



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.

DISTRICT SUPERVISOR

1

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
701 Ocean Street, 4th 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.

APPLICATON NUMBER: 231262 **APN:** 030-051-31 & -32
SITUS: 3065 Carriker Lane Soquel, CA 95073

Proposal to recognize a gymnasium use within an existing commercial building (approx. 5,000 square feet) to install associated parking and accessibility improvements. Requires an Administrative Use Permit and Minor Site Development Permit. Property located on the west side of Carriker Lane at 3065 Carriker Lane in Soquel.

OWNER: Debra L. Bei, Trustee for Norman L. Bei 2010 Intervivos Trust
APPLICANT: Ken Hart, Swift Consulting Services
SUPERVISORIAL DISTRICT: 1
PLANNER: Randall Adams, (831) 454-3218
EMAIL: Randall.adams@santacruzcountycalifornia.gov

Public comments must be received by 5:00 p.m. May 29, 2024. A decision will be made on or shortly after May 30, 2024.

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.



GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH ALL LOCAL, COUNTY, STATE AND FEDERAL CODES, LAWS, ORDINANCES AND REGULATIONS APPLICABLE AS FOLLOWS:
 - 2022 CALIFORNIA BUILDING CODE
 - 2022 CALIFORNIA MECHANICAL CODE
 - 2022 CALIFORNIA PLUMBING CODE
 - 2022 CALIFORNIA ELECTRICAL CODE
 - 2022 CALIFORNIA ENERGY CODE
 - 2022 CALIFORNIA GREEN BUILDING CODE
 - 2022 CALIFORNIA FIRE CODE AS ADOPTED BY THE STATE OF CALIFORNIA AND THE LOCAL FIRE PROTECTION DISTRICT
 - SANTA CRUZ COUNTY CODE AMENDMENTSNOTHING IN THE CONTRACT DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES, LAWS, ORDINANCES AND REGULATIONS.
- ALL WORK LISTED, SHOWN, OR IMPLIED ON ANY CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE NOTED OTHERWISE THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE THE WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER'S REQUIREMENTS.
- CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING WITH COST ESTIMATE.
 - ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED ON PROJECT SITE BY THE CONTRACTOR AND EACH TRADE BEFORE WORK BEGIN. ERRORS, OMISSIONS AND DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE CONSTRUCTION BEGINS.
- ALL ITEMS ARE NEW UNLESS SPECIFICALLY INDICATED OR NOTED AS EXISTING.
- ALL DIMENSIONS ARE FROM FACE OF STUD OR CENTERLINE OF COLUMN OR CENTERLINE OF DOOR OR OTHER SCHEDULED OPENING.
- COORDINATION:
 - THE CONTRACTOR SHALL COORDINATE LAYOUT DIMENSIONS INDICATED ON THE LANDSCAPE, STRUCTURAL, AND ELECTRICAL DRAWINGS WITH THOSE INDICATED ON THE ARCHITECTURAL DRAWINGS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - SEE ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS, ELEVATIONS, DEPRESSIONS IN SLAB, OPENINGS IN WALLS AND ROOF, ROOF SLOPE, CRICKETS, AND ROOF DRAINS.
 - IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE CONSTRUCTION DOCUMENTS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS FOR SIMILAR CONDITIONS THAT ARE SHOWN.
 - THE CONTRACTOR SHALL VERIFY ALL ELECTRICAL, MECHANICAL, TELEPHONE AND SECURITY REQUIREMENTS BEFORE CONSTRUCTION BEGINS.
 - THE CONTRACTOR SHALL COORDINATE THE LOCATIONS OF LIGHTS, HVAC OUTLET AND INLET REGISTERS, AND SMOKE DETECTORS BEFORE CONSTRUCTION BEGINS.
- ON ALL CONTINUOUS SURFACES WHERE CONSTRUCTION INVOLVES MORE THAN ONE MATERIAL, FINISH OR MATERIAL THICKNESS, ALIGN FACE OF FINISH U.N.O.
- THE CONTRACTOR SHALL REPLACE OR REPAIR, AT CONTRACTOR'S EXPENSE, ALL DAMAGED, REMOVED OR OTHERWISE DISTURBED EXISTING UTILITIES, IMPROVEMENTS OR FEATURES OF WHATEVER NATURE, TO THEIR ORIGINAL CONDITION WHETHER SHOWN ON THE DRAWINGS OR NOT.
- VERIFY MOUNTING HEIGHTS OF BACKING PLATES AND SPECIAL STRUCTURAL SUPPORT REQUIREMENTS WITH EQUIPMENT MANUFACTURERS BEFORE INSTALLING BACKING PLATES AND SUPPORT.
- THE USE OF THE WORD "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED AND CONNECTED, WHERE SO REQUIRED, U.N.O.
- THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES, AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.

PROJECT SCOPE

ACCESSIBILITY IMPROVEMENTS FOR AN EXISTING FITNESS STUDIO INCLUDING:
- NEW ACCESSIBLE PARKING
- NEW ACCESSIBLE PATH OF TRAVEL FROM PARKING TO THE BUILDING ENTRY
- NEW ACCESSIBLE ENTRY DOOR

PROJECT DATA

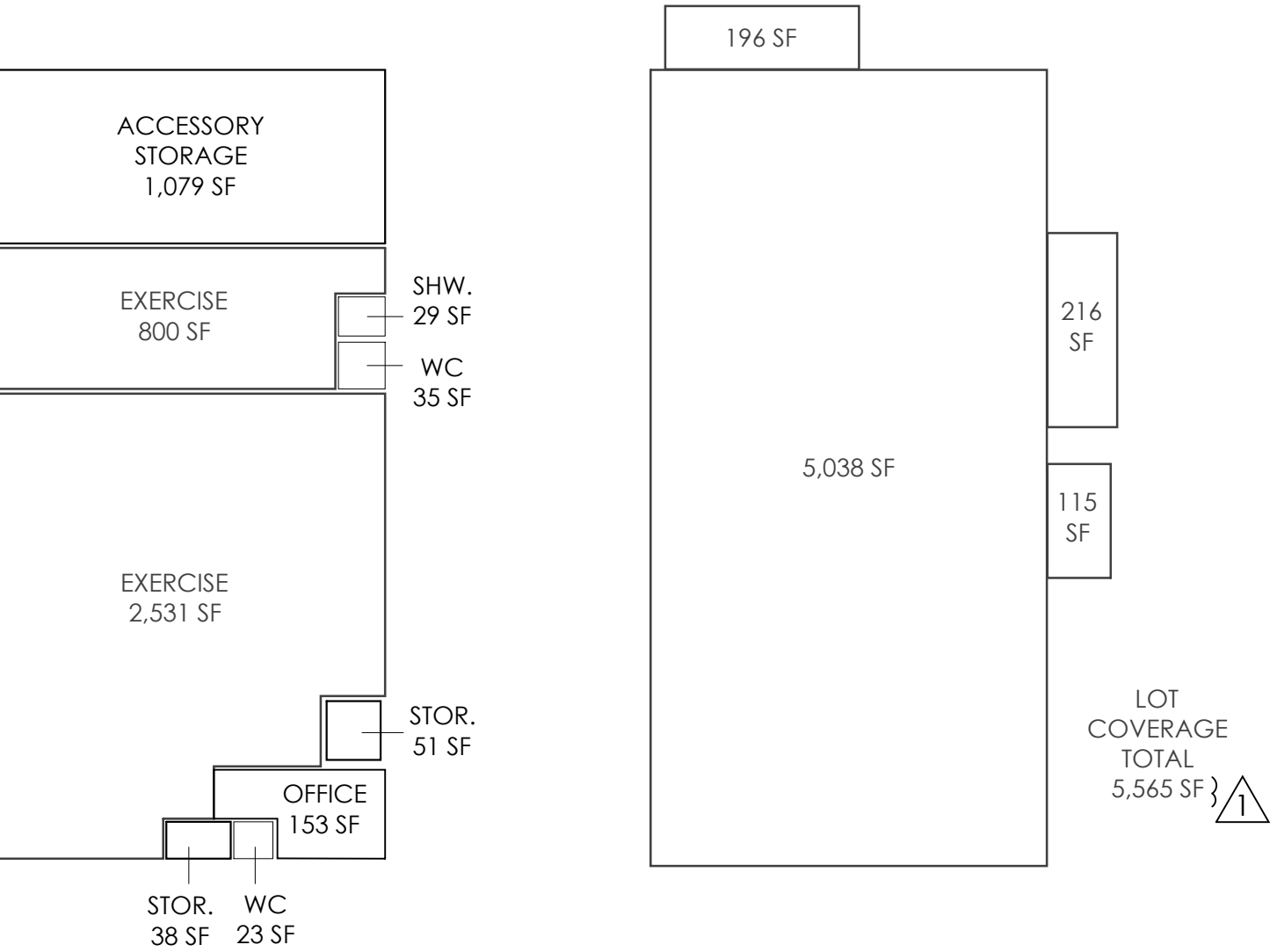
APN: 030-05-131
ZONING: C-4
OCCUPANCY: B
CONSTRUCTION TYPE: VB
SPRINKLERED: NO

LOT COVERAGE: 5,565 SF }

FLOOR AREAS
OFFICE: 153 SF
EXERCISE TOTAL: 3,331 SF
STORAGE TOTAL: 1,168 SF
BATHROOM FACILITIES: 87 SF

} FOR OCCUPANCY SEE A1.1

AREA DIAGRAM



MINIMUM PARKING REQUIREMENTS

PER SANTA CRUZ COUNTY CODE 13.10.552

SPACE	FUNCTION	AREA	AUTO SPACES			BICYCLE SPACES		
			FACTOR	SPACES REQUIRED		FACTOR	SPACES REQUIRED	
FITNESS CENTER	EXERCISE	3,331 SF	1 PER 300 SF	11	13 TOTAL	1 PER 1000 SF	3	5 TOTAL
	STORAGE	1,168 SF	1 PER 1,000 SF	1		1 PER 3,000 SF	1	
	OFFICE	203 SF	1 PER 300 SF	1		1 PER 1000 SF	1	

NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED: 1 (1 FOR 25 PROVIDED PARKING SPACES)
10% MAXIMUM COMPACT: 1 COMPACT SPACE

CONTACTS

PROPERTY OWNER

DEBRA L BEI
PO BOX 1131
SOQUEL, CA 95073
818.688.1622
bei.debra@yahoo.com

LAND USE PLANNER

SWIFT CONSULTING SERVICES
ATTN: KEN HART
500 CHESTNUT STREET, STE 100
SANTA CRUZ, CA 95060
831.459.9992 EXT 102
ken@swiftconsultingservice.com

ARCHITECT

DENNIS ANDERSON
3120 WALLACE AVENUE
APTOS CALIFORNIA 95003
831.239.1522
dennis@studio3120.com

PLAN SET PREPARATION

MAXIMILIAN BRANDT
3401 WINKLE AVE
SANTA CRUZ / CA 95065
(831) 325-6892
maximilianbrandt72@gmail.com

SHEET INDEX

- A1 VICINITY MAP, GENERAL NOTES, PROJECT DATA, CONTACTS, SHEET INDEX, PARKING SCHEDULE
- A1.1 EQUIPMENT LAYOUT, OCCUPANCY & PLUMBING SCHEDULE
- A2.1 EXISTING SITE PLAN / FLOOR PLAN ROAD SECTION
- A2.2 PROPOSED SITE PLAN / FLOOR PLAN, EAST ELEVATION
- A3 TYPICAL SITE ACCESSIBILITY DETAILS

STUDIO 3120
DENNIS ANDERSON
ARCHITECT
3120 WALLACE AVENUE
APTOS CALIFORNIA 95003
831.239.1522
dennis@studio3120.com



CROSSFIT WEST

ACCESSIBILITY IMPROVEMENT

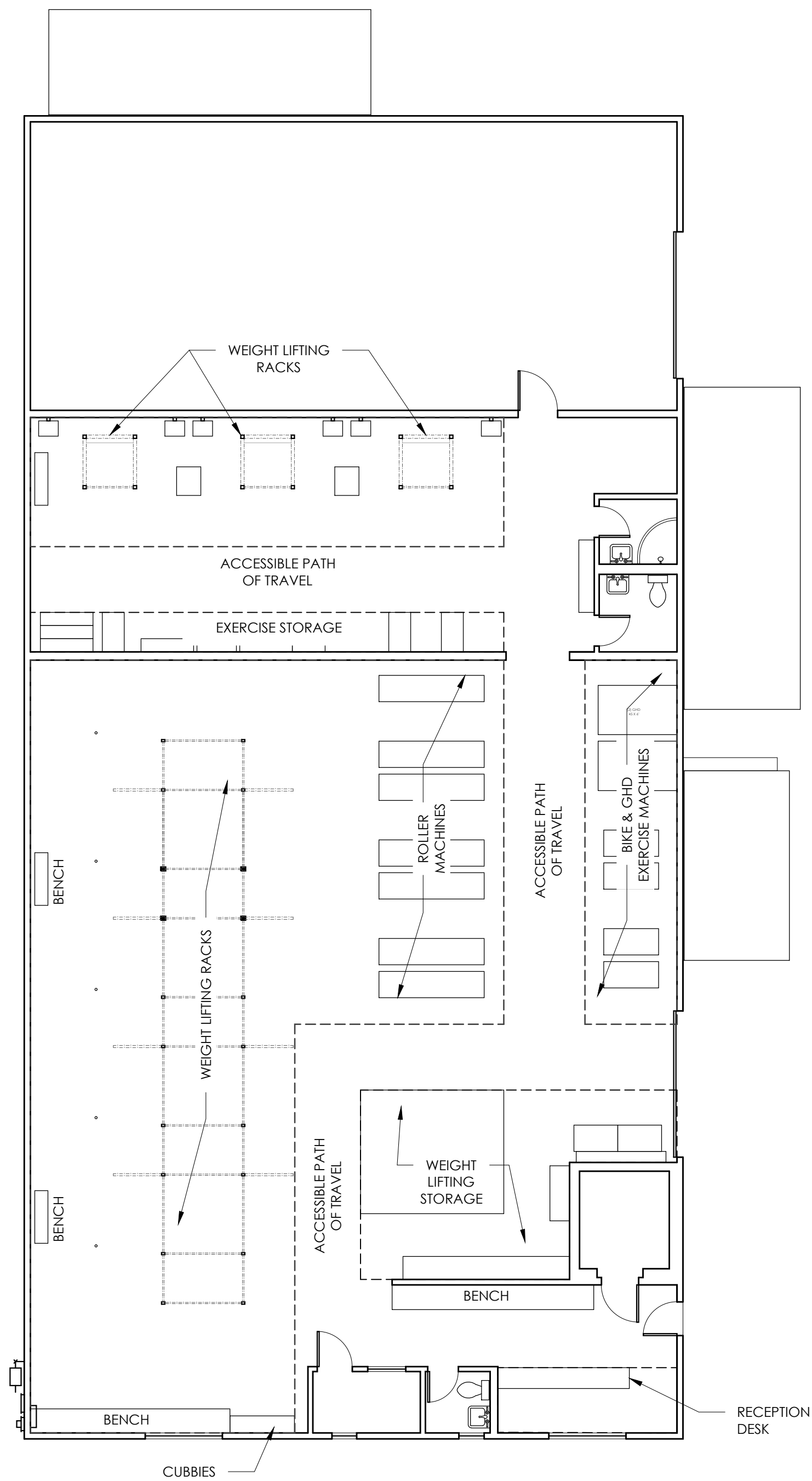
3065 CARRIER LANE
SOQUEL, CA 95073
APN: 030-05-131 & 030-05-132

VICINITY MAP,
GENERAL NOTES,
PROJECT DATA
CONTACTS,
SHEET INDEX,
PARKING
SCHEDULE

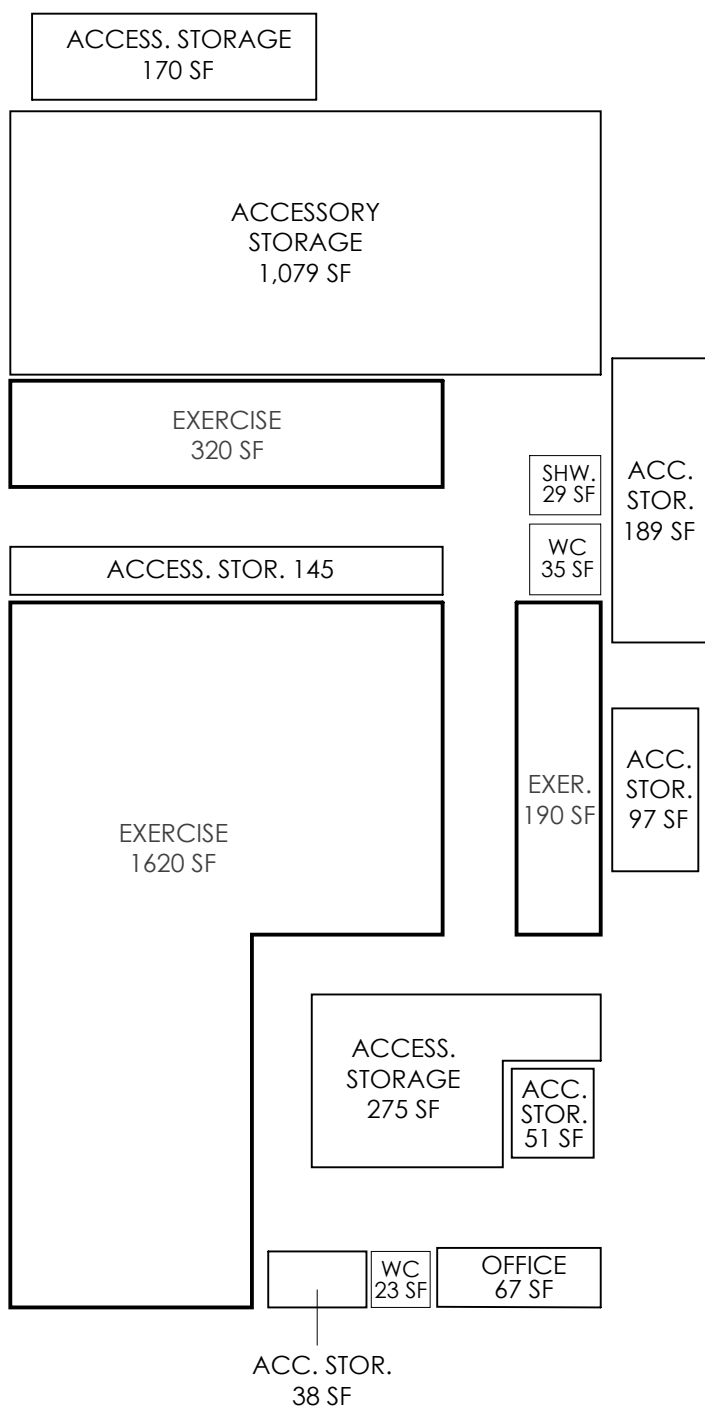
DRAWN MB
SCALE AS NOTED
DATE 6/11/2023

REVISIONS
18. MAR. 2024

A1



EQUIPMENT LAYOUT



OCCUPANCY
DIAGRAM

OCCUPANT LOAD & EXITING REQUIRMTS.

