No part may be reproduced in any form without the written permission of the engineer.



- DATE: 02/11/16**
1. THIS IS A PRELIMINARY DRAWING. THE PROPERTY AND ROAD RIGHTS ARE NOT YET SECURED. THE USER ASSUMES ALL RESPONSIBILITY FOR THE USE OF THIS INFORMATION.
 2. THE USER ASSUMES ALL RESPONSIBILITY FOR THE USE OF THIS INFORMATION.
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 9. THE USER ASSUMES ALL RESPONSIBILITY FOR THE USE OF THIS INFORMATION.
 10. THE USER ASSUMES ALL RESPONSIBILITY FOR THE USE OF THIS INFORMATION.



PRELIMINARY NOT FOR CONSTRUCTION

<p>6</p>	<p>PROPERTY EXHIBIT</p>	<p>7BDS LAND USE STUDY</p>	<p>Meiss-Miller Engineering, Inc. Civil and Structural Engineering 10000 Santa Fe Blvd, Suite 100 Santa Fe, NM 87505</p>	<p>REV. DESCRIPTION</p>	<p>DATE</p>	<p>BY</p>
	<p>APPROVED FOR CONSTRUCTION</p>	<p>PREPARED AT THE REQUEST OF SANTA CRUZ PORT DISTRICT</p>		<p>DATE</p>	<p>BY</p>	<p>BY</p>





County of Santa Cruz

DEPARTMENT OF PUBLIC WORKS

701 OCEAN STREET, ROOM 410, SANTA CRUZ, CA 95060-4070
 (831) 454-2160 FAX (831) 454-2385 TDD (831) 454-2123

JOHN J. PRESLEIGH
 DIRECTOR OF PUBLIC WORKS

ENCROACHMENT PERMIT

TO: Permittee Name	Santa Cruz Port District	Date Issued	7/7/2015
Mailing Address	135 5th Avenue Santa Cruz, CA 95062	Project Description	Parking/related uses
Phone	(831) 475-6161	Address	1025 7th Ave., SC
Building Permit No.	n/a	Fee	\$0.00
APN	026-211-56	Receipt #	
Contractor	n/a	Phone	(831) 475-6161

Pursuant to Santa Cruz County Code Chapter 9.70 Street and Roads and subject to existing ordinances, and to all the terms, conditions, and restrictions written below or printed as general or special provisions on any part of this form and/or attached hereto, PERMISSION IS HEREBY GRANTED TO:

Vehicle, boat, and trailer parking and related uses per attached Port District Resolution No. 14-11, Section D.

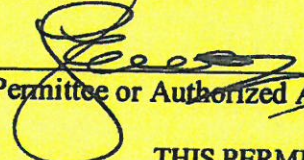
Permit shall not expire, and shall not be cancelled or revoked by County except upon actual commencement of construction within the encroachment.

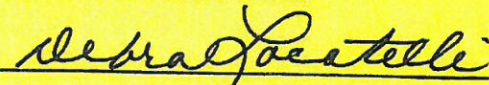
(Attach two sets of plans or sketches if applicable)

PLEASE READ THIS PERMIT CAREFULLY. Keep it at the work site. To arrange for an inspection, phone 454-2160 at least 48 hours prior to construction. Your attention is directed to the General Provisions attached herewith. This permit shall be void unless the work herein contemplated shall have been completed by:

7/7/2016

Accepting this permit or starting work hereunder shall constitute acceptance and agreement to all the conditions and requirements of this permit.

Signature of Permittee
 By: 
 Permittee or Authorized Agent

JOHN J. PRESLEIGH
 Director of Public Works
 By: 

THIS PERMIT BECOMES VALID WHEN BOTH PARTIES HAVE SIGNED

WORK COMPLETED: Date: _____ By: _____

GENERAL PROVISIONS

1. Definition: This permit is issued pursuant to Chapter 9.70 of the Santa Cruz County Streets and Roads Code. The term "encroachment" is used in this permit as defined in said chapter 9.70 of said Code, except as otherwise provided for public agencies and franchise holders. This permit is revokable on five days notice.
2. Acceptance of Provisions: It is understood and agreed by the permittee that the doing of any work under this permit shall constitute an acceptance of the provisions.
3. No precedent established: This permit is granted with the understanding that this action is not to be considered as establishing any precedent on the question of the expediency permitting certain kinds of encroachment to be reckoned within right of way of County highways.
4. Notice prior to starting work: Before starting work, the permittee shall notify the Director of Public Works or other designated employee. Such notice shall be given at least 48 hours in advance of the date work is to begin. Unless otherwise specified, all work shall be performed on weekdays and during normal working hours of the grantor's inspector.
5. Keep permit on work: The permit shall be kept at the site of the work and must be shown to any representative of the grantor or any law enforcement officer on demand.
6. Permits from other agencies: The party or parties to whom this permit is issued shall, whenever the same is required by law, secure the written order of consent of any work hereunder from the Public Utilities Commission of the State of California or any other public board having jurisdiction and this permit shall be suspended in operation until such order of consent is obtained.
7. Protection of traffic: Adequate provisions shall be made for the protection of the traveling public. Barricades shall be placed with amber lights at night; also, flagmen employed. All of this may be required by the grantor for the particular work in progress. Warning signs, lights, and devices shall be placed in conformance with the requirements of the State of California, Department of Public Works.
8. Minimum interference with traffic: All work shall be planned and carried out so that there will be the least possible inconvenience to the traveling public except for the specific work permitted. One lane shall remain open to the traveling public at all times. Road closures are not allowed, except with special permission from the Director of Public Works.
9. Storage of material: No material shall be stored within two feet of the edge of the pavement or traveled way or within the shoulder line where the shoulders are wider than five feet. No supplies or equipment shall be stored on the highway until permittee is ready to start work.
10. Cleanup right of way: Upon completion of the work, all brush, timber, scraps, and material shall be entirely removed and the right of way left in as presentable condition as before work started.
11. All construction shall conform with the current edition of the California Division of Highways standard plans and specifications, and the design criteria of the County of Santa Cruz. In case of conflict, the conditions of this permit will take precedence over the standard specifications.
12. Trench Safety has not been checked and is NOT IMPLIED with this permit. For current Codes and Regulations contact: CAL/Osha (408) 452-7288 and for utility locations contact: USA Underground Service Alert 1-800-227-2600.
13. Future moving of installation: It is understood by the permittee that whenever construction, reconstruction, or maintenance work on the highway may require, the installation provided herein shall, upon request of the grantor, be removed or revised at the sole expense of the permittee within five days of such notice.
14. Liability for damages: The permittee is responsible and liable for personal injury or property damage which may arise out of the work herein permitted or which may arise out of failure on permittee's part to perform his obligation under this permit in respect to maintenance. If any claim for such injury or damage is made against the County of Santa Cruz or any department, officer, or employee thereof, permittee shall defend, indemnify, and hold them and each of them harmless from such claim.
15. Care of drainage: If the work herein contemplated shall interfere with established drainage, ample provision shall be made by the permittee to provide for it as may be directed by the grantor.
16. Maintenance: The permittee agrees by the acceptance of this permit to exercise reasonable care to maintain properly any encroachments placed by it in the highway and to exercise reasonable care in inspecting for and immediately repairing and making good any injury to any portion of the highway which occurs as a result of the maintenance of the encroachment in the highway or as a result of the work done under this permit, including any and all injury to the highway which would not have occurred had such work not been done or such encroachment not placed therein.
17. Test results: Upon demand, the permittee shall provide the Director of Public Works with the results of tests showing that the compaction requirements have been complied with. Compliance shall be certified by a materials testing laboratory with local experience and said laboratory shall be acceptable to the Director of Public Works.
18. Pavement replacement: Any paved portion of County highway which is removed or damaged shall be replaced with a minimum replacement of 0.75 foot of Class II aggregate base and 0.25 foot of Type B asphalt concrete. Where the existing structural section is greater than the replacement requirement, the structural section removed shall be replaced in kind. Prior to repaving the existing pavement shall be cut on a straight line to give a vertical face to pave against.
19. Damages to roads: Permittee agrees to repair in a manner satisfactory to the County of Santa Cruz any damages to the roads in the project area resulting from this work.
20. Trimming or removing trees: Trimming of trees will be permitted only in the manner authorized by permit. Trimming of trees required for overhead utility clearance may be performed without a permit. Attention is directed to the Tree Policy approved by the Board of Supervisors.
21. If the provisions of this permit are not complied with the County reserves the right to do any and all work necessary to bring the road into a safe condition. The costs of this work will be charged to the permittee. The County will give reasonable notice of its intentions to make such repairs.

Santa Cruz Port District
Resolution 14-11
September 23, 2014

ON THE MOTION OF COMMISSIONER GODDARD

SECONDED BY COMMISSIONER GEISREITER

A resolution authorizing the Port Director to execute an easement agreement with the County of Santa Cruz for construction of improvements on Harbor Beach.

