



## **NOTICE OF PENDING ACTION**

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An application for the project described on this notice has been filed and a decision about the project will soon be made by Planning Department staff. Any member of the public may submit comments on the proposal prior to the deadline listed on the reverse side of this notice. The project plans may be viewed on the Planning Department website (<http://www.sccoplanning.com> under Pending Public Notice Projects). The webpage may also be used to track the project decision date, which initiates an appeal period.

Any aggrieved person, or the applicant, may appeal the ultimate decision on this project by submitting a written request within 14 calendar days of the decision date and paying an appeal fee. Please be aware that, while an **anticipated** decision date has been identified for purposes of this notice, the **actual** decision date initiating the appeal period will be posted on the web address described above. Information regarding the appeal process or fees may be obtained by phoning (831) 454-2130.

file copy

COUNTY OF SANTA CRUZ  
PLANNING DEPARTMENT  
701 Ocean Street, 4<sup>th</sup> Floor  
Santa Cruz, CA 95060  
(831) 454-2580

### **NOTICE OF PENDING ACTION**

The Planning Department has received the following application. The identified planner may be contacted for specific information on this application.

**APPLICATION NUMBER: 231114      APN: 042-093-01**  
**SITUS: 184 Seacliff Drive, Aptos, 95003**

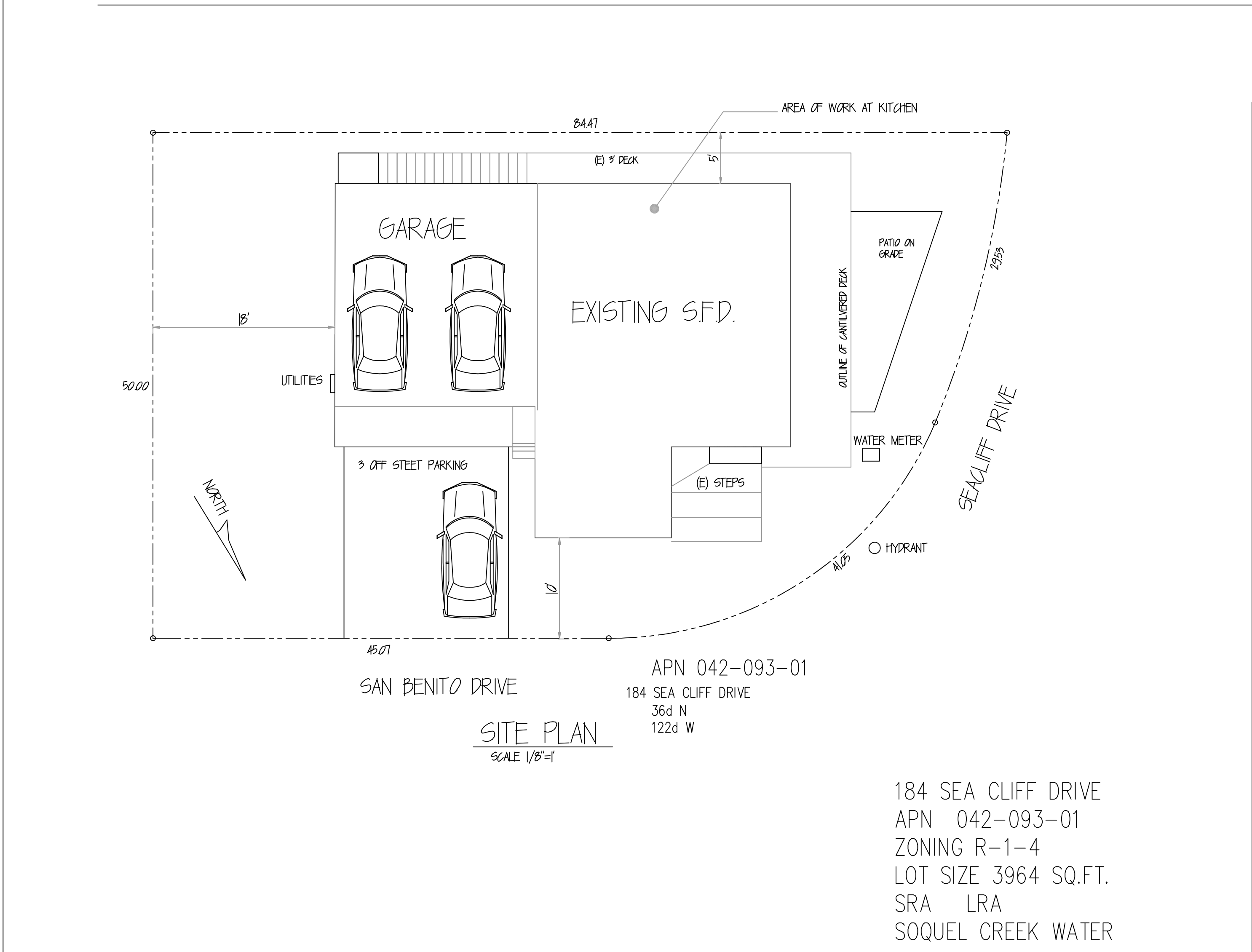
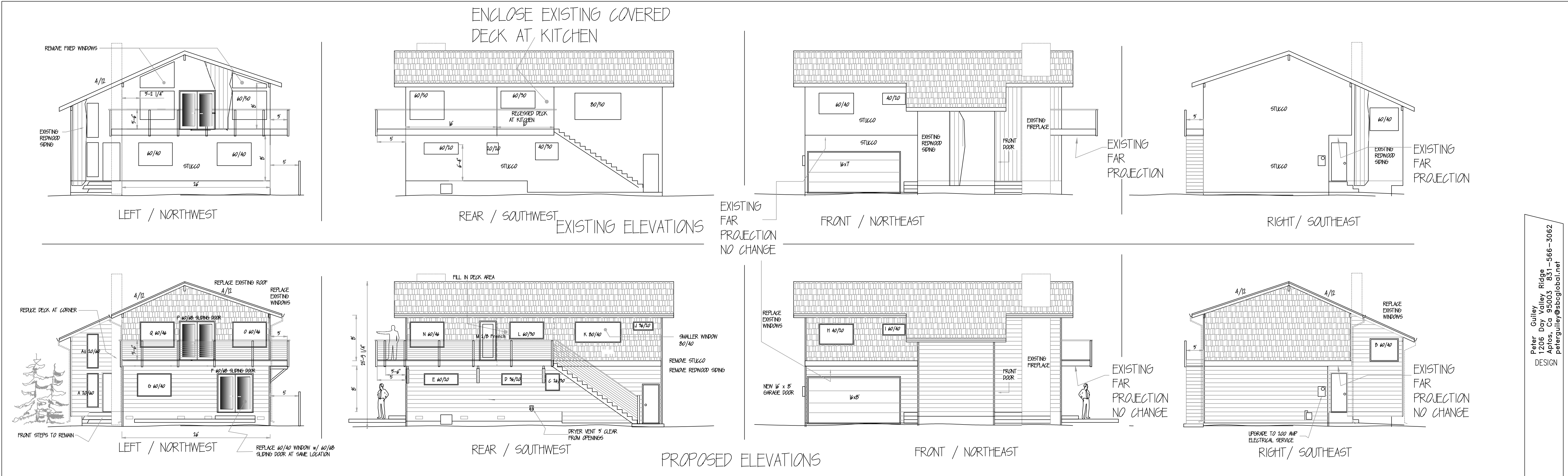
Proposal to remodel an existing single-family dwelling to enclose approximately 60 square feet of an existing covered deck and convert approximately 110 square feet of the garage into habitable space. Requires a Minor Exception to exceed the maximum Floor Area Ratio to allow 56% coverage on a lot of less than 4,000 square feet. Parcel is located on the east side of Seacliff Drive (184 Seacliff Drive) at the intersection of Sea Cliff Drive and San Benito Ave in the Aptos Planning Area.

**OWNER: Albert Randall**  
**APPLICANT: 231114**  
**SUPERVISORIAL DISTRICT: 2**  
**PLANNER: Victoria Miller, (831) 454-2757**  
**EMAIL: Victoria.Miller@santacruzcounty.us**

**Public comments must be received by 5:00 p.m. May 5, 2023.**  
**A decision will be made on or shortly after May 8, 2023.**

**Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date. Planner will provide notification of decision to any requesting party.**

Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130.



### Aptos/La Selva fire Protection District

These plans are in compliance with California Building and Fire Codes (2019) and District Amendment.