PER CBC CHAPTER 10 & TABLE 1004.5 & TABLE 1006.2.1

SPACE	FUNCT.	AREA	LOAD FACTOR	OCCUPANT LOAD		EXIT REQUIREMENTS
FITNESS CENTER	EXERCISE	2130 SF	1 PER 50 SF GROSS	43	49 TOTAL (51* TOTAL)	1 EXIT OR EXIT ACCESSES REQUIRED
	STORAGE	1,588 SF (2,044 SF*)	1 PER 300 SF GROSS	5 (7*)		
	OFFICE	67 SF	1 PER 150 SF GROSS	1		

* INCLUDING STORAGE CONTAINERS (NOT CONSIDERED FOR EXITING REQUIREMENTS)

MINIMUM PLUMBING FACILITIES

PER CALIFORNIA PLUMBING CODE, CHAPTER 4 & TABLE 422.1

GROUP	OCCUPANCY LOAD			WATER CLOSETS		URINALS	LAVATORIES		DRINKING FOUNTAINS
				MALE	FEMALE	MALE	MALE	FEMALE	
A-3	EXERCISE	AREA: 2,130 SF GROUP A-3 RATIO 1:50 SF LOAD: 42.6	21.3 WOMEN 21.3 MEN	0.21 1 FOR 1-100	0.85 1 FOR 1-25	0.21 1 FOR 1-100	0.11 1 FOR 1-200	0.21 1 FOR 1-100	0.17 1 FOR 1-250
S	STORAGE	AREA: 2,044 SF GROUP S RATIO 1:300 SF LOAD: 6.8	3.4 WOMEN 3.4 MEN	0.03 1 FOR 1-100	0.03 1 FOR 1-100	-	0.02 1 FOR 1-200	0.02 1 FOR 1-200	0.03 1 FOR 1-250
B	OFFICE	AREA: 67 SF GROUP B RATIO 1:150 SF LOAD: 0.4	0.2 WOMEN 0.2 MEN	0.01 1 FOR 1-50	0.01 1 FOR 1-15	0.01 1 FOR 1-100	0.01 1 FOR 1-75	0.01 1 FOR 1-50	0.01 1 FOR 1-150
TOTAL REQUIRED				0.25	0.89	1 (0.22)	0.14	0.24	1 (0.21)
				1 (1.14)			1 (0.38)		



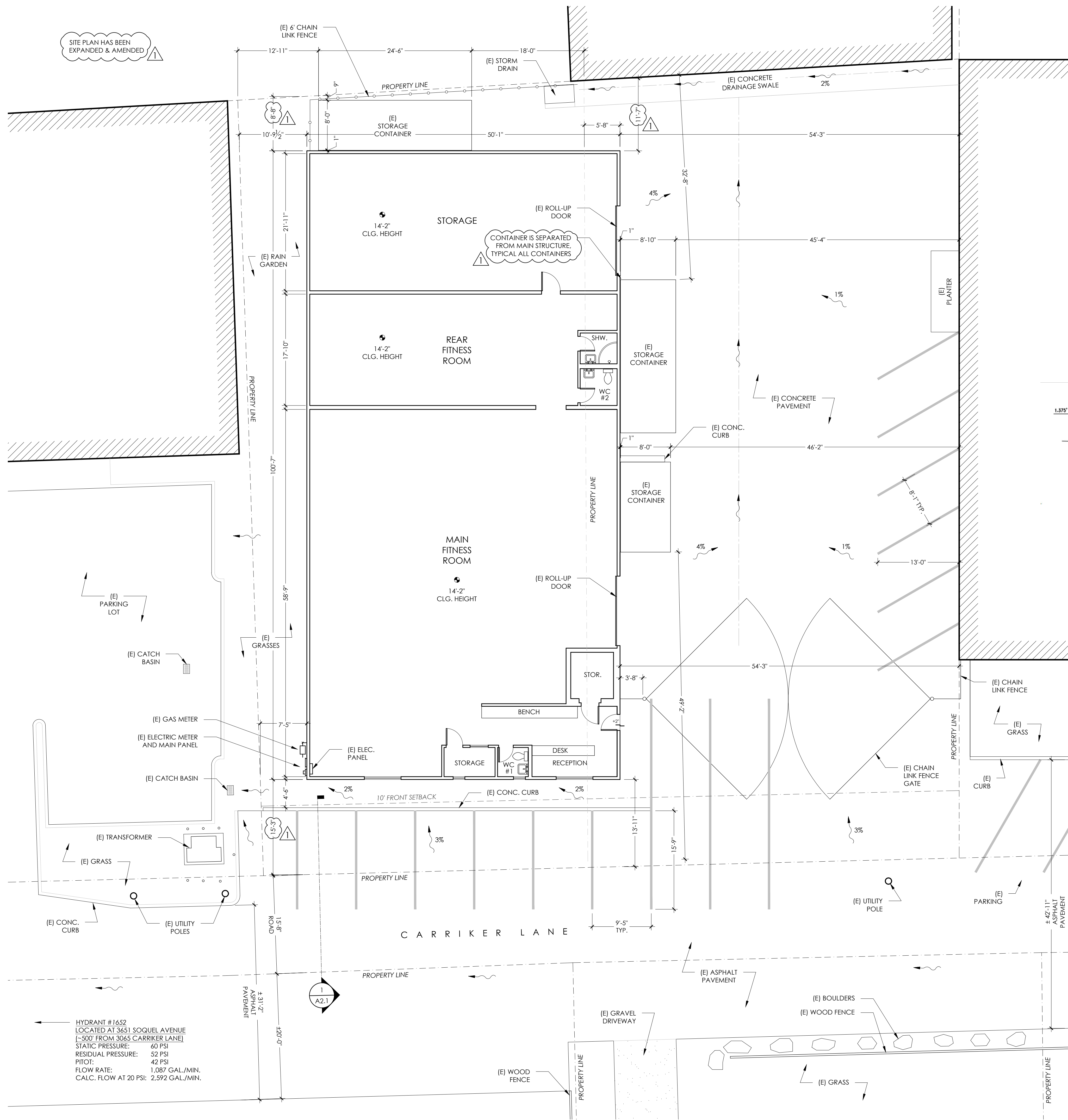
EQUIPMENT
LAYOUT

OCCUPANCY
&
PLUMBING
SCHEDULE

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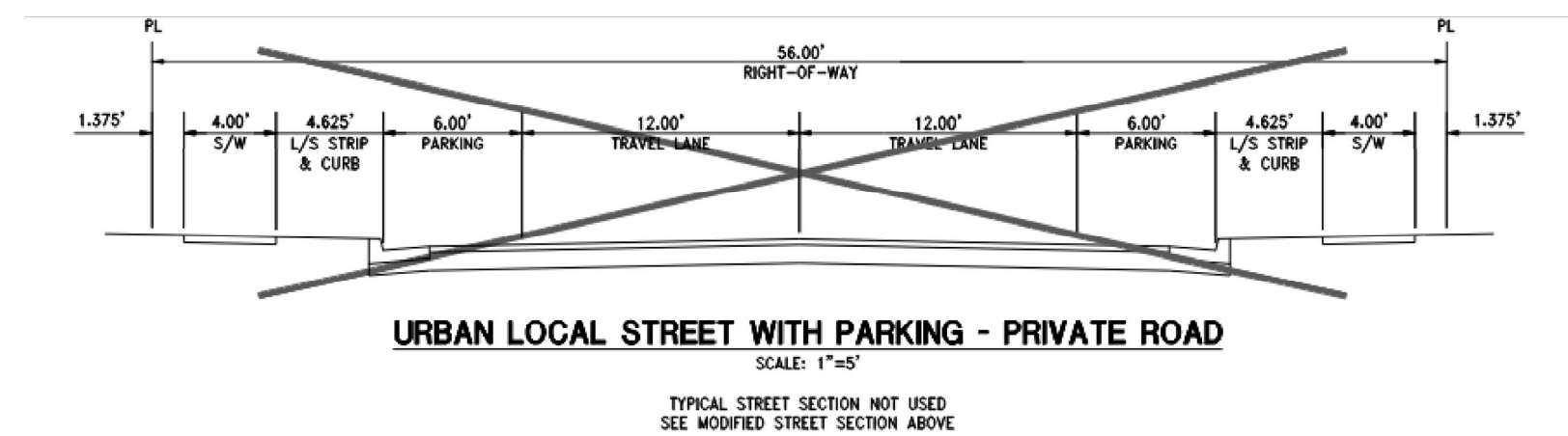


SITE PLAN HAS BEEN
EXPANDED & AMENDED

HYDRANT #1652
LOCATED AT 3651 SOQUEL AVENUE
(~500' FROM 3065 CARRIKER LANE)
STATIC PRESSURE: 60 PSI
RESIDUAL PRESSURE: 52 PSI
PITOT: 42 PSI
FLOW RATE: 1,087 GAL./MIN.
CALC. FLOW AT 20 PSI: 2,592 GAL./MIN.