WHEREAS, the County of Santa Cruz wishes to construct seawall, ramps, walkways, storm drainage, paving, landscaping and other improvements on Harbor Beach as part of the Twin Lakes Beachfront Improvement Project (the "Project"); and

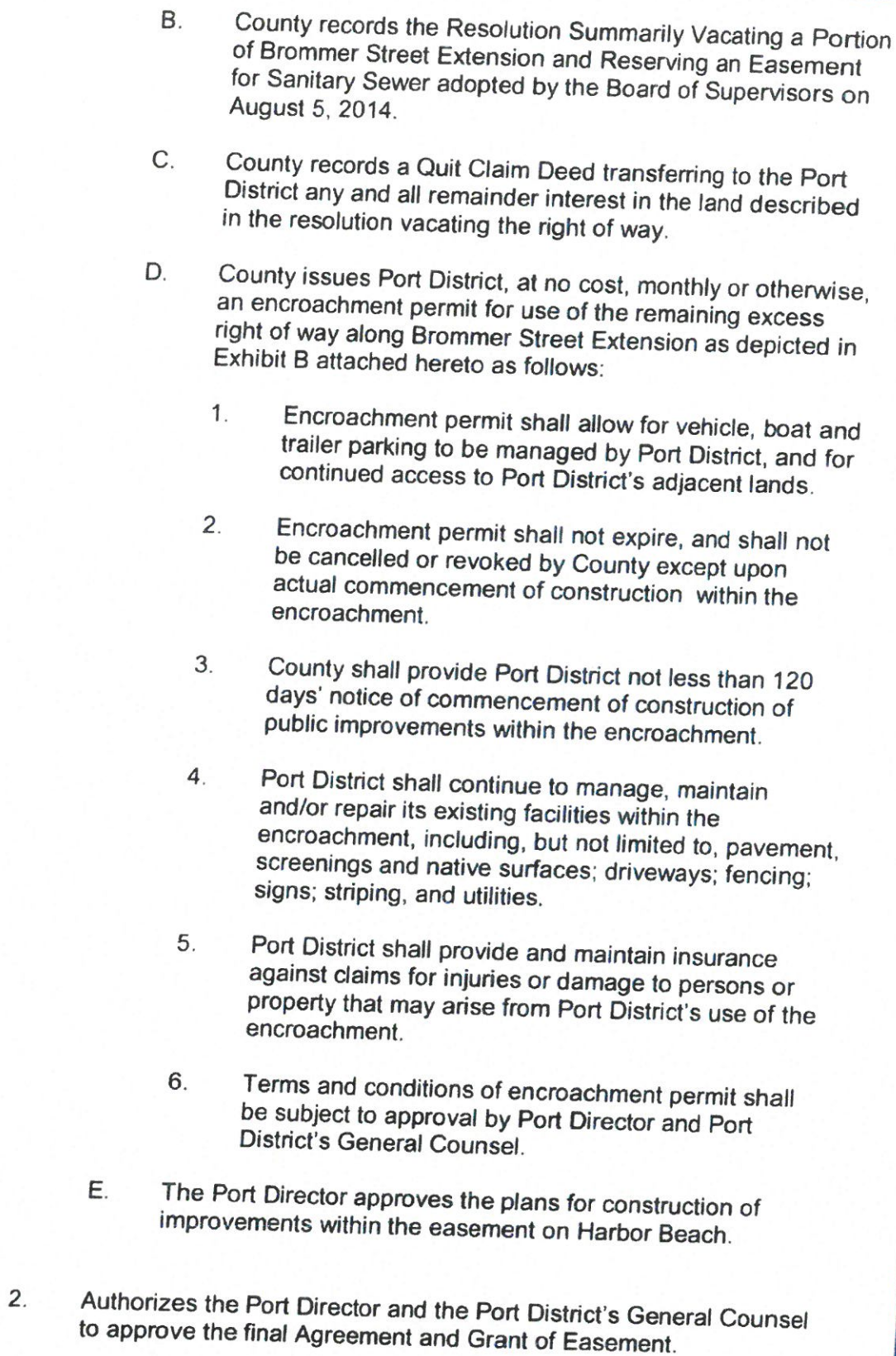
WHEREAS, the Project will improve pedestrian, bicycle and vehicular traffic flow along East Cliff Drive in the vicinity of the south entrance, will improve the appearance of the south entrance to the Harbor and the concession parking lot, and will provide protection for the roadway and underlying utilities; and,

WHEREAS, the Project will require the relocation of Port District facilities and will impact dredging operations conducted annually on Harbor Beach; and

WHEREAS, the County of Santa Cruz is compensating the Port District for the acquisition of the easement and any impacts on the Port District's dredging operations:

NOW, THEREFORE, BE IT RESOLVED that the Santa Cruz Port District Commission hereby:

1. Approves the attached form of Agreement and Grant of Easement for construction of improvements on Harbor Beach as part of the County of Santa Cruz Twin Lakes Beachfront Improvement Project, with any such modifications as approved by the Port Director and the Port District's General Counsel, subject to the following conditions:
 - A. County vacates the portion of public right of way along Brommer Street Extension consisting of approximately 16,000 square feet (0.37 acres) adjacent to Port District's parcel (APN 026-211-56) as approved by the Board of Supervisors by Resolution adopted on August 5, 2014, and attached hereto as Exhibit A.

- 
- B. County records the Resolution Summarily Vacating a Portion of Brommer Street Extension and Reserving an Easement for Sanitary Sewer adopted by the Board of Supervisors on August 5, 2014.
 - C. County records a Quit Claim Deed transferring to the Port District any and all remainder interest in the land described in the resolution vacating the right of way.
 - D. County issues Port District, at no cost, monthly or otherwise, an encroachment permit for use of the remaining excess right of way along Brommer Street Extension as depicted in Exhibit B attached hereto as follows:
 - 1. Encroachment permit shall allow for vehicle, boat and trailer parking to be managed by Port District, and for continued access to Port District's adjacent lands.
 - 2. Encroachment permit shall not expire, and shall not be cancelled or revoked by County except upon actual commencement of construction within the encroachment.
 - 3. County shall provide Port District not less than 120 days' notice of commencement of construction of public improvements within the encroachment.
 - 4. Port District shall continue to manage, maintain and/or repair its existing facilities within the encroachment, including, but not limited to, pavement, screenings and native surfaces; driveways; fencing; signs; striping, and utilities.
 - 5. Port District shall provide and maintain insurance against claims for injuries or damage to persons or property that may arise from Port District's use of the encroachment.
 - 6. Terms and conditions of encroachment permit shall be subject to approval by Port Director and Port District's General Counsel.
 - E. The Port Director approves the plans for construction of improvements within the easement on Harbor Beach.
2. Authorizes the Port Director and the Port District's General Counsel to approve the final Agreement and Grant of Easement.

3. Authorizes the Chair to execute the final Agreement and Grant of Easement.
4. Authorizes the Port District and the County to record the Agreement and Grant of Easement following satisfaction of the conditions outlined in Section 1 above.

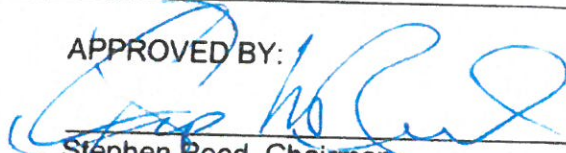
PASSED AND ADOPTED by the Santa Cruz Port Commission, this 23rd day of September, 2014, by the following vote:

AYES _____ REED, GODDARD, GEISREITER, SMITH, LEE _____

NOES _____ NONE _____

ABSENT _____ NONE _____

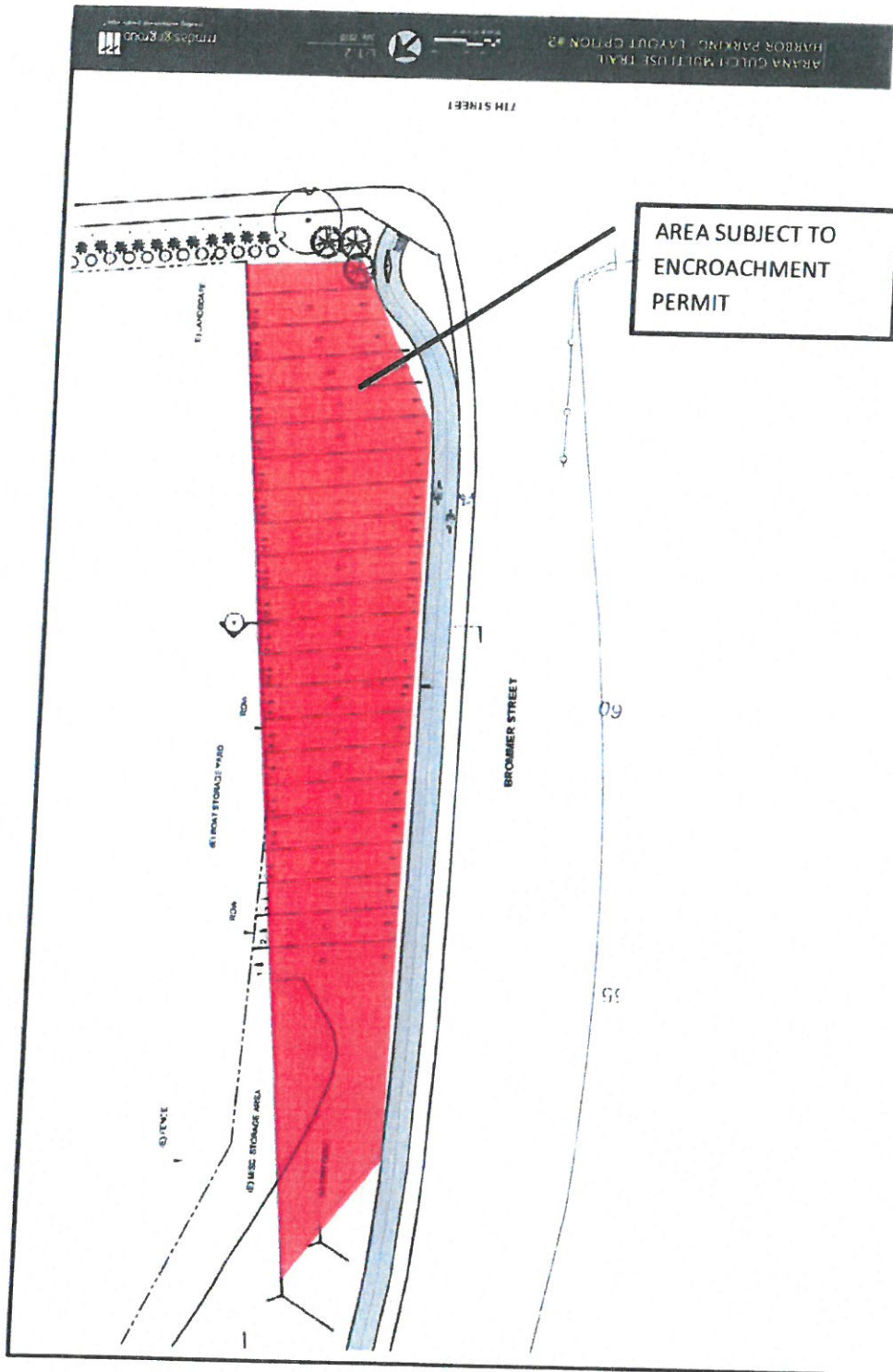
APPROVED BY:

