



Staff Report to the Zoning Administrator

Application Number: **09-0222**

Applicant: Jim Stroupe

Agenda Date: 9/4/09

Owner: Scholastic Legacy Inc (The Aptos Academy)

Agenda Item #: **2**

APN: 045-011-14

Time: After 10:00 a.m.

Project Description: Proposal to install a 960 square foot manufactured classroom building on site at an existing private school for use as an art classroom (no additional students).

Location: Property located on the North side of Bonita Drive (1940 Bonita Drive) at the intersection with San Andreas Road.

Supervisory District: 2nd District (District Supervisor: Ellen Pirie)

Permits Required: Minor Variation to Commercial Development Permit 96-0364,
Coastal Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 09-0222, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	4.34 acres
Existing Land Use - Parcel:	Private school
Existing Land Use - Surrounding:	Rural residential neighborhood, Highway One
Project Access:	Bonita Drive
Planning Area:	Aptos
Land Use Designation:	R-R (Rural Residential)
Zone District:	RA (Residential Agriculture)

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. X Yes No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Report required at building permit stage
Fire Hazard: Not a mapped constraint
Slopes: 0-5% at project site
Env. Sen. Habitat: Mapped biotic resource - potential Santa Cruz Long Toed Salamander habitat
Riparian area on east side of subject property
Grading: Less than 100 cubic yards
Tree Removal: No trees proposed to be removed
Scenic: Mapped scenic resource - Highway One scenic corridor
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: Inside X Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Septic
Fire District: Aptos/La Selva Fire Protection District
Drainage District: None

History

The existing private, non-profit school for up to 150 students was authorized under Commercial and Coastal Development Permit 96-0364 which also included a Riparian Exception for the school facilities adjacent to the riparian corridor on the east side of the subject property. A Minor Variation (99-0577) was approved to allow a 6 feet high fence within required yard setbacks and to update the landscape plan. An additional amendment (99-0813) was approved to allow the use of the staff lounge for living and sleeping quarters for a night watchman to provide overnight security for the school.

Project Setting & Scope

The subject property is approximately 4.34 acres and is located in a rural residential neighborhood at the northwest corner of Bonita Drive and San Andreas Road. Highway One is located to the north and a riparian corridor runs along the eastern property boundary. The school building and infrastructure is concentrated at the southern end of the property, with play fields and outdoor education facilities to the north.

The proposed modular classroom will be located to the north of the existing classroom facilities adjacent to the existing basketball court. Minor grading of the adjacent terrace and relocation of the existing stairway to the play field may be needed to accommodate the modular building.

Grading will not exceed 100 cubic yards for this project. The proposed modular classroom is to be used for art and science programs and will not result in an increase in the total number of students allowed at the school. The siding, trim, and roofing of the modular building will be painted to match the existing school buildings and blend with the existing facilities on the project site.

Zoning & General Plan Consistency

The subject property is located in the RA (Residential Agriculture) zone district, a designation which allows school facilities. The school is an existing permitted use within the zone district and the zoning is consistent with the site's (R-R) Rural Residential General Plan designation.

Minor Variation

The proposed modular building will be located in an existing disturbed area and will not result in an increase in the number of students allowed at the school. For these reasons, the installation of the modular classroom would be processed as an administrative Minor Variation to Commercial Development Permit 96-0364.

Local Coastal Program Consistency

Although the project would qualify for a Minor Variation to the prior Commercial Development Permit, the installation of a structure of 960 square feet outside of the Urban Services Line requires a Coastal Development Permit.

The proposed manufactured classroom is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the existing school facility. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Design Review & Scenic Resources

The proposed manufactured classroom complies with the requirements of the County Design Review Ordinance, in that the proposed modular building will be painted to match the existing school facilities to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. The views of the subject property from Highway One are mostly of the undeveloped, northern portion of the property and the southern portion of the subject property is largely screened from view by existing trees and vegetation. Painting the modular building to match the existing school facilities will further reduce the visibility of the project from Highway One.

Conclusion

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

listing of findings and evidence related to the above discussion.