STREET SECTION

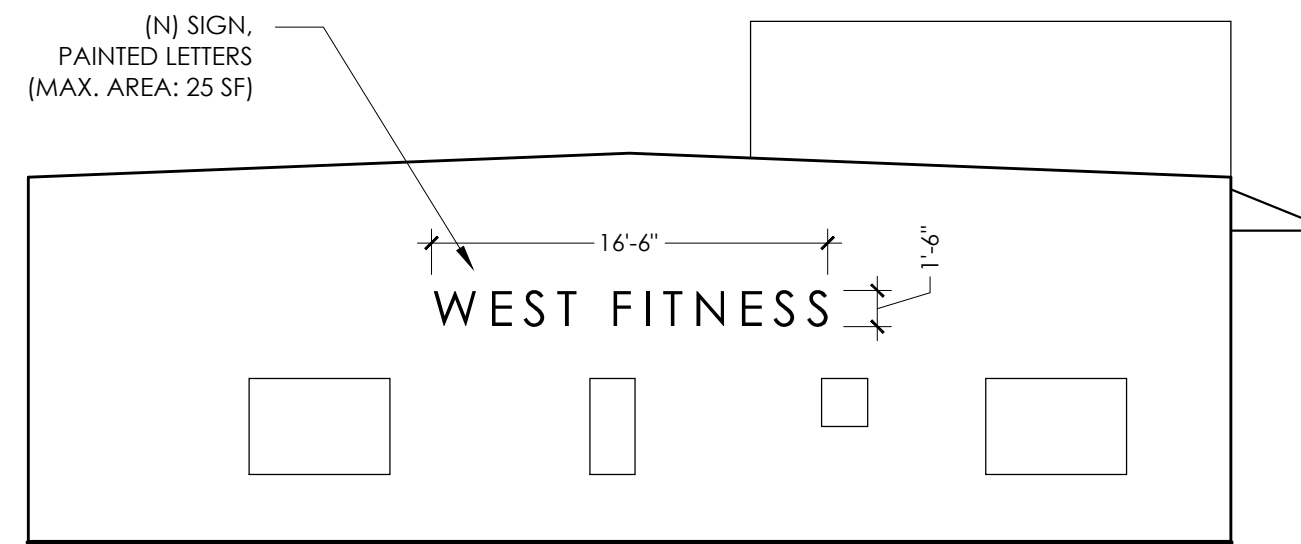
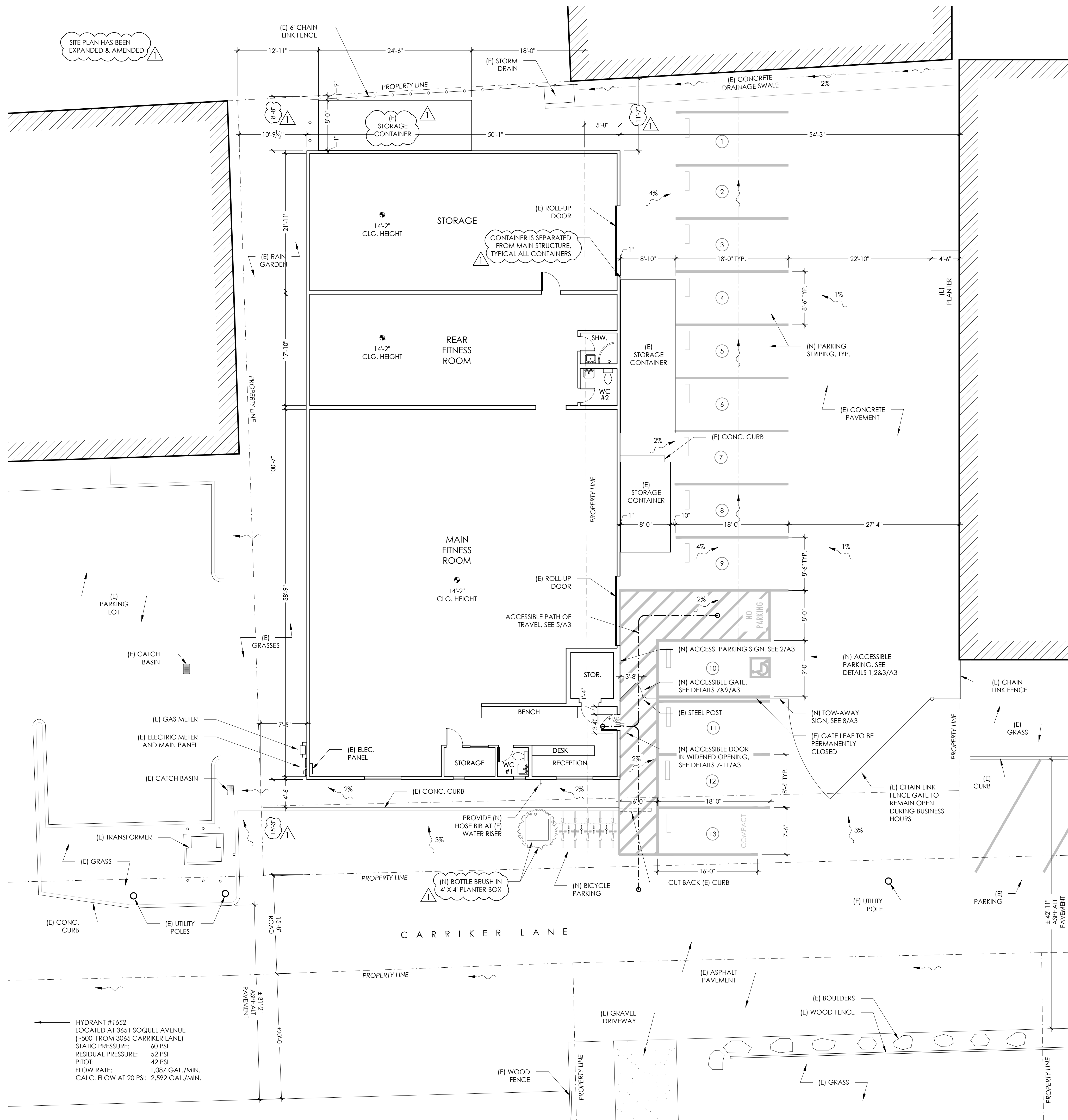
SCALE: 1/8" = 1'-0"



EXISTING SITE PLAN/ FLOOR PLAN

SCALE: 1/8" = 1'-0"





EAST
SCALE: 1/8" = 1'-0"

PROPOSED
SITE PLAN/
FLOOR PLAN
SCALE: 1/8" = 1'-0"