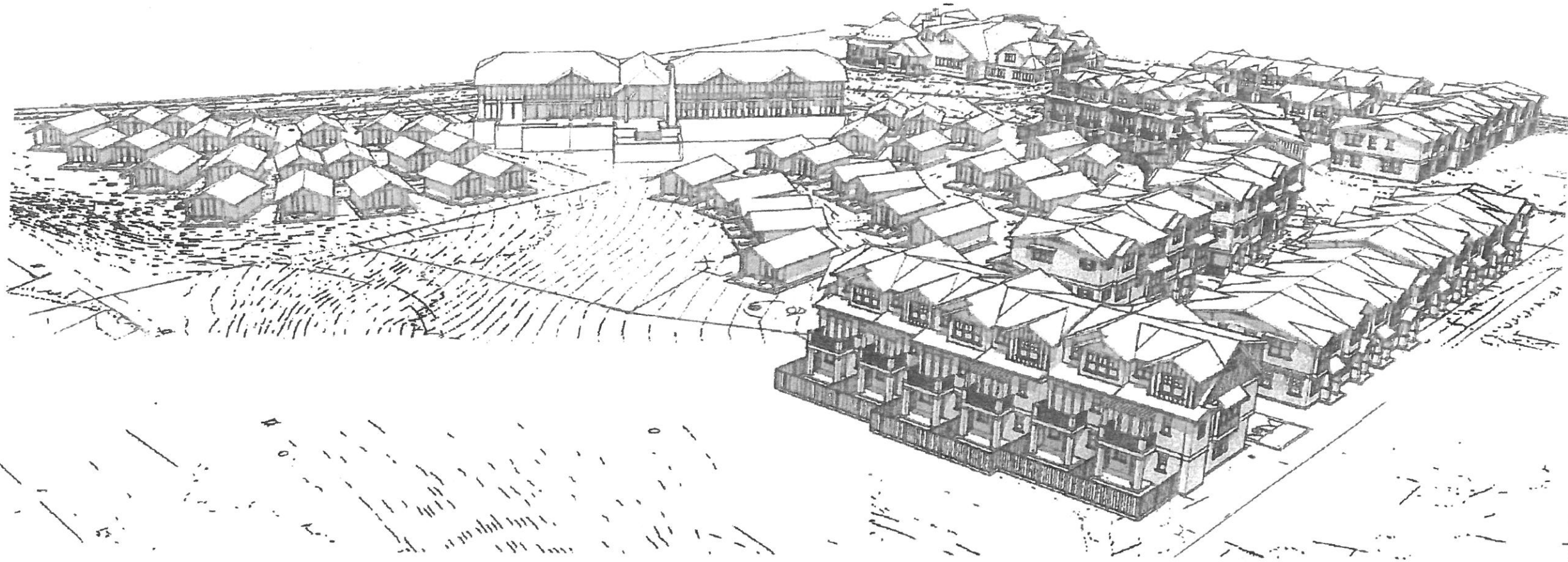


Stephen Reed, Chairman
Santa Cruz Port Commission

EXHIBIT B

ENCROACHMENT AREA FOR PORT DISTRICT PURPOSES





HARBOR LANDING

7TH AVENUE & BROMMER STREET
SANTA CRUZ, CALIFORNIA 95062

HARBOR LANDING
7TH & BROMMER
SANTA CRUZ, CA 95062

TITLE SHEET & PROJECT INFORMATION

Date: NOVEMBER 13, 2019
Scale: AS NOTED
Drawn by: CM
Job #: 2019-70-764
Drawn

A-0.1

VICINITY MAP



SITE

PROJECT INFORMATION

PRE-APP SUBMITTAL		SQA SUMMARY	
EXISTING TYPE	AREA PER UNIT	AREA PER UNIT	AREA PER UNIT
EXISTING BUILDING AREA	1,874.00	1,874.00	1,874.00
PROPOSED BUILDING AREA - CONDITIONED SPACE WITH GARAGES	1,874.00	1,874.00	1,874.00
TOTAL	3,748.00	3,748.00	3,748.00

EXISTING FLOOR AREA		PROPOSED FLOOR AREA - CONDITIONED SPACE	
EXISTING TYPE	AREA PER UNIT	PROPOSED TYPE	AREA PER UNIT
EXISTING BUILDING AREA	1,874.00	PROPOSED BUILDING AREA	1,874.00
TOTAL	1,874.00	TOTAL	1,874.00

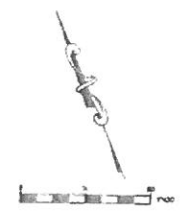
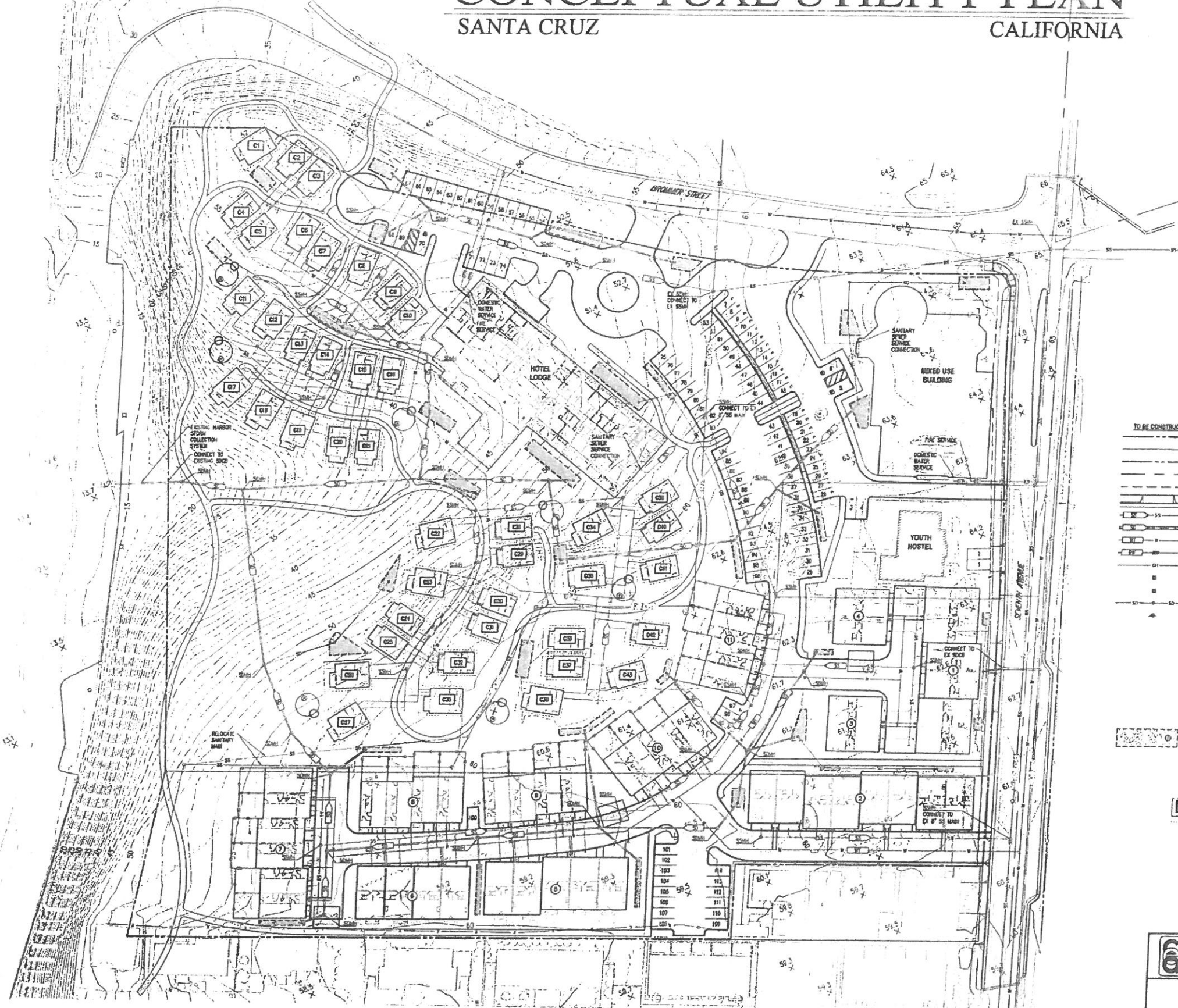
EXISTING LOT COVERAGE		PROPOSED LOT COVERAGE	
EXISTING TYPE	AREA PER UNIT	PROPOSED TYPE	AREA PER UNIT
EXISTING LOT COVERAGE	1,874.00	PROPOSED LOT COVERAGE	1,874.00
TOTAL	1,874.00	TOTAL	1,874.00