Staff Recommendation

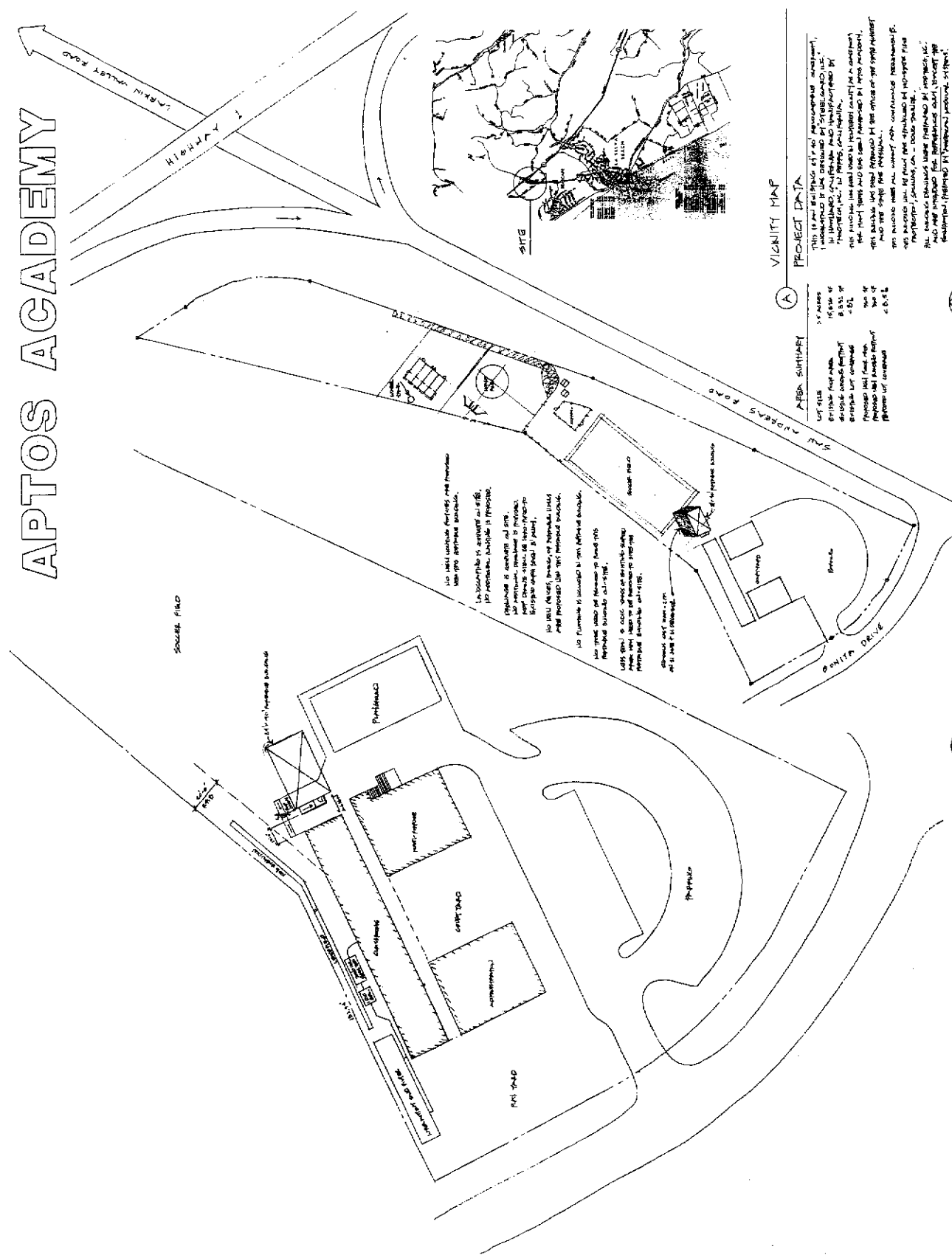
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **09-0222**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

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

Report Prepared By: Randall Adams
Santa Cruz County Planning Department
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Santa Cruz CA 95060
Phone Number: (831) 454-3218
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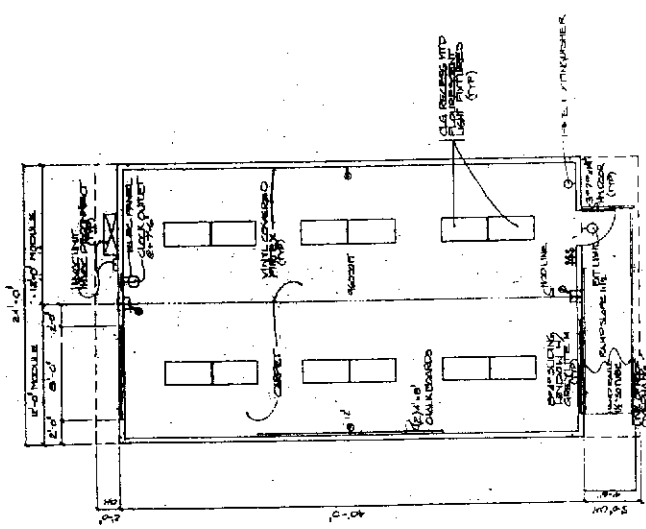
APTOS ACADEMY