CROSSFIT WEST

ACCESSIBILITY IMPROVEMENT

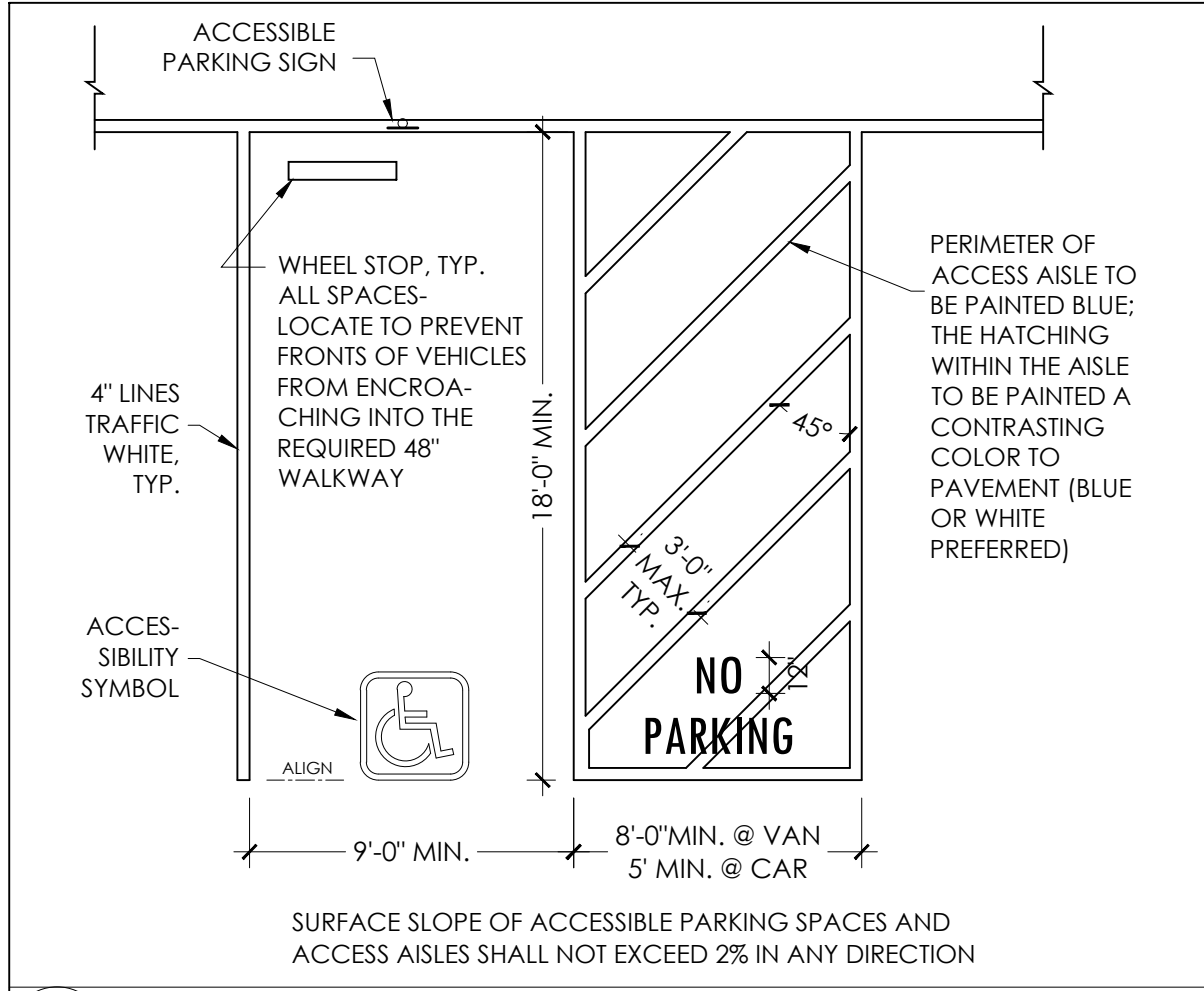
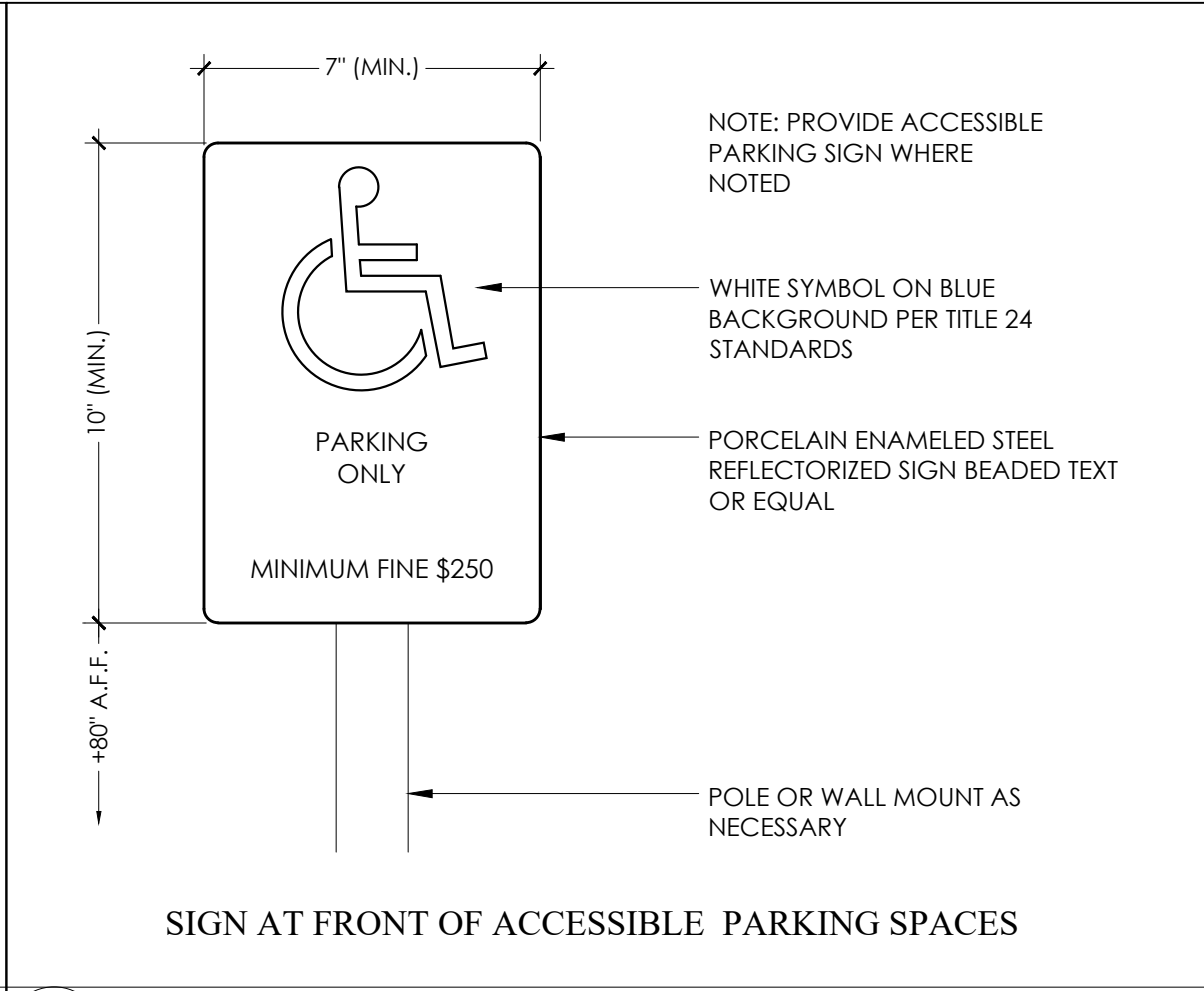
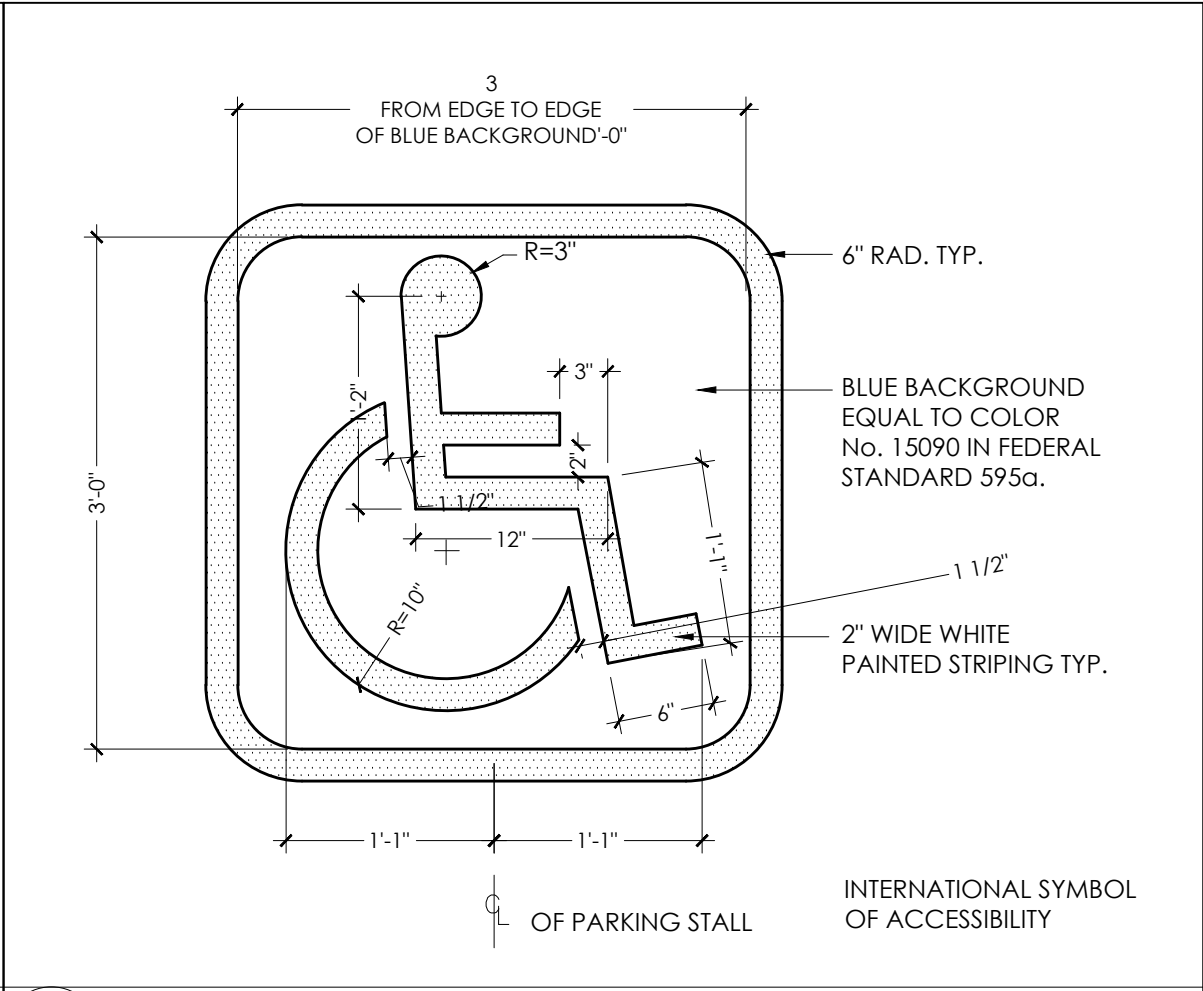