SHEET INDEX

- A-0.1 TITLE SHEET & PROJECT INFORMATION
- C-1.0 CONCEPTUAL UTILITY PLAN
- A-1.1 SITE PLAN
- A-1.1 NOT USED
- A-2.1 MIXED USE BUILDING ELEVATIONS
- A-2.2 LODGE EXTERIOR ELEVATIONS
- A-2.3 STANFORD CASH ELEVATIONS
- A-2.4 DELUXE CASH ELEVATIONS
- A-2.5 TWO STORY TOWNHOME ELEVATIONS
- A-2.6 THREE STORY TOWNHOME ELEVATIONS
- A-2.7 PERSPECTIVE VIEWS

CONCEPTUAL UTILITY PLAN

SANTA CRUZ CALIFORNIA



TO BE CONSTRUCTED		LEGEND	
		EXISTING	
[Symbol]	BOUNDARY	[Symbol]	PROPERTY LINE
[Symbol]	RIGHT OF WAY	[Symbol]	RIGHT OF WAY
[Symbol]	CENTER LINE	[Symbol]	CENTER LINE
[Symbol]	EASEMENT LINE	[Symbol]	EASEMENT LINE
[Symbol]	CURE, GUTTER, SIDEWALK & DRIVEWAY	[Symbol]	CURE, GUTTER, SIDEWALK & DRIVEWAY
[Symbol]	SANITARY SEWER PIPE & MANHOLE	[Symbol]	SANITARY SEWER PIPE & MANHOLE
[Symbol]	STORM DRAIN PIPE & MANHOLE	[Symbol]	STORM DRAIN PIPE & MANHOLE
[Symbol]	WATER MAIN & VALVE	[Symbol]	WATER MAIN & VALVE
[Symbol]	RECYCLED WATER MAIN & VALVE	[Symbol]	RECYCLED WATER MAIN & VALVE
[Symbol]	OVERHEAD LINE	[Symbol]	OVERHEAD LINE
[Symbol]	CURB INLET	[Symbol]	CURB INLET
[Symbol]	FIELD INLET	[Symbol]	FIELD INLET
[Symbol]	AREA DRAIN PIPE & AREA DRAIN	[Symbol]	AREA DRAIN PIPE & AREA DRAIN
[Symbol]	FIRE HYDRANT	[Symbol]	FIRE HYDRANT
[Symbol]	WATER METER & AIR RELEASE VALVE	[Symbol]	WATER METER & AIR RELEASE VALVE
[Symbol]	POWER POLE	[Symbol]	POWER POLE
[Symbol]	ELECTRICAL	[Symbol]	ELECTRICAL
[Symbol]	DIRTY MOUND/MT	[Symbol]	DIRTY MOUND/MT
[Symbol]	SEA	[Symbol]	SEA
[Symbol]	CURB RAMP	[Symbol]	CURB RAMP
[Symbol]	STORMWATER TREATMENT AREA	[Symbol]	STORMWATER TREATMENT AREA

LEGEND	
[Symbol]	HOTEL CABIN NUMBER
[Symbol]	BUILDING NUMBER

PARKING TABLE	
3	HANDICAP ACCESSIBLE STALLS
25	COMPACT STALLS
88	STANDARD STALLS
114	TOTAL

Civil Engineering Associates

Civil Engineers • Planners • Surveyors

2250 Gateway Plaza Suite 150
San Jose, CA 95128
T (408) 453-1000

SEVENTH AVENUE & BROMMER STREET

SITE PLAN

DATE: 11/12/2019 PROJECT NO: 19-130

SANTA CRUZ CALIFORNIA

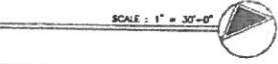


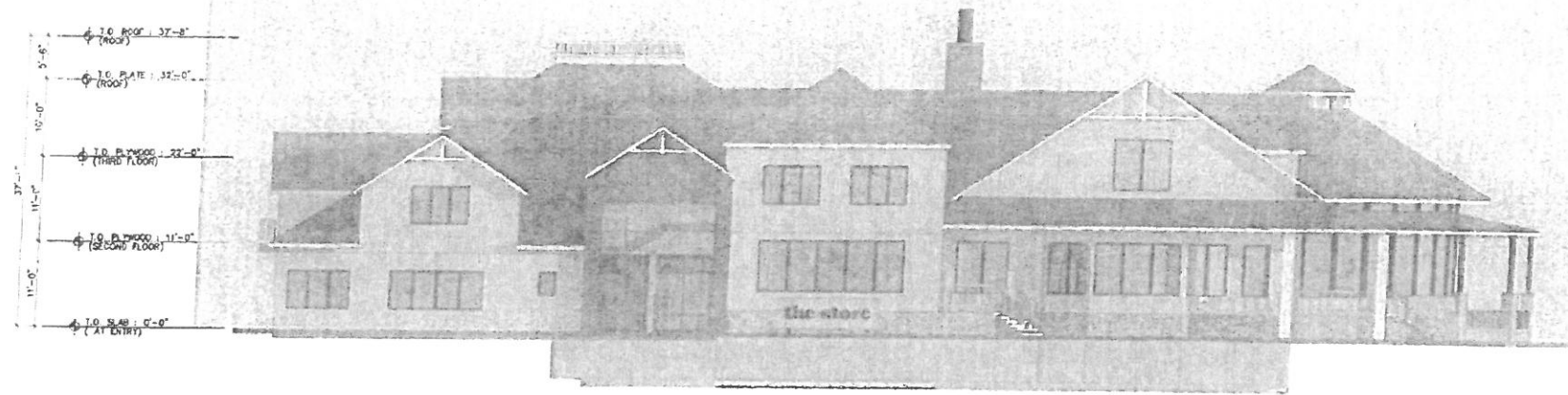
1 SITE PLAN

HARBOR LANDING
7TH & BROMMER
SANTA CRUZ, CA 95062
SITE PLAN

Date: NOVEMBER 13, 2019
Scale: AS NOTED
Drawn by: DM
Job #: 2019-70-764

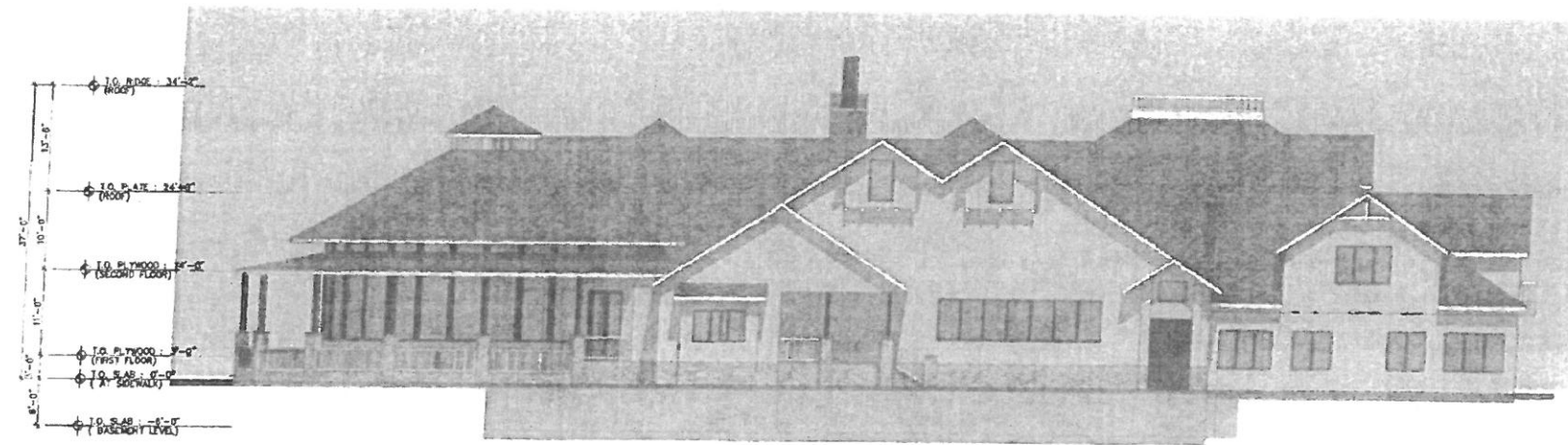
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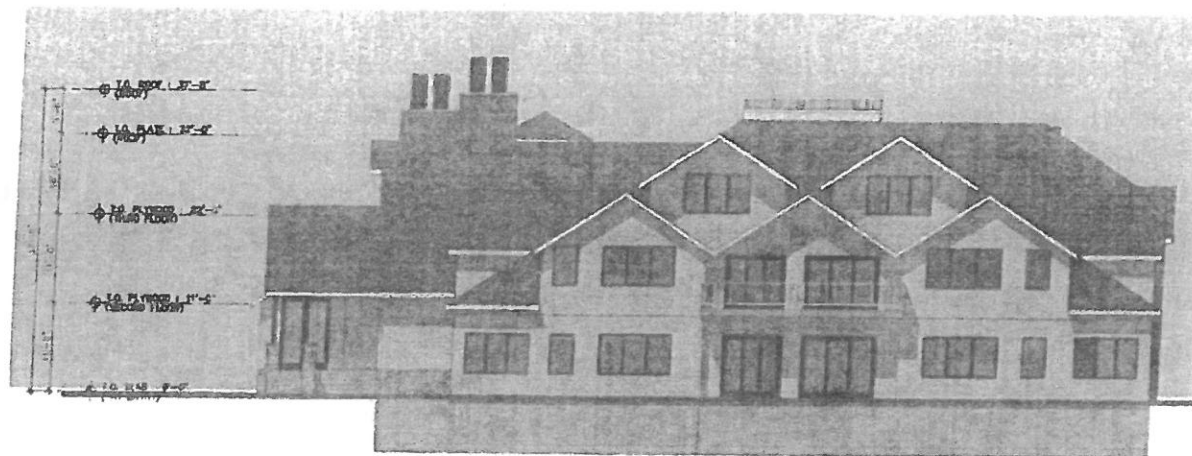
1 MIXED USE BUILDING
EAST ELEVATION