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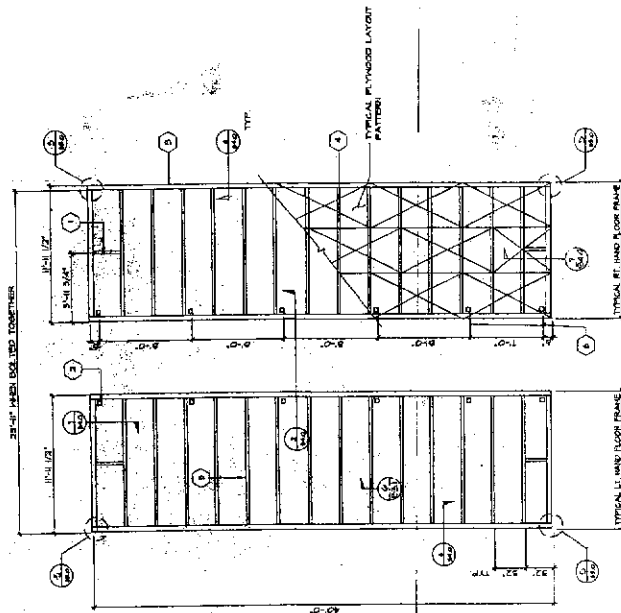
FLOOR PLAN

SCALE 1/4" = 1'-0"