Occupancy Classification R-3  
Building Construction Type TYPE V-B  
Fire Rating NON-SPRINKLERED

NOTE A 30-foot clearance shall be maintained with non-combustible vegetation around all structures or to the property line whichever is a shorter distance.  
EXCEPTION: Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, pro-vided they do not form a means of rapidly trans-mitting fire from native growth to any structure."

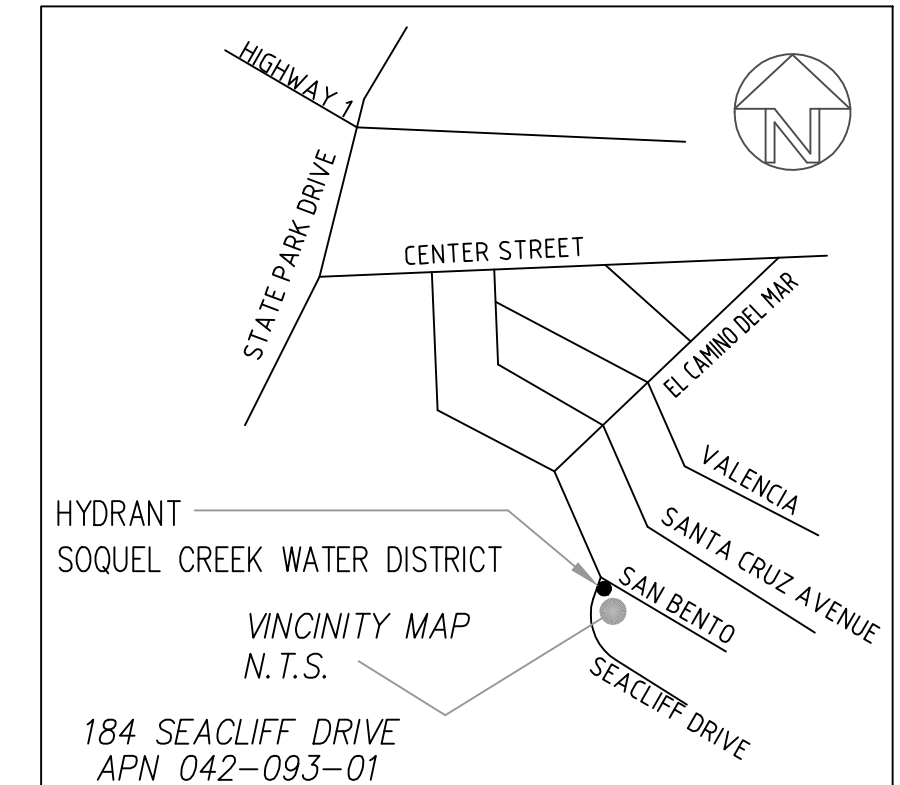
NOTE Minimum fire flow requirement for the subject property is 1000 gallons per minute for 120 minutes. SEE VICINITY MAP ABOVE

HYDRANT FLOWS  
REMARKS: On 12/5/2022 the District flow tested fire hydrant #1316 at the corner of Seaciff Dr and San Benito Ave, in front of 184 Seaciff Dr. This hydrant is approximately 0 feet from the property line of 184 Seaciff Dr. The flow data is as follows:  
STATIC PRESSURE: 65 P.S.I.  
FIELD FLOW = 1061 GALLONS PER MINUTE  
RESIDUAL PRESSURE = 48 P.S.I.  
PITOT = 40 P.S.I.  
FIRE FLOW / TOTAL WATER AVAILABLE AT 20 P.S.I. RESIDUAL = 1727 GALLONS

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

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

- OCCUPANCY & CONSTRUCTION  
R-3/ VB NON-SPRINKLERED
- THE FOLLOWING CODES ARE IN EFFECT  
2023 California Building Code  
2023 California Residential Code  
2023 California Plumbing Code  
2023 California Mechanical Code  
2023 California Electrical Code  
2023 California Energy Code  
2023 California Fire Code  
2023 California Green Building Code