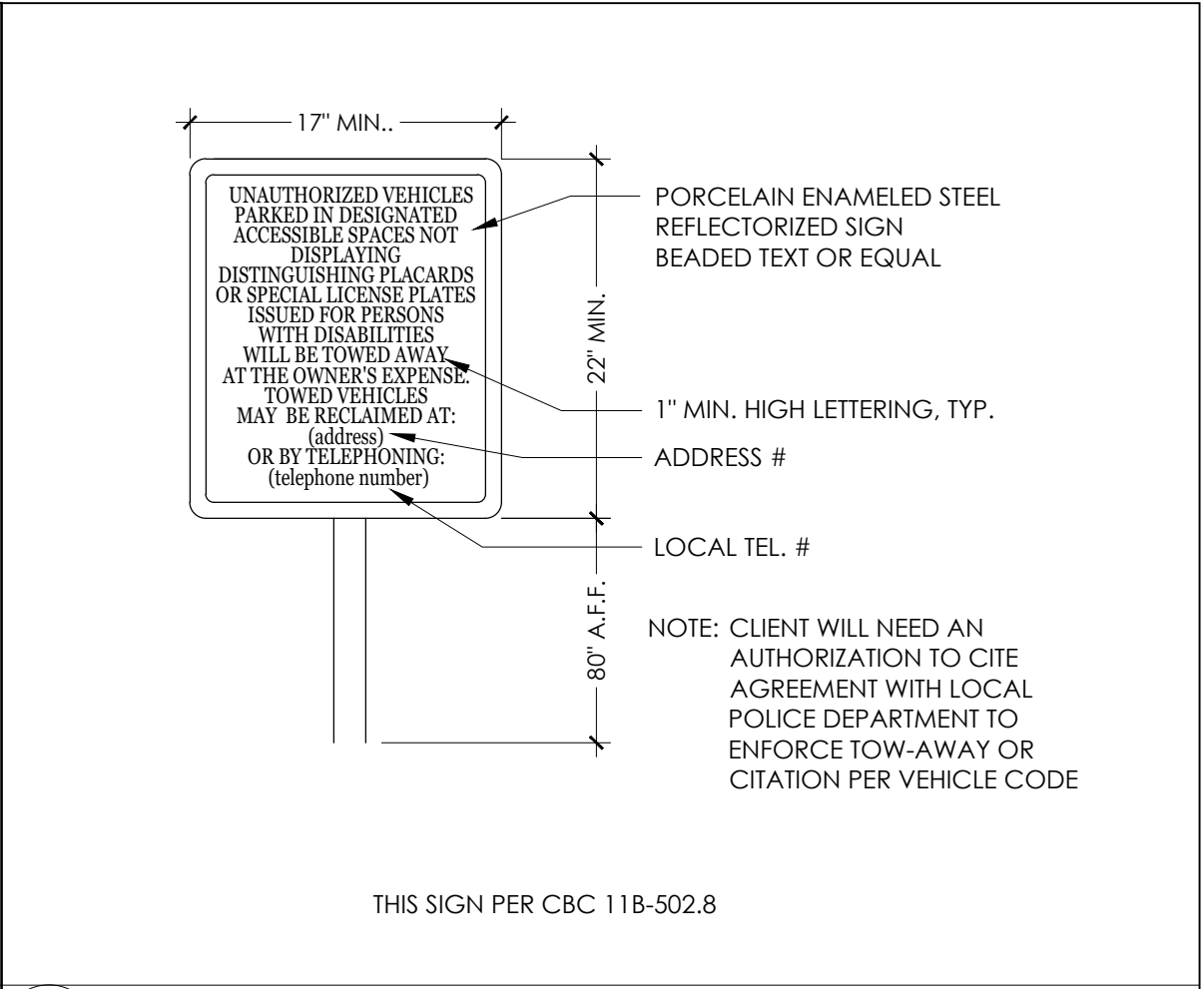
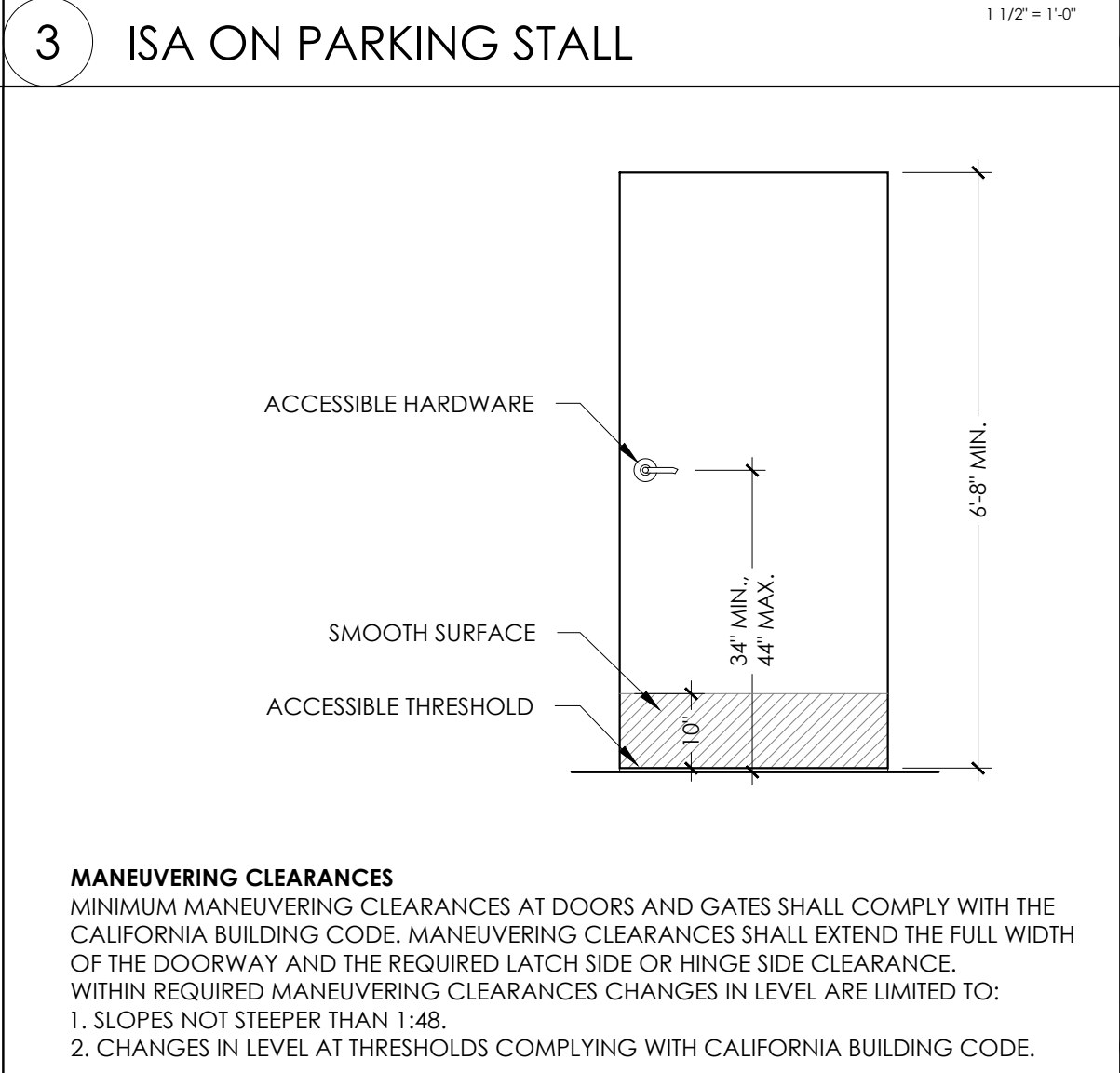
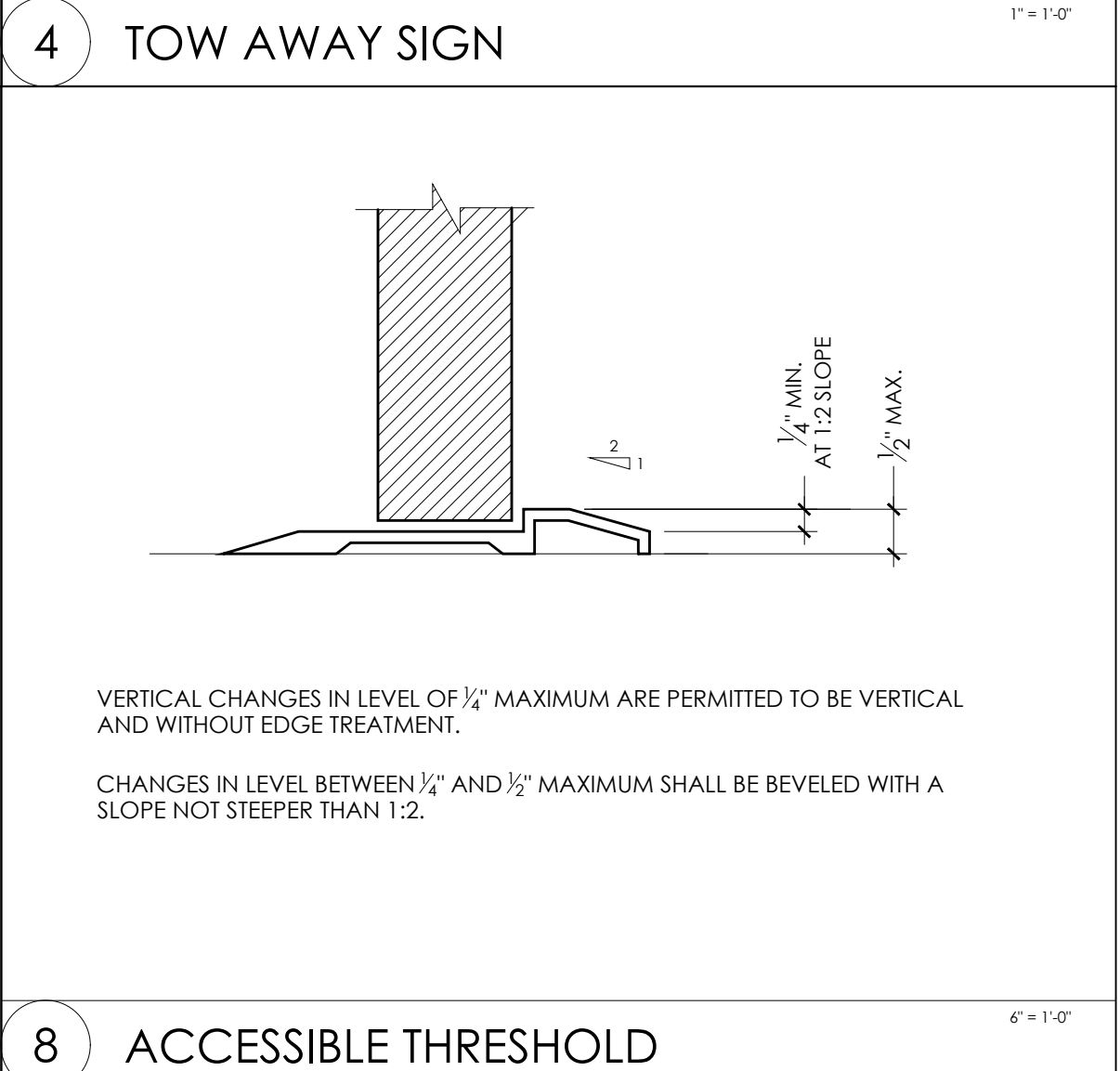
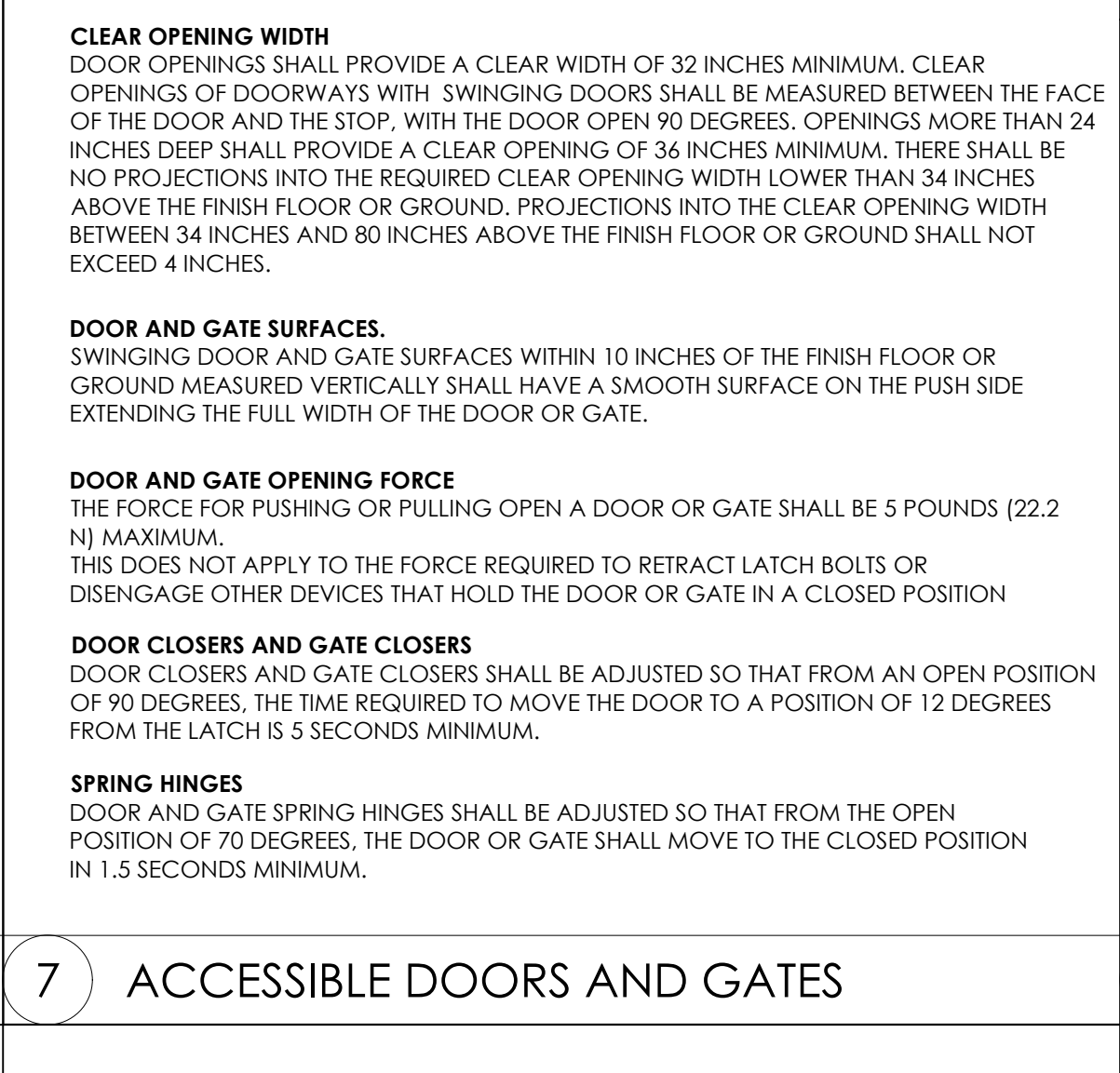