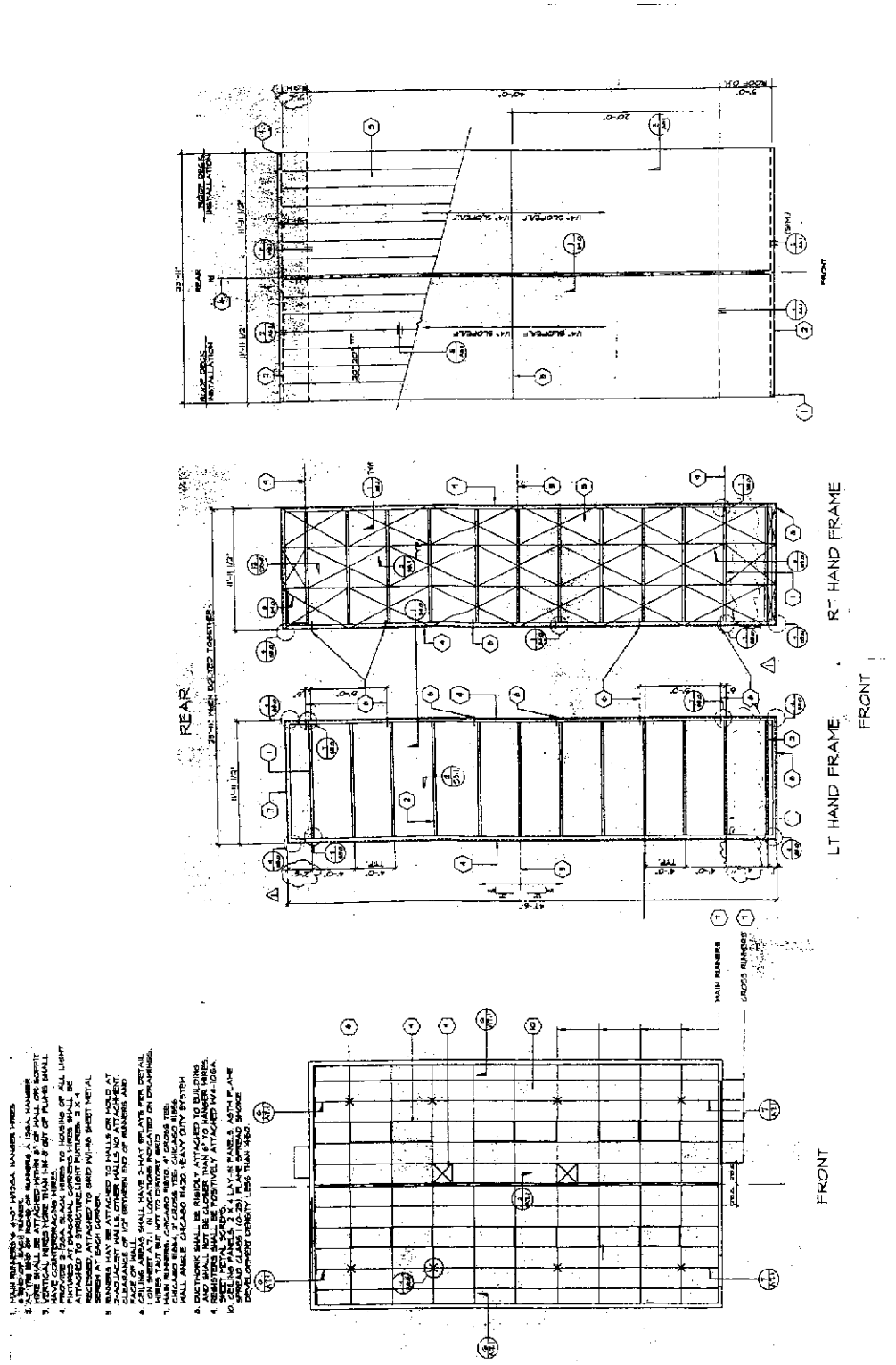
FLOOR FRAMING PLAN

SCALE 1/4" = 1'-0"



NOTES

1. 2x10 JOIST AT 16" O.C. OVER 1" 1/2" MIN. FLOOR INSULATION.
2. 2x12 BEAM AT 16" O.C. OVER 1" 1/2" MIN. FLOOR INSULATION.
3. 2x10 STUDS AT 16" O.C. OVER 1" 1/2" MIN. FLOOR INSULATION.
4. 2x12 PERIMETER CHANNEL (TYPICAL).
5. PLYWOOD FLOOR SHEATHING: 5/8" THICK CDX OVER 2x10 JOIST AND 2x12 BEAM. ATTACHED WITH 1x12x1/2" SELF-TAPPING W/ AT HEAD SUBMERGED IN 1/2" MIN. FLOOR INSULATION. FASTENERS: 16D COMMON NAIL AT 12" O.C. PERIODIC CROSSING AND 12" O.C. FIELD TO JOIST (TYPICAL).
6. 2x10 X 2 1/2" 1220A FLOOR PURLIN @ 32" O.C.
7. TYPICAL BOLT HOLE LOCATION (SEE FOUND DETAILS).

[illegible]

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned RA (Residential Agriculture), a designation which allows school facilities. The school is an existing permitted use within the zone district, and the zoning is consistent with the site's (R-R) Rural Residential General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding can be made, in that the development is consistent with the existing school facilities and the development site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the project will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the structure will be painted to match the existing school facilities. Additionally, schools are allowed uses in the RA (Residential Agriculture) zone district of the area, as well as the General Plan and Local Coastal Program land use designation.

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located at an existing, permitted school facility and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed building will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the manufactured classroom and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RA (Residential Agriculture) zone district in that the primary use of the property will continue to be a private, non-profit school.

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

This finding can be made, in that the existing, permitted school use is consistent with the requirements specified for the Rural Residential (R-R) land use designation in the County General Plan.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed manufactured classroom will not result in an increase in the number of students at the school or the traffic generated by the existing school use.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure will be located in a cluster of existing school facilities and will be located away from major roadways and screened from view by

Application #: 09-0222

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Owner: Scholastic Legacy Inc (The Aptos Academy)

existing vegetation. The building will be painted to match the existing school facilities to further reduce visibility of the proposed structure.

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

This finding can be made, in that the proposed structure will be located in a cluster of existing school facilities and will be located away from major roadways and screened from view by existing vegetation. The building will be painted to match the existing school facilities to further reduce visibility of the proposed structure.

Conditions of Approval

Exhibit A: Project Plans, "A 24' x 40' Portable Building", prepared by Jim Stroupe Architect, 6 sheets, dated 6/11/09.

- I. This permit authorizes the installation of a manufactured building for use as a classroom at an existing private school with no increase in the total number of students. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. This permit amends Commercial and Coastal Development Permit 96-0364 and all required conditions of approval for that permit are hereby incorporated into these conditions of approval by reference with the following exceptions:
- II. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- III. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.
 - a. Paint, trim, and roofing shall match the color of the existing classroom buildings on the project site.