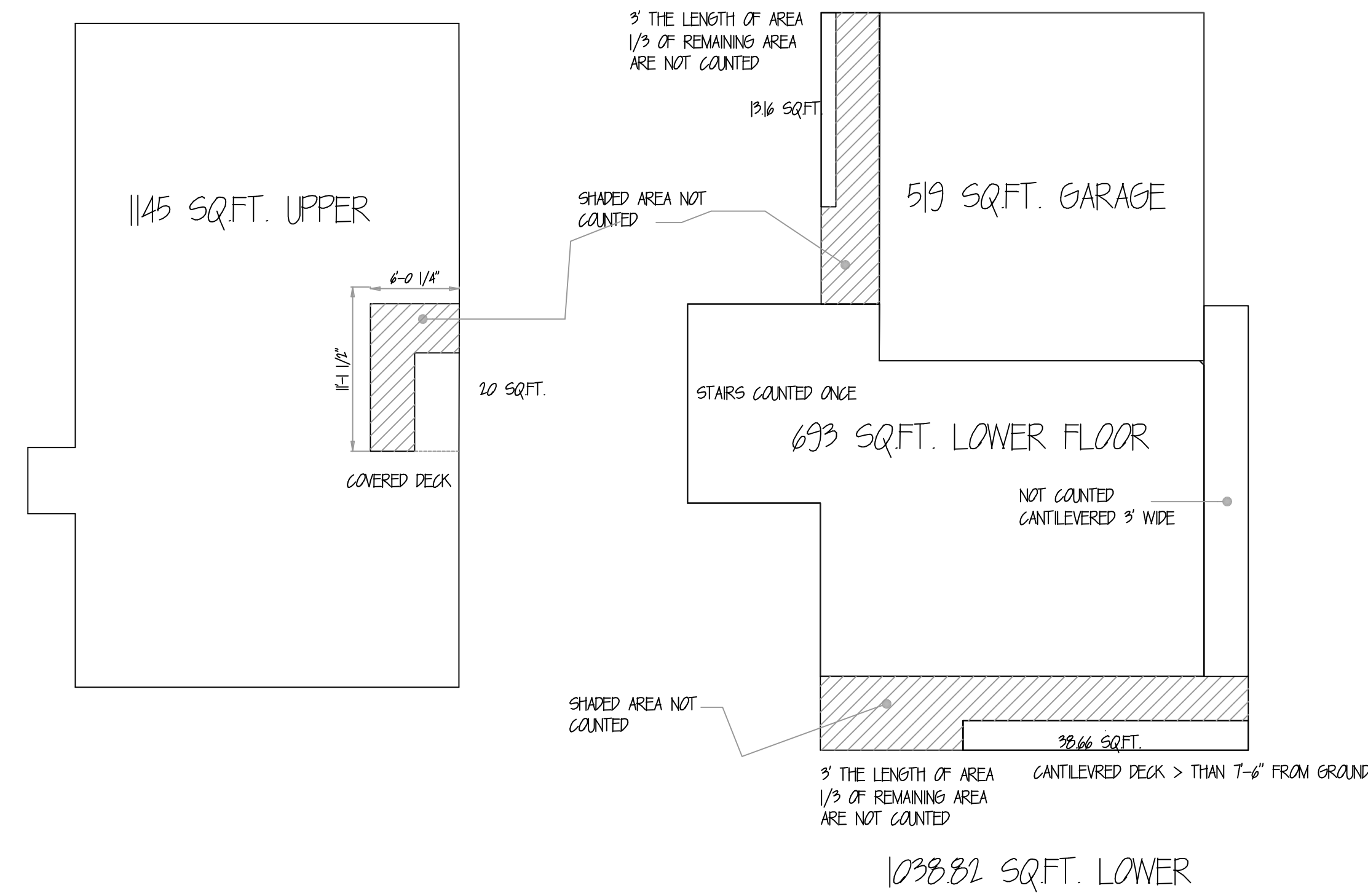


PROPOSED PROJECT  
REMODEL/ ADDITION TO A  
1930 SQ.FT. 4 BEDROOM 2 BATH TWO STORY S.F.D  
w/ 521 SQ.FT. ATTACHED GARAGE  
COMPLETED PROJECT  
1990 SQ.FT. 4 BEDROOM 3 BATH TWO STORY S.F.D  
w/ 409 SQ.FT. ATTACHED GARAGE  
3 OFF STREET PARKING  
NO CHANGE IN LOT COVERAGE  
NO CHANGES TO BEDROOM COUNT  
ZONING R-1-4  
REQUIRES A MINOR EXCEPTION DO TO INCREASED FAR  
CALCULATIONS 55% to 56%