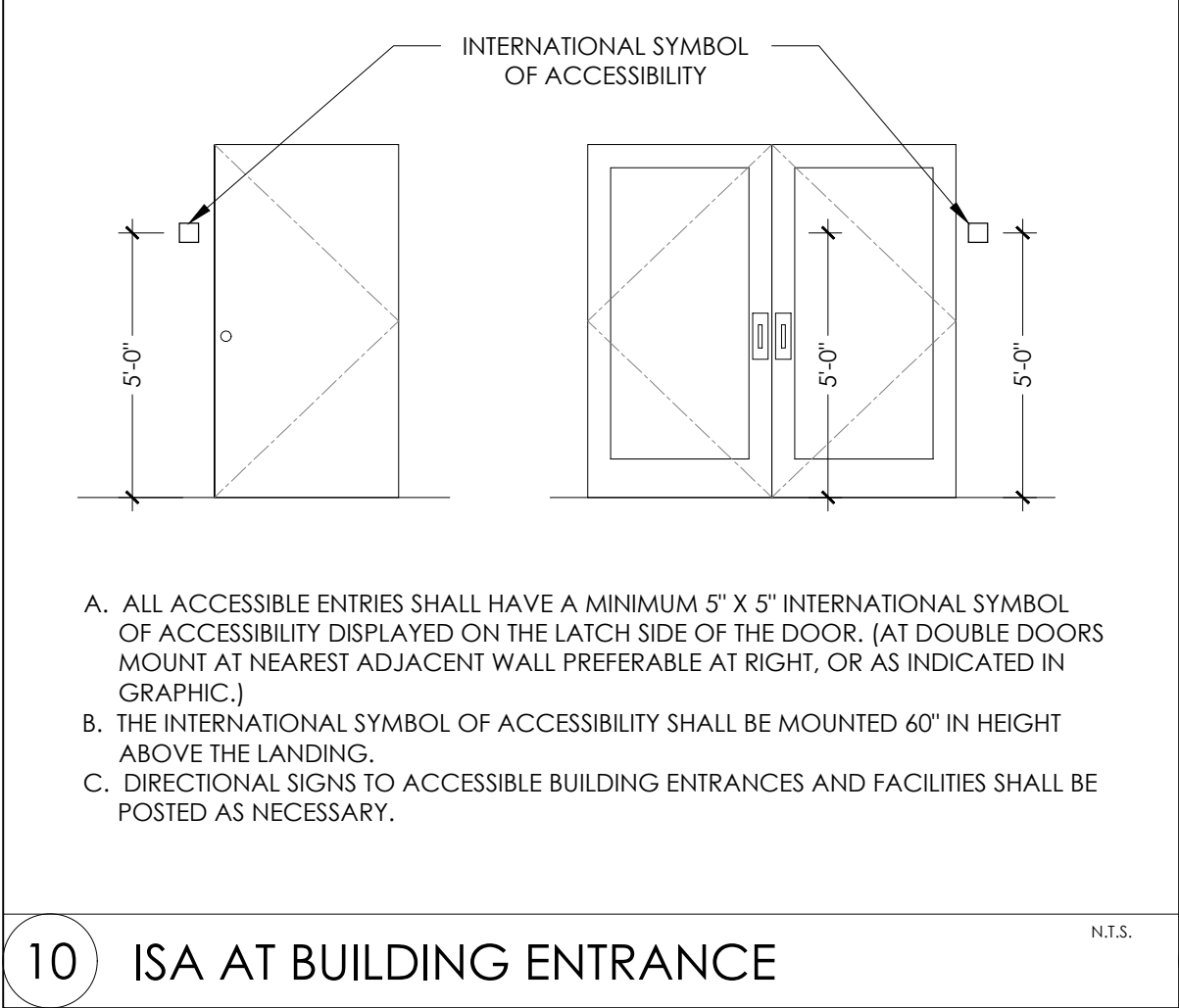
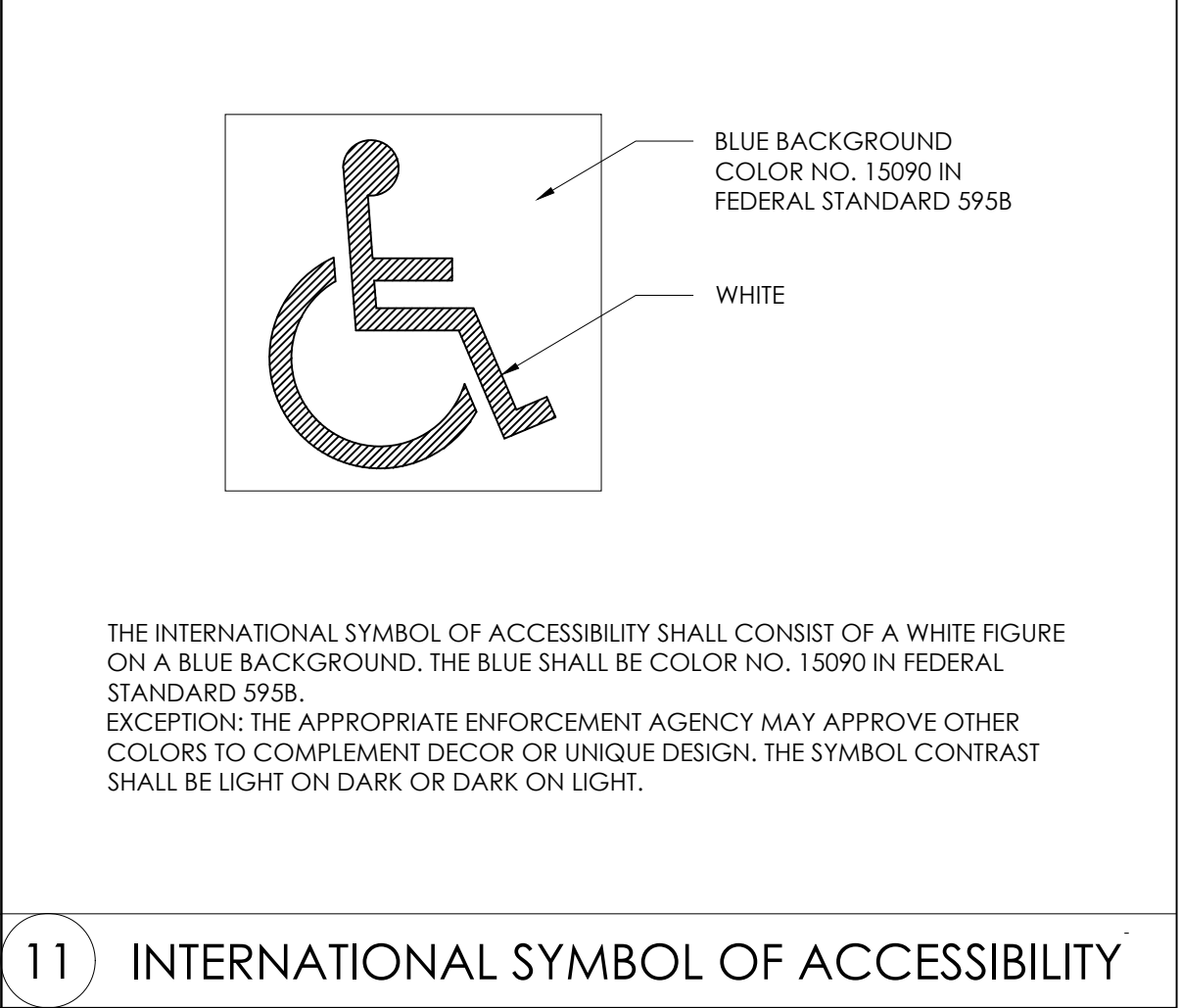
3065 CARRIKER LANE
SOQUEL, CA 95073
APN: 030-05-131 & 030-05-132