2. Grading, drainage, and erosion control plans. Additional drainage and grading information shall be provided as requested by Environmental Planning and Department of Public Works Stormwater Management staff.
 3. Details showing compliance with fire department requirements.
- B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - C. Meet all requirements of and pay applicable drainage fees to the County Department of Public Works, Stormwater Management.
 - D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - E. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
 - F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - G. Pay the current fees for Child Care mitigation for 960 square feet of new (Category 1) non-residential space. Currently, these fees are \$0.12 per square foot.
 - H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- IV. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. No increase in the total number of students allowed under Commercial and Coastal Development Permit 96-0364 are authorized as a component of this permit. (The maximum number of students allowed under Commercial and Coastal Development Permit 96-0364 is 150 students).
 - B. All site improvements shown on the final approved Building Permit plans shall be installed.
 - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - D. The project must comply with all recommendations of the approved soils reports.

- E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

V. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

VI. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development

approval without the prior written consent of the County.

- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
-

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

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Randall Adams
Project Planner

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 09-0222

Assessor Parcel Number: 045-011-14

Project Location: 1940 Bonita Drive, Aptos

Project Description: Proposal to install a 960 square foot manufactured classroom

Person or Agency Proposing Project: Jim Stroupe

Contact Phone Number: (831) 688-3300

- A. _____ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. _____ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. _____ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. _____ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

E. X **Categorical Exemption**

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of a residential addition in an area designated for residential development.

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

Randall Adams, Project Planner

Date: _____

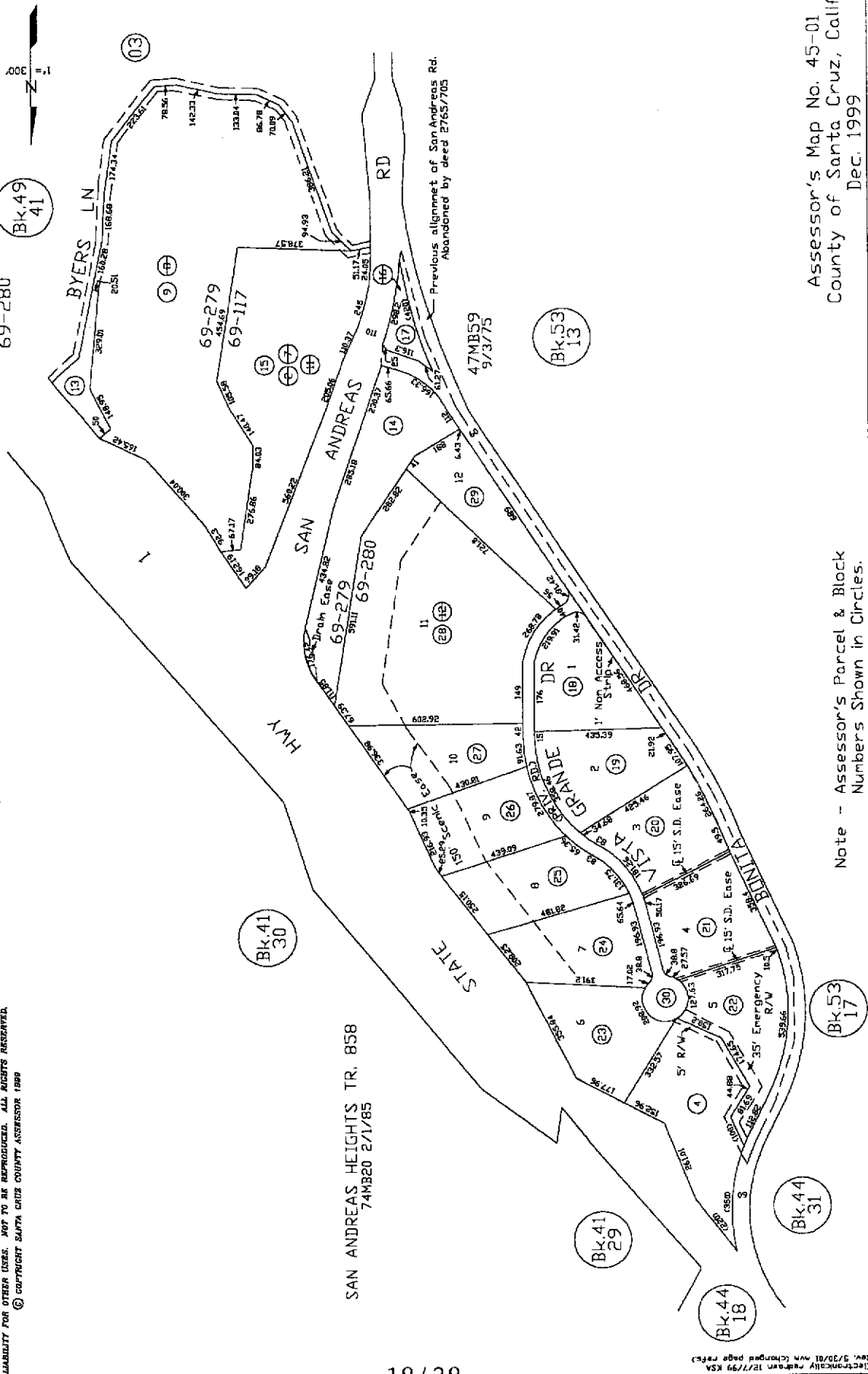
FOR TAX PURPOSES ONLY

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POR. APTOS RANCHO
SEC. 21, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-117 69-279
69-280