LOT COVERAGE  
LOT SIZE 3964 SQ.FT.  
HOUSE/GARAGE 1214 SQ.FT.  
30%

1. AT GARAGE ENCLOSE & RAISE FLOOR AT LAUNDRY/UTILITY SPACE 107 SQ.FT.
2. CHANGE 7' GARAGE DOOR HEIGHT TO 8'
3. REMOVE UPSTAIRS COVERED DECK TO EXPAND KITCHEN 60 SQ.FT.
4. REPLACE WINDOWS, UPSTAIRS DECKING, STAIRS, & RAILING
5. REFRAME EXTERIOR DECKS 242 SQ.FT.
6. REPLACE WOOD SIDING & STUCCO w/ HARDIE SIDING & SHINGLES
7. CHANGE 100 AMP SERVICE TO A 200 AMP
8. NEW COMPOSITION SHINGLES AT ROOF
9. REPLACE EXISTING FURNACE & WATER HEATER
10. REPLACE WINDOW WITH SLIDING DOOR AT SOUTH LOWER BEDROOM w/ PATIO AT GRADE
11. RE SHINGLE EXISTING ROOF
12. NEW BATHROOM AT MASTER BEDROOM

|    |                             |
|----|-----------------------------|
| A1 | SITE PLAN<br>ELEVATION PLAN |
| A2 | FAR FLOOR PLANS             |
| A3 | EXISTING FLOOR PLAN         |
| A4 | PROPOSE FLOOR PLAN          |