PROPOSED
SITE PLAN,
FLOOR PLAN
&
EAST ELEVATION

DRAWN MB
SCALE AS NOTED
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 <p>1 SINGLE ACCESSIBLE PARKING STALL</p> <p>3/16" = 1'-0"</p>	 <p>2 ACCESSIBLE PARKING STALL SIGN</p> <p>3" = 1'-0"</p>	 <p>3 ISA ON PARKING STALL</p> <p>1 1/2" = 1'-0"</p>	 <p>4 TOW AWAY SIGN</p> <p>1" = 1'-0"</p>
	<p>WALKS & SIDEWALK NOTES</p> <p>A. WALKS AND SIDEWALKS SHALL HAVE A CONTINUOUS COMMON SURFACE NOT INTERRUPTED BY STEPS OR ABRUPT CHANGES IN LEVEL OF THE FLOOR, SIDEWALK OR WORKING SURFACE.</p> <p>B. VERTICAL CHANGES IN LEVEL OF 1/4" MAXIMUM SHALL BE PERMITTED TO BE VERTICAL AND WITHOUT EDGE TREATMENT. CHANGES IN LEVEL BETWEEN 1/2" AND 1/2" MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2. CHANGES IN LEVEL GREATER THAN 1/2" HIGH SHALL BE RAMPED, AND SHALL COMPLY WITH THE REQUIREMENTS FOR RAMPS.</p> <p>C. THE SLOPE IN THE DIRECTION OF TRAVEL SHALL NOT EXCEED 1:20 GRADIENT (5.0%).</p> <p>D. CROSS SLOPE SHALL NOT EXCEED 1:50 GRADIENT (2.0%).</p> <p>E. THE MINIMUM WIDTH OF WALKWAYS SHALL BE 48".</p> <p>F. OPENINGS IN FLOOR OR GROUND SURFACES SHALL NOT ALLOW PASSAGE OF A SPHERE MORE THAN 1/2". ELONGATED OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.</p> <p>G. ALL WALKS WITH CONTINUOUS GRADIENTS SHALL HAVE RESTING AREAS. 40 INCHES IN LENGTH, AT INTERVALS OF 400 FEET MAXIMUM. THE RESTING AREA SHALL BE AT LEAST AS WIDE AS THE WALK. THE SLOPE OF THE RESTING AREA IN ALL DIRECTIONS SHALL BE 1:48 MAXIMUM.</p> <p>H. THE SURFACE SHALL BE SLIP RESISTANT.</p> <p>HAZARDS AND PROTRUDING OBJECTS</p> <p>1. ABRUPT CHANGES IN LEVELS, EXCEPTED BETWEEN A WALK OR SIDEWALK AND AN ADJACENT STREET OR DRIVEWAY, EXCEEDING FOUR INCHES (4") IN VERTICAL HEIGHT, SUCH AS PLANTERS OR FOUNTAINS, LOCATED IN OR ADJACENT TO WALKS, SIDEWALKS OR OTHER PEDESTRIAN WAYS, REQUIRE WARNING CURBS A MINIMUM OF 6" IN HEIGHT ABOVE THE WALKWAY SURFACE.</p> <p>A. ANY OBSTRUCTION THAT OVERHANGS A PEDESTRIAN WAY SHALL BE A MINIMUM OF 80" ABOVE THE WALKING SURFACE (MEASURED FROM THE BOTTOM OF THE OBSTRUCTION)</p> <p>B. IF VERTICAL CLEARANCE OF AN AREA ADJOINING AN ACCESSIBLE ROUTE IS REDUCED TO LESS THAN 80", A BARRIER TO WARN BLIND OR VISUALLY IMPAIRED PERSONS IS REQUIRED.</p> <p>C. SIDEWALKS/WALKS SHALL BE CLEAR OF HAZARDS.</p> <p>2. OBJECTS PROJECTING FROM WALLS WHOSE LEADING EDGES ARE BETWEEN 27" AND 80" ABOVE THE FINISHED FLOOR SHALL NOT PROTRUDE MORE THAN 4" INTO WALKS, HALLS, CORRIDORS, PASSAGEWAYS OR AISLES. (OBJECTS WHOSE LEADING EDGES ARE AT OR BELOW 27" ABOVE THE FINISHED FLOOR MAY PROTRUDE ANY AMOUNT.)</p> <p>A. PROTRUDING OBJECTS MAY NOT REDUCE THE REQUIRED CLEAR WIDTH OF AN ACCESSIBLE ROUTE OR MANEUVERING SPACE.</p> <p>B. FREE STANDING OBJECTS MOUNTED ON POSTS OR PYLONS SHALL OVERHANG 12" MAXIMUM FROM 27" TO 80" ABOVE THE FINISHED FLOOR.</p> <p>C. WALKS, HALLS, CORRIDORS, PASSAGEWAYS, AISLES OR OTHER CIRCULATION SPACES SHALL HAVE A MINIMUM OF 80" CLEAR HEAD ROOM.</p> <p>D. IF VERTICAL CLEARANCE OF AN AREA ADJOINING AN ACCESSIBLE ROUTE IS REDUCED TO LESS THAN 80", A BARRIER TO WARN THE BLIND OR VISUALLY IMPAIRED SHALL BE PROVIDED.</p>	 <p>MANEUVERING CLEARANCES</p> <p>MINIMUM MANEUVERING CLEARANCES AT DOORS AND GATES SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE. MANEUVERING CLEARANCES SHALL EXTEND THE FULL WIDTH OF THE DOORWAY AND THE REQUIRED LATCH SIDE OR HINGE SIDE CLEARANCE. WITHIN REQUIRED MANEUVERING CLEARANCES CHANGES IN LEVEL ARE LIMITED TO:</p> <p>1. SLOPES NOT STEEPER THAN 1:48.</p> <p>2. CHANGES IN LEVEL AT THRESHOLDS COMPLYING WITH CALIFORNIA BUILDING CODE.</p> <p>CLEAR OPENING WIDTH</p> <p>DOOR OPENINGS SHALL PROVIDE A CLEAR WIDTH OF 32 INCHES MINIMUM. CLEAR OPENINGS OF DOORWAYS WITH SWINGING DOORS SHALL BE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES. OPENINGS MORE THAN 24 INCHES DEEP SHALL PROVIDE A CLEAR OPENING OF 36 INCHES MINIMUM. THERE SHALL BE NO PROJECTIONS INTO THE REQUIRED CLEAR OPENING WIDTH LOWER THAN 34 INCHES ABOVE THE FINISH FLOOR OR GROUND. PROJECTIONS INTO THE CLEAR OPENING WIDTH BETWEEN 34 INCHES AND 80 INCHES ABOVE THE FINISH FLOOR OR GROUND SHALL NOT EXCEED 4 INCHES.</p> <p>DOOR AND GATE SURFACES</p> <p>SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE.</p> <p>DOOR AND GATE OPENING FORCE</p> <p>THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE SHALL BE 5 POUNDS (22.2 N) MAXIMUM. THIS DOES NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR OR GATE IN A CLOSED POSITION</p> <p>DOOR CLOSERS AND GATE CLOSERS</p> <p>DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM.</p> <p>SPRING HINGES</p> <p>DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.</p>	 <p>8 ACCESSIBLE THRESHOLD</p> <p>6" = 1'-0"</p>
	<p>5 WALKS AND SIDEWALKS</p>	 <p>7 ACCESSIBLE DOORS AND GATES</p>	 <p>9 ACCESSIBLE DOOR HANDLE</p>
		 <p>10 ISA AT BUILDING ENTRANCE</p> <p>N.T.S.</p>	 <p>11 INTERNATIONAL SYMBOL OF ACCESSIBILITY</p>