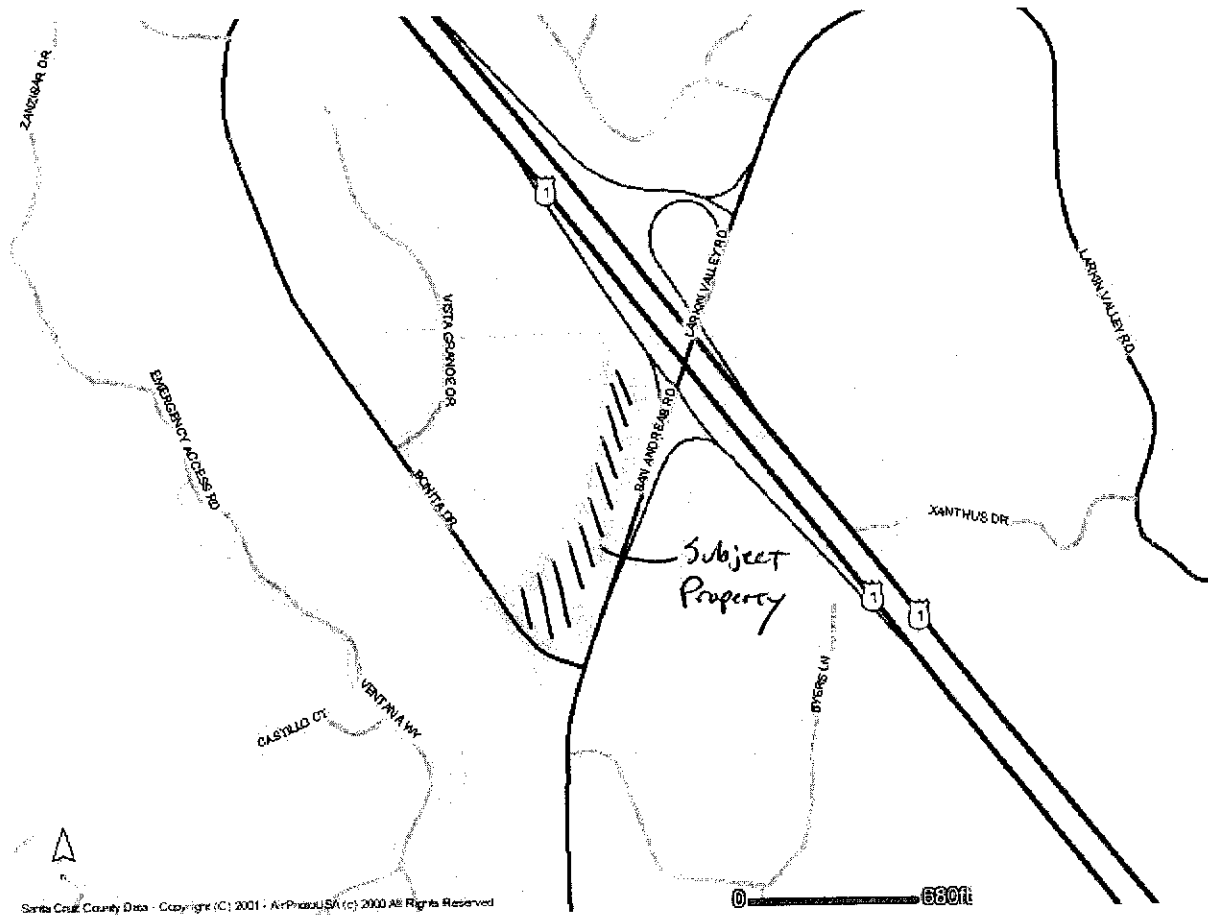
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