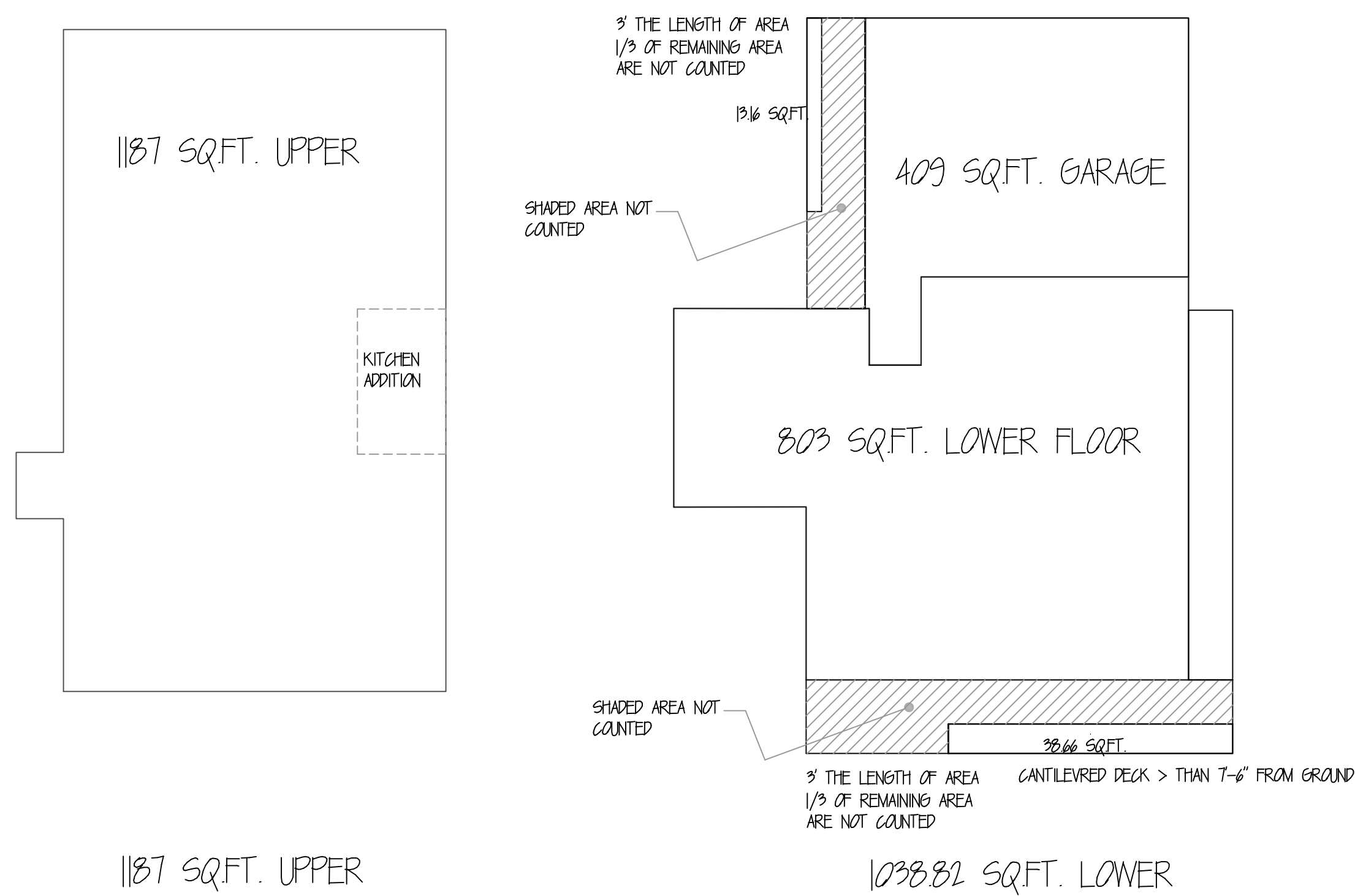


693 SQ.FT. LOWER FLOOR  
519 SQ.FT. GARAGE  
13.6 SQ.FT. PROJECTION  
38.66 SQ.FT. PROJECTION  
1263.82 SQ.FT. GROSS  
-225 SQ.FT.  
1038.82 SQ.FT. NET