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



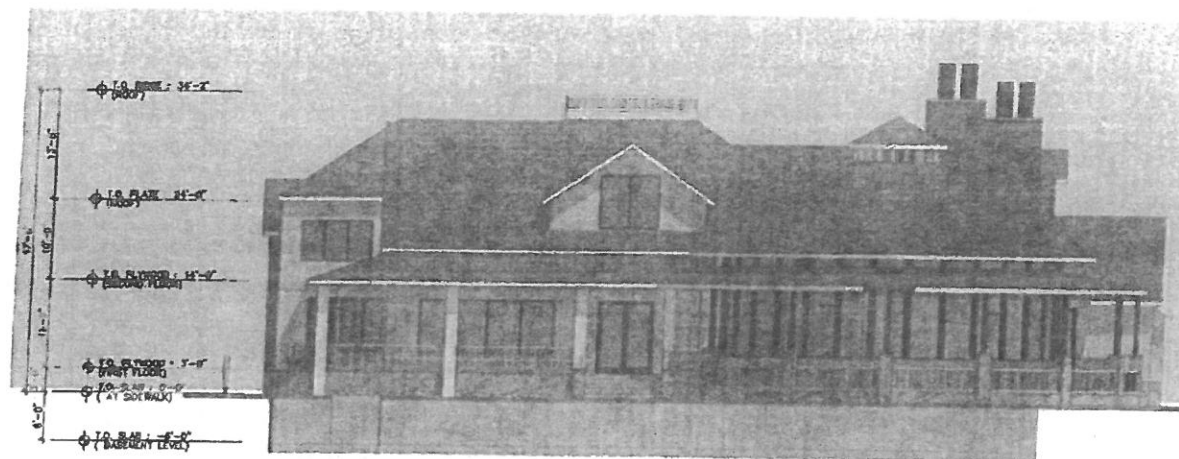
2 MIXED USE BUILDING
SOUTH ELEVATION

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



3 MIXED USE BUILDING
WEST ELEVATION

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



2 MIXED USE BUILDING
NORTH ELEVATION

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

SWENSON

Consultant:

Architect:

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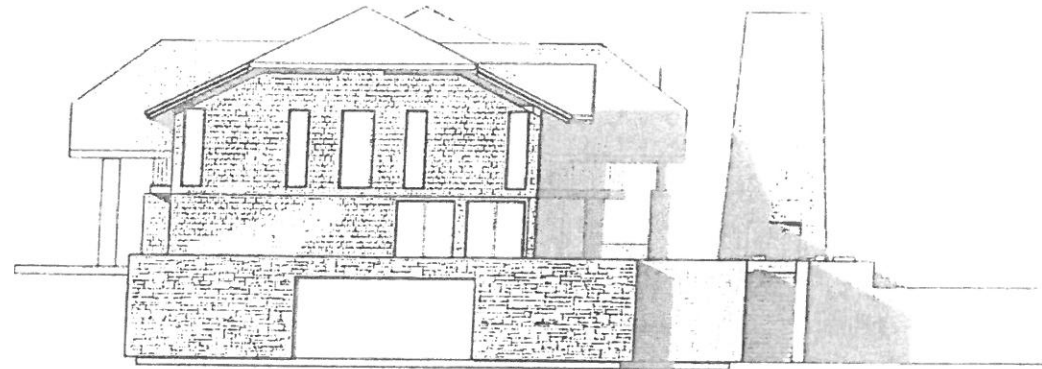
HARBOR LANDING
7TH & BROMMER
SANTA CRUZ, CA 95062

MIXED USE BUILDING ELEVATIONS

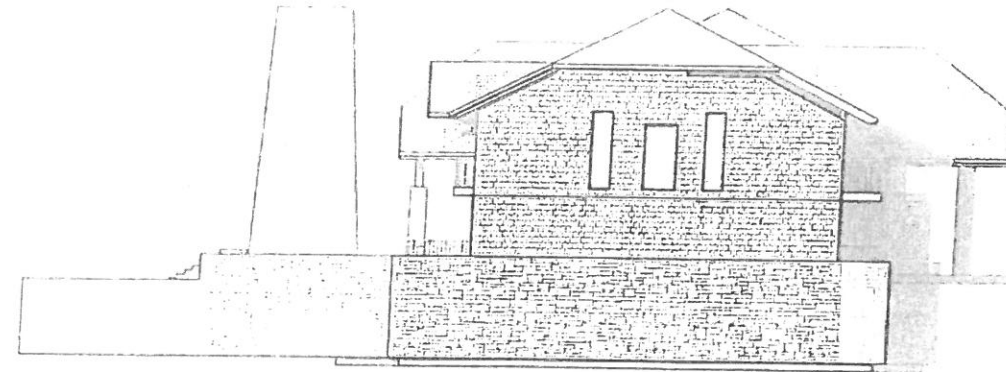
Date: NOVEMBER 13, 2019
Drawn: AS NOTED
Drawn by: DAI
Job #: 9019-70-764
Sheet:

A-4.2

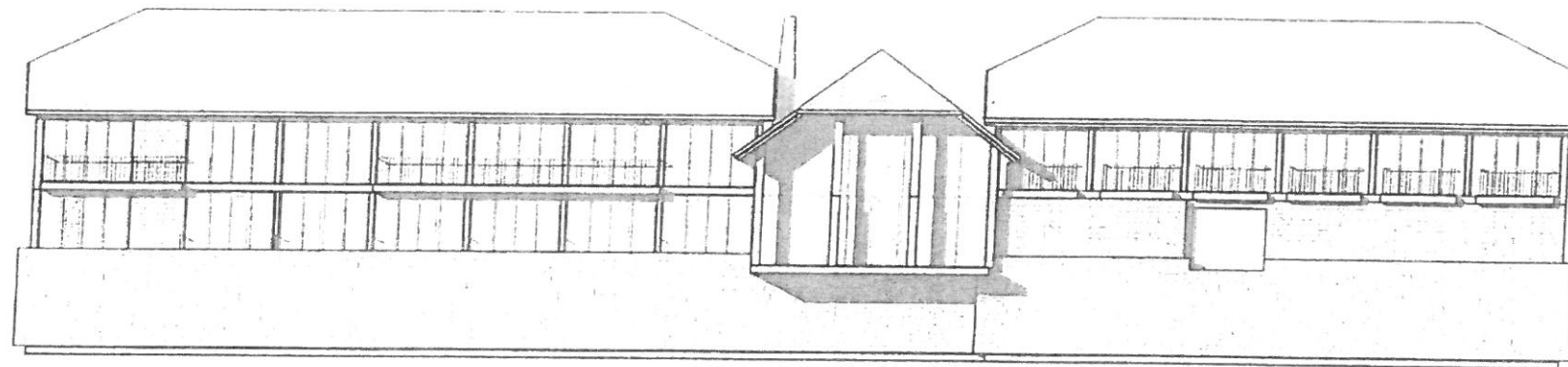
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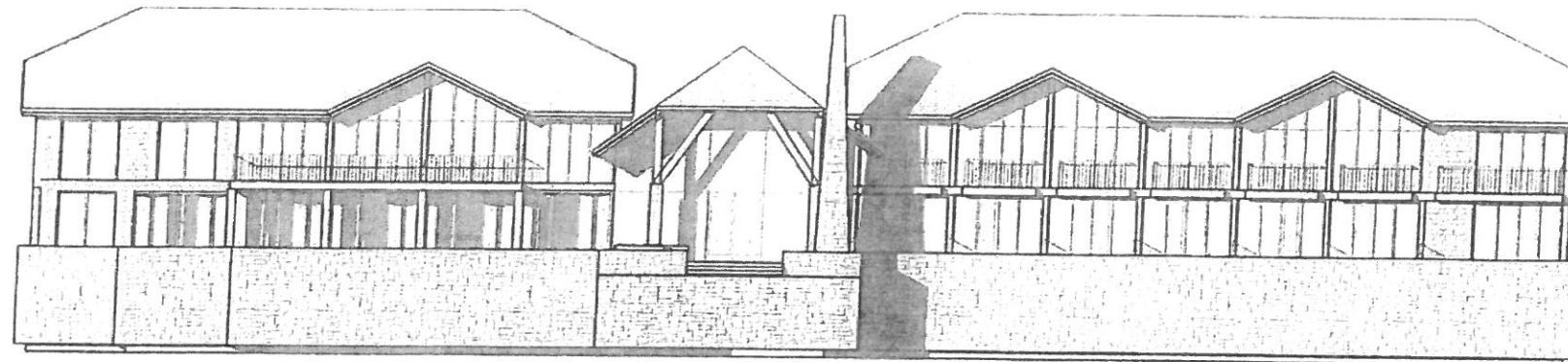
4 West
1/4" = 1'-0"