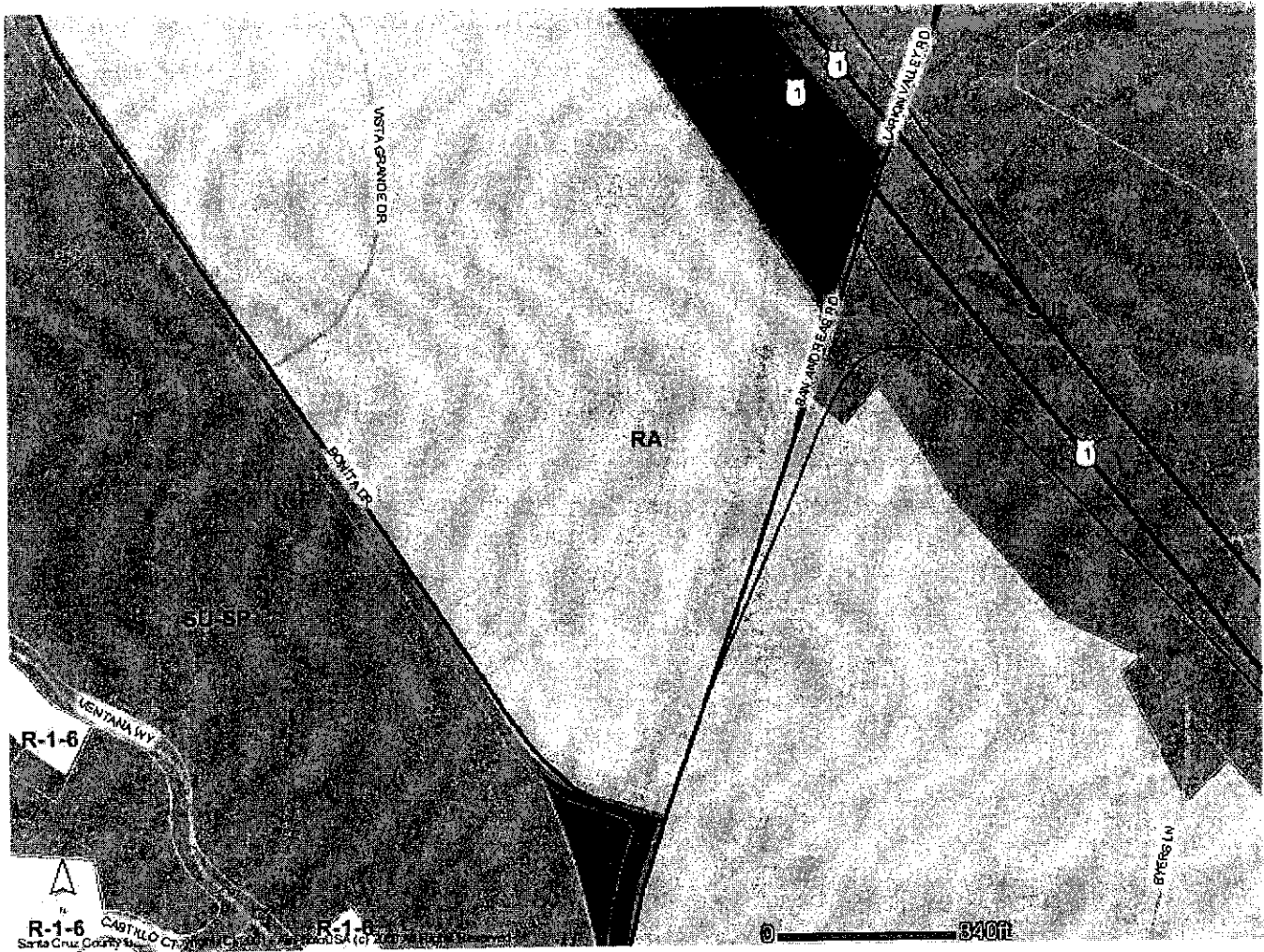
Assessor's Map No. 45-01
County of Santa Cruz, Calif.
Dec. 1999