1038.82 SQ.FT. LOWER  
PLUS  
1145 SQ.FT. UPPER  
2183.82 SQ.FT. TOTAL

LOT SIZE 3964 SQ.FT.  
EXISTING FAR 55%

## EXISTING FAR

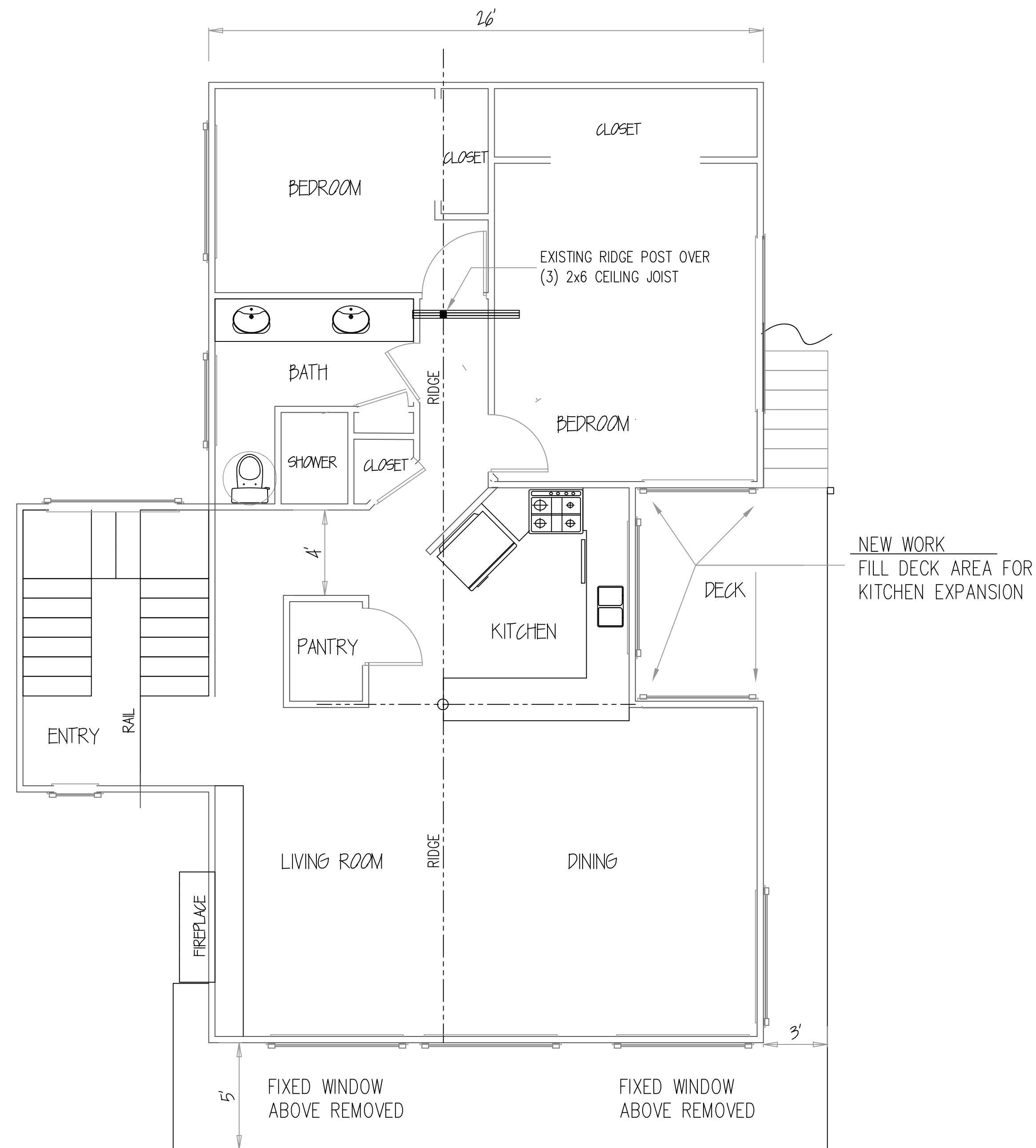


803 SQ.FT. LOWER FLOOR  
409 SQ.FT. GARAGE  
13.6 SQ.FT. PROJECTION  
38.66 SQ.FT. PROJECTION  
1263.82 SQ.FT. GROSS  
-225 SQ.FT.  
1038.82 SQ.FT. NET

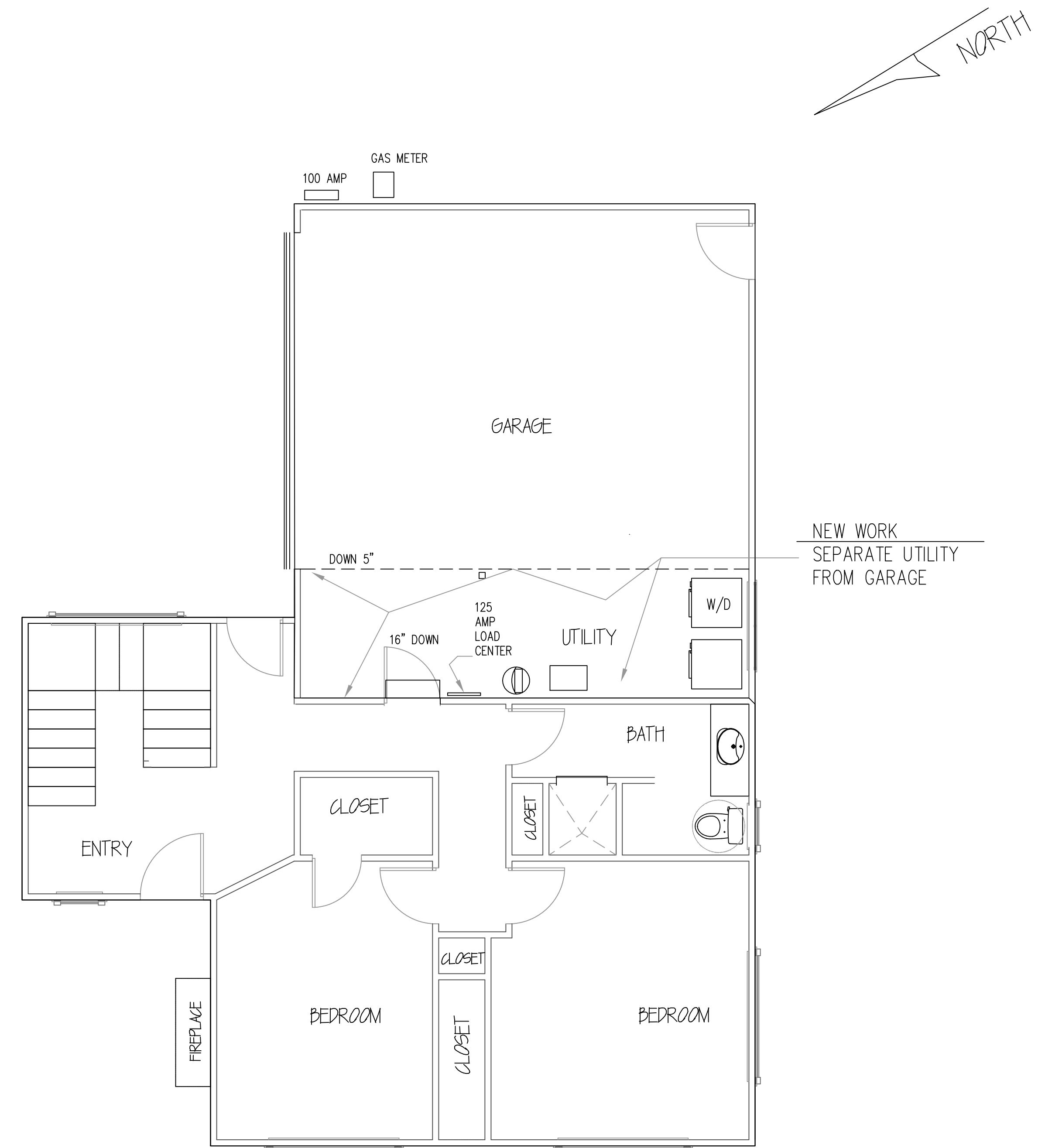
1038.82 SQ.FT. LOWER  
1187 SQ.FT. UPPER  
2225.82 SQ.FT. TOTAL