1 East
1/4" = 1'-0"



2 North
1/4" = 1'-0"



3 South
1/4" = 1'-0"

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777 N. 1st Street San Jose, CA 95117 - (408) 287-0245

Consultant:

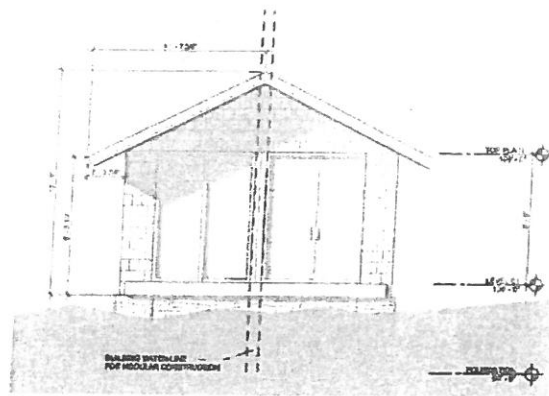
Revisions:

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SWENSON BUILDER

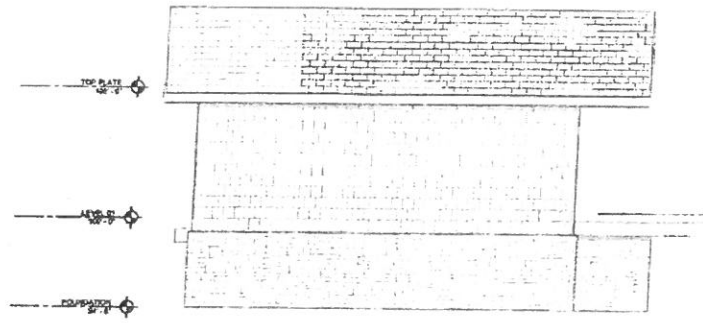
HARBOR LANDING
7TH ST. & BROMMER AVE., SANTA CRUZ, CA 94607
LODGE EXTERIOR ELEVATIONS

Date: NOV. 13, 2019
Scale: AS NOTED
Drawn by: DM
No. 6: 9018-70-754

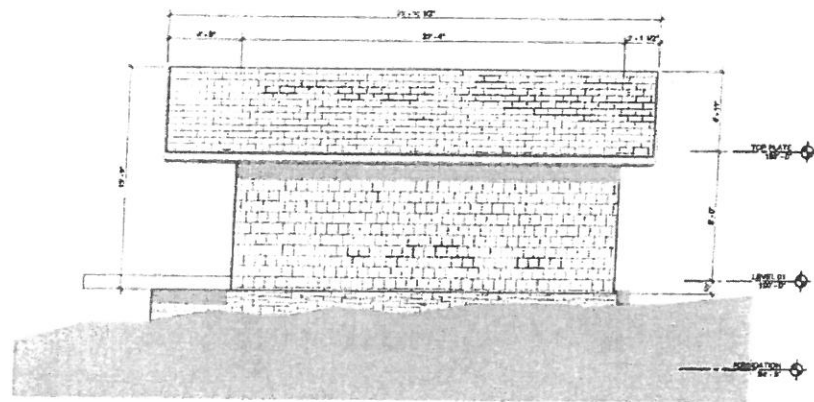
A-4.3



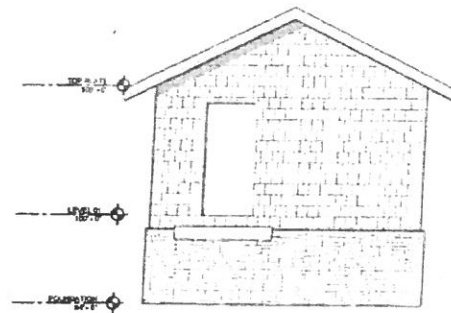
1 South
VF = 1/4"



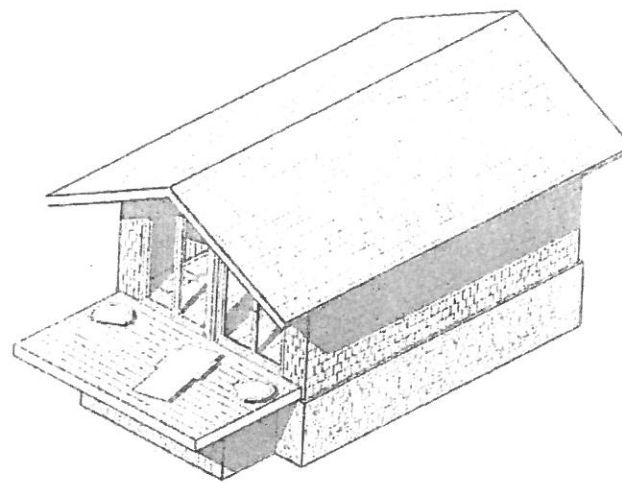
2 West
VF = 1/4"



3 East
VF = 1/4"



4 North
VF = 1/4"



5 AXONOMETRIC VIEW

SWENSON
777 N. 1st Street Eureka, CA 95501
409.288.6244

Consultant:

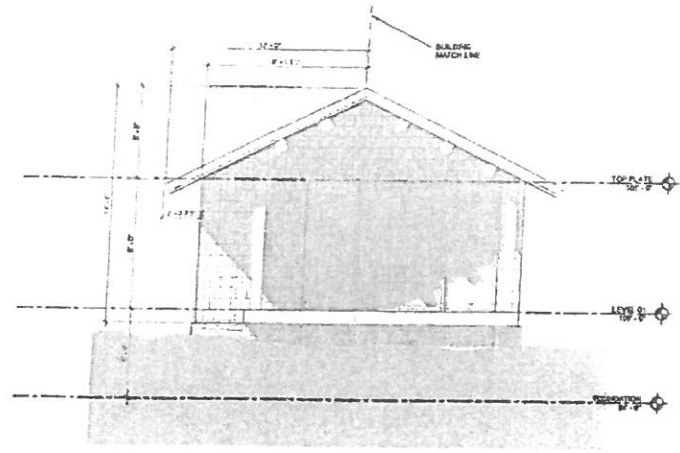
Revisions:

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SWENSON BUILDER

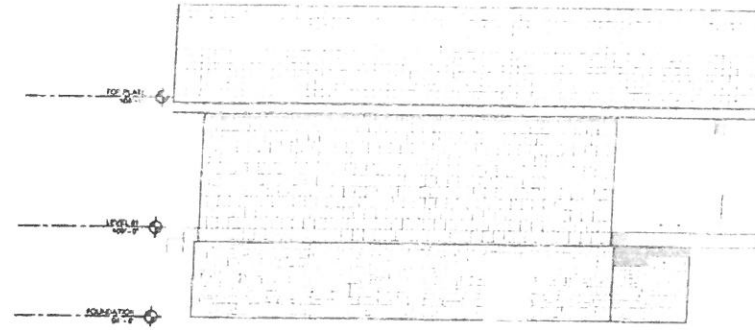
HARBOR LANDING
7TH ST. & BROMMER AVE., SANTA CRUZ, CA 94607
STANDARD CABIN ELEVATIONS