LOT SIZE 3964 SQ.FT.  
PROPOSED FAR 56%

## PROPOSED FAR



EXISTING UPPER FLOOR PLAN  
SCALE 1/4"=1'



|             |             |
|-------------|-------------|
| EXISTING    |             |
| LOWER FLOOR | 693 SQ.FT.  |
| UPPER FLOOR | 1145 SQ.FT. |
| TOTAL       | 1818 SQ.FT. |
| GARAGE      | 519 SQ.FT.  |

EXISTING LOWER FLOOR PLAN  
SCALE 1/4"=1'



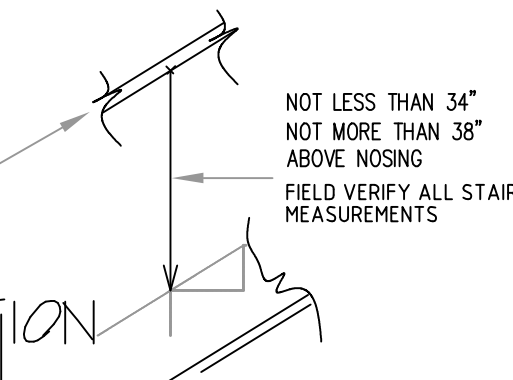
60/40 > NET 9 SQ.FT.



FEENEY CABLE RAIL  
MOUNTED PER MANUFACTURER  
INSTALLATION INSTRUCTIONS  
BLOCK BETWEEN JOIST AT  
BASE MOUNTS

SCALE 1/4"=1'

CONTINUOUS HAND GRAB  
HANDGRIP SIZE \_\_\_\_\_  
NOT LESS THAN 1-1/4"  
NOT GREATER THAN 2"  
AND RETURNED TO WALL



HANDRAIL SECTION  
N.T.S. TYPICAL

NOTE  
DIMENSIONS TO WOOD STUD  
FRAMING  
VERIFY IN FIELD

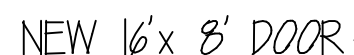
3' CLEAR  
FOR RAILING  
MOUNTS

R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet  
Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches

60/40 > NET 9 SQ.FT.



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60/40 > NET 9 SQ.FT.

BETWEEN THE LOWER FLOOR & UPPER REMODEL WE  
HAVE ADDED 167 SQ.FT. TO THE EXISTING HOUSE

|             |             |
|-------------|-------------|
| PROPOSED    |             |
| LOWER FLOOR | 803 SQ.FT.  |
| UPPER FLOOR | 1187 SQ.FT. |
| TOTAL       | 1990 SQ.FT. |

GARAGE 409 SQ.FT.

SCALE 1/4"=1'

A 20/60  
B 60/40  
C 26/30  
D 36/20 TEMPERED  
E 60/20  
F 60/68 SLIDING DOOR  
G 60/40 EGRESS  
H 40/20  
I 60/40 EGRESS  
J 36/20 TEMPERED  
K 80/40 EGRESS  
L 60/30  
M 2/3 FRENCH  
N 60/46  
O 60/46  
P 60/68 SLIDING DOOR  
Q 60/46

**Peter Guiley**  
1206 Day Valley Ridge  
Aptos, Ca 95003 831-566-3062  
peterguiley@sbcglobal.net

184 SEACLIFF DRIVE  
APTOS, CA. 95003  
APN 042-093-01

SEA RIDGE ROAD ENTERPRISES, L. P.  
300 Apt. 1 SEA RIDGE ROAD  
APTOS, CA. 95003-4460 831-251-2735

OWNER  
2-10-23

A4