Date: NOV. 13, 2019
Scale: AS NOTED
Drawn By: DM
App. #: 9019-70-764

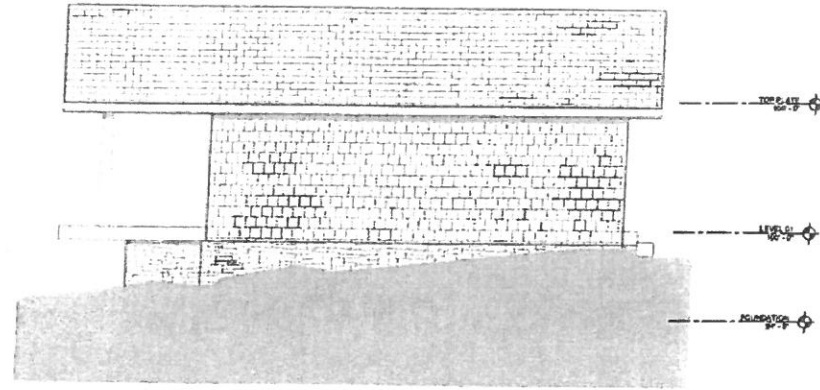
A-4.4



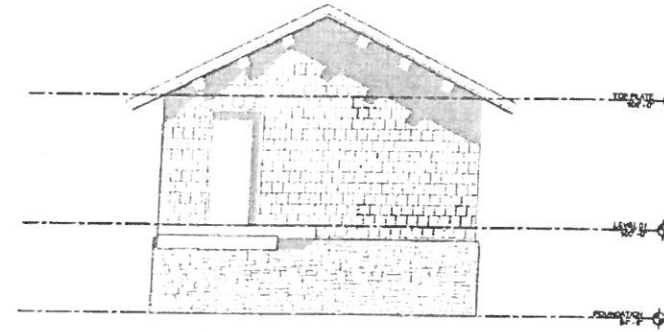
1 South
14' x 12'



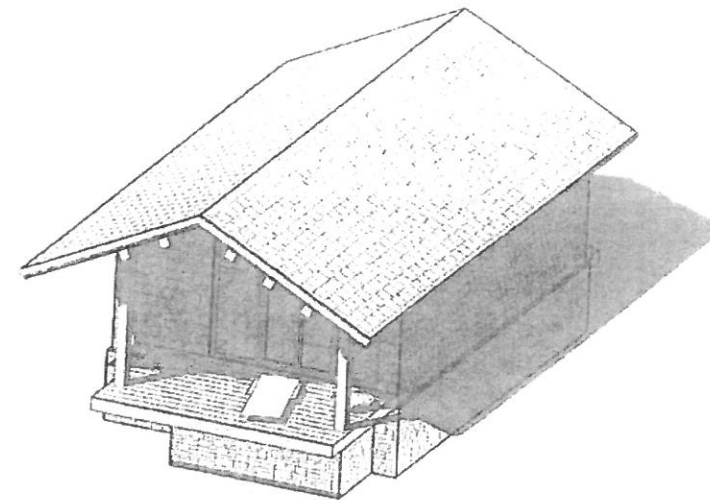
2 West
14' x 12'



3 East
14' x 12'



4 North
14' x 12'



5 3D-AXO

SWENSON
777 N. N. Street, Suite 100, CA 94607 - (916) 207-1234

Consultant:

Revisions:

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HARBOR LANDING
7TH ST. & BROMMER AVE., SANTA CRUZ, CA 94607
DELUXE CABIN ELEVATIONS

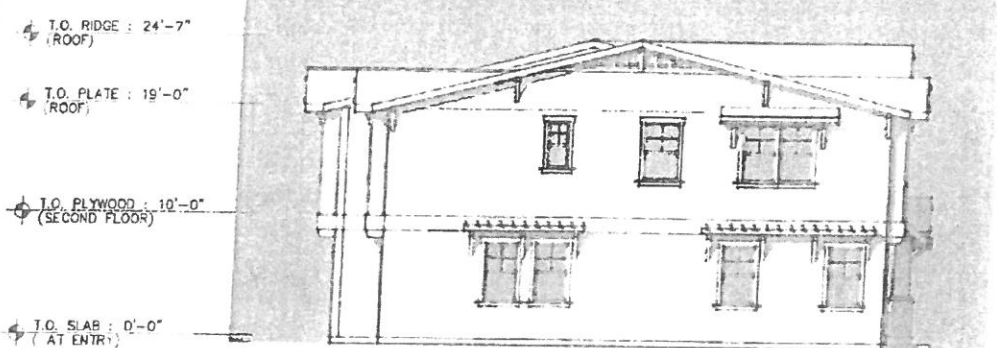
DATE: NOV. 13, 2019
SCALE: AS NOTED
DRAWN BY: DMH
AC # 0018-70-784

A-4.5



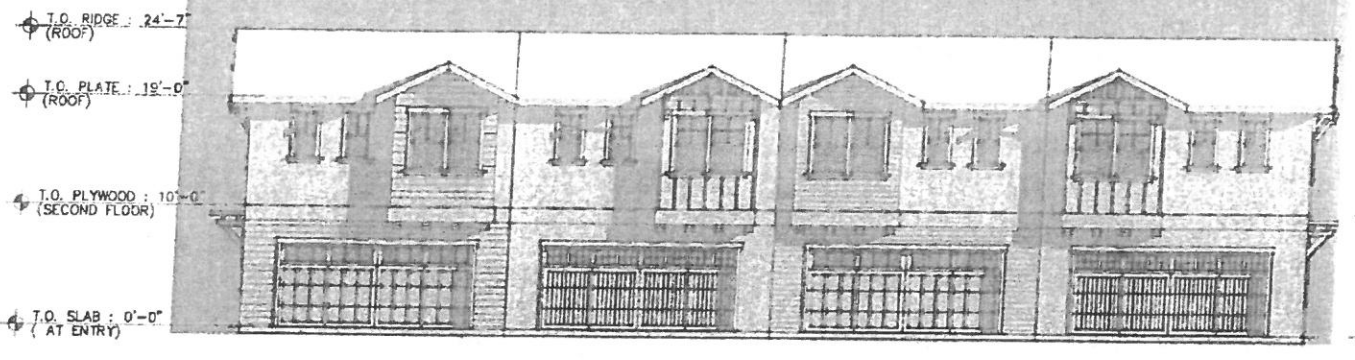
1 TWO STORY TOWNHOMES
FRONT ELEVATION

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



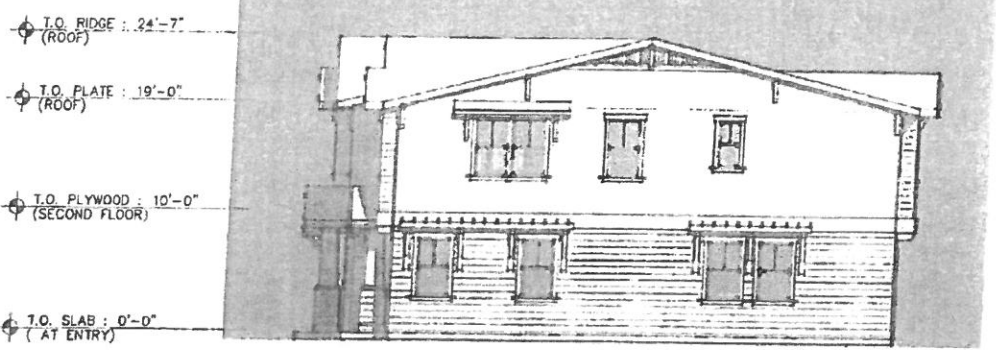
2 TWO STORY TOWNHOMES
LEFT ELEVATION

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



3 TWO STORY TOWNHOMES
REAR ELEVATION

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



4 TWO STORY TOWNHOMES
RIGHT ELEVATION

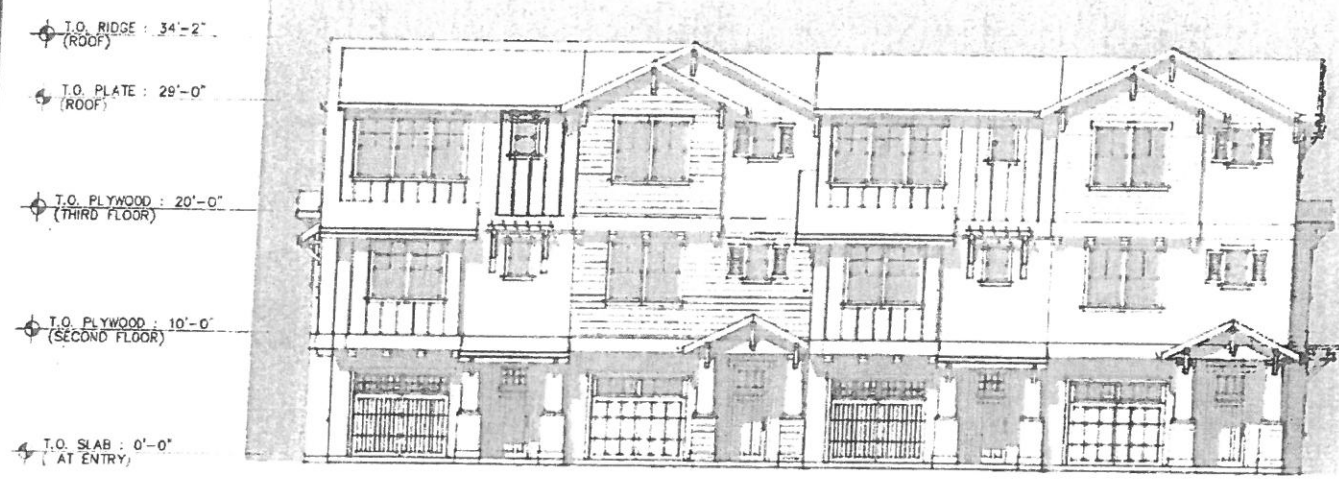
SCALE : 3/16" = 1'-0"

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HARBOR LANDING
7TH & BROMMER
SANTA CRUZ, CA 95062
TWO STORY TOWNHOME ELEVATIONS

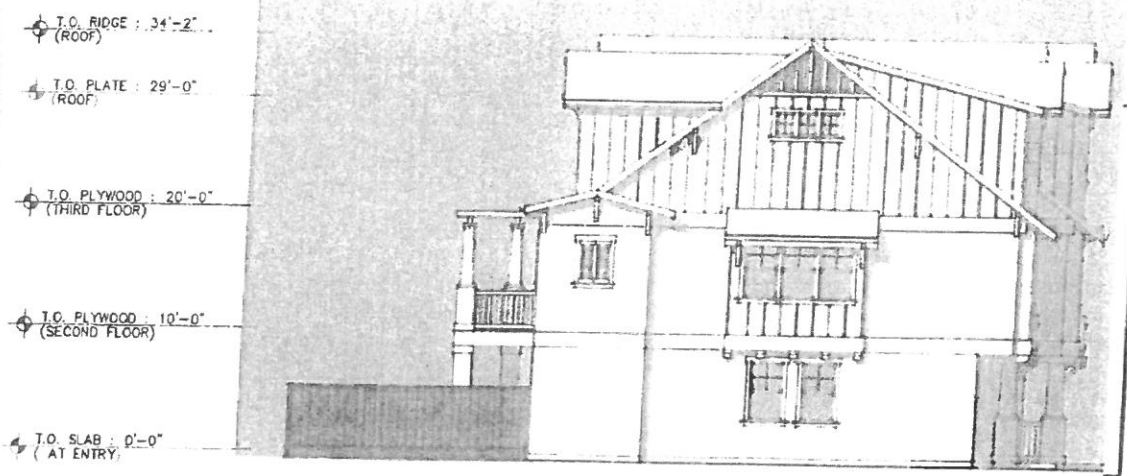
Date: NOVEMBER 13, 2019
Scale: AS NOTED
Drawn By: SW
Job #: 2019-70-754
Sheet:

A-4.6



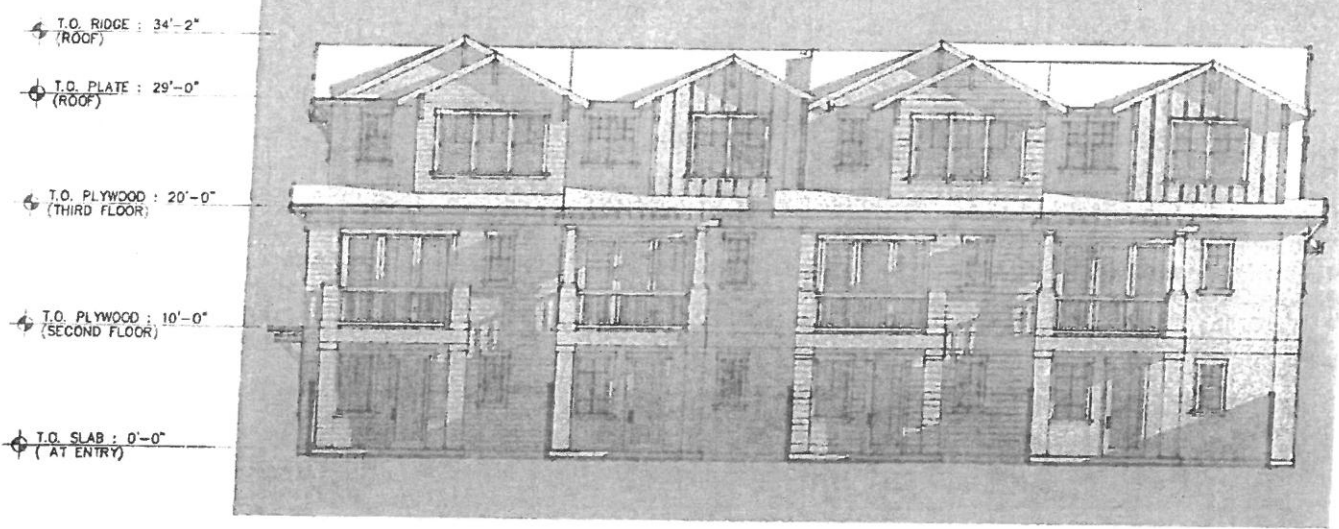
1 THREE STORY TOWNHOMES
FRONT ELEVATION

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



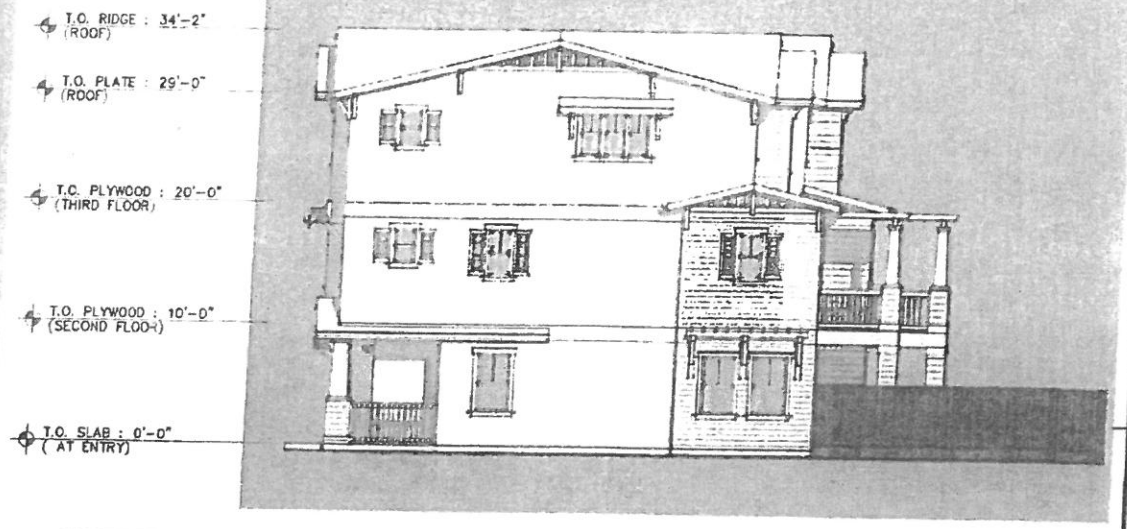
2 THREE STORY TOWNHOMES
LEFT ELEVATION

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



3 THREE STORY TOWNHOMES
REAR ELEVATION

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



4 THREE STORY TOWNHOMES
RIGHT ELEVATION

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

HARBOR LANDING
7TH & BROMMER
SANTA CRUZ, CA 95062
THREE STORY TOWNHOME ELEVATIONS

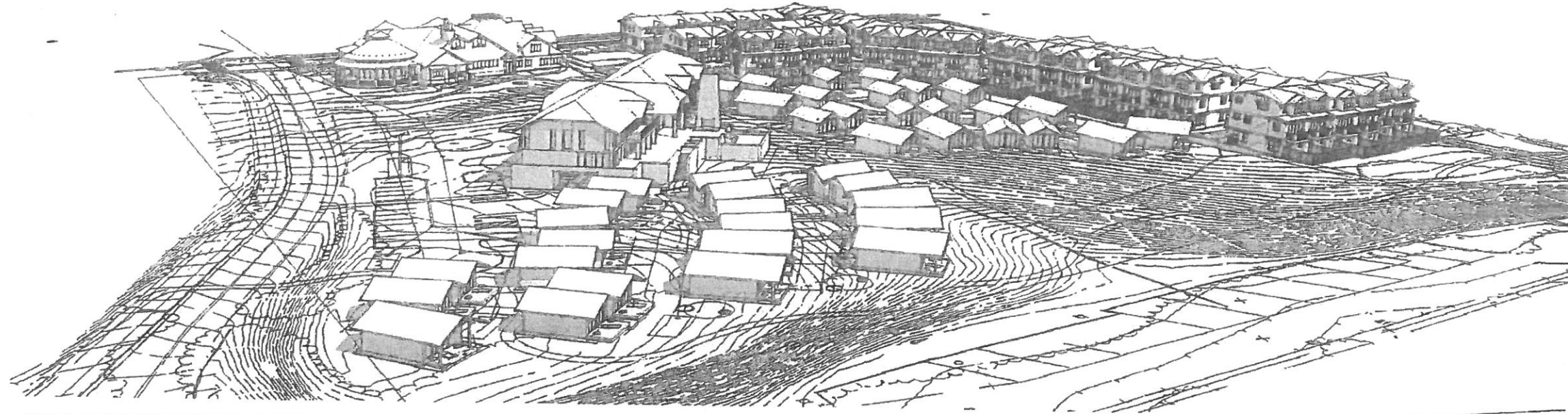
Date: NOVEMBER 13, 2019
Scale: AS NOTED
Drawn by: DJL
Job #: 2019-70-764

A-4.7



① AERIAL FROM SEVENTH AVENUE
PERSPECTIVE VIEW

SCALE: 2/16" = 1'-0"



② AERIAL FROM LOWER BROMMER (HARBOR ACCESS ROAD)
PERSPECTIVE VIEW

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

SWENSON

HARBOR LANDING
7TH & BROMMER
SANTA CRUZ, CA 95062
PERSPECTIVE VIEWS

Date: NOVEMBER 13, 2019
Scale: AS NOTED
Drawn by: SH
Job #: 2019-70-764
Sheet:

A-4.8