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

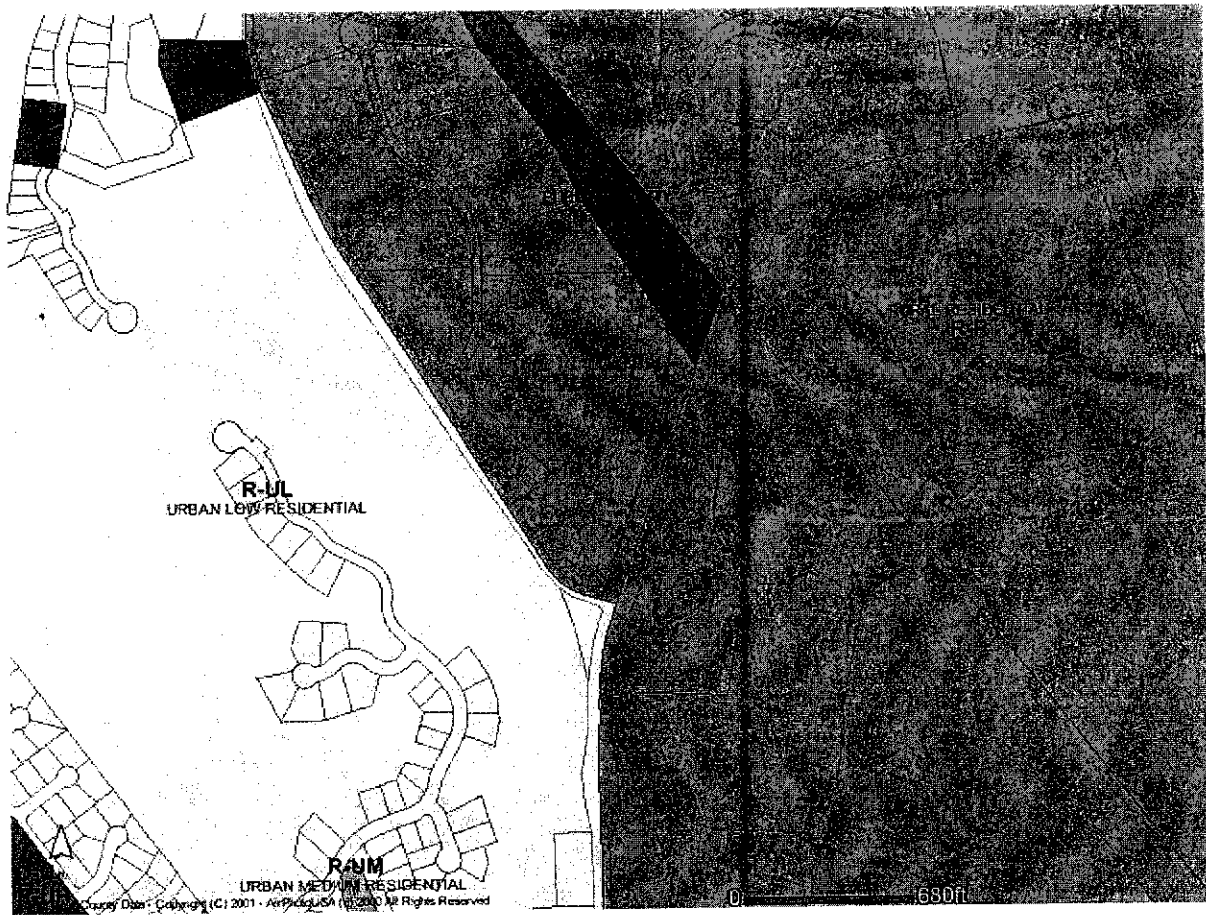
LOCATION MAP



ZONING MAP



GENERAL PLAN MAP



C O U N T Y O F S A N T A C R U Z
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Randall Adams
Application No.: 09-0222
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Date: August 5, 2009
Time: 13:47:26
Page: 1

Environmental Planning Completeness Comments

===== UPDATED ON JULY 9, 2009 BY ROBERT S LOVELAND =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON JULY 9, 2009 BY ROBERT S LOVELAND =====

Conditions of Approval:

1. Obtain a soils report from a California licensed geotechnical engineer if required.
2. Submit a detailed grading and drainage plan for review and approval.
3. Obtain a grading permit if required.

NOTE TO PLANNER:

Santa Cruz long-toed salamander is a species identified within this project area. No further biotic information is requested though since the project site is already semi-developed (basketball court/playground) and impact to the species as a result of this project is highly unlikely.

Dpw Drainage Completeness Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON JULY 6, 2009 BY TRAVIS RIEBER =====

1. Collecting runoff from impervious surfaces and directing it to the existing storm drain system is generally inconsistent with county efforts to hold runoff to pre-development rates.

Note: Projects are required to utilize Best Management Practices where feasible to treat development runoff onsite. Such measures include pervious or semi-pervious pavements, runoff surface spreading, discharging roof and driveway runoff into landscaping, etc.

The applicant is encouraged to discuss the above comments with the reviewer to avoid unnecessary additional routings. A \$210.00 additional review fee shall be applied to all re-submittals starting with the third routing.

Please call the Dept. of Public Works, Storm Water Management Section, from 8:00 am to 12:00 noon if you have questions.

Dpw Drainage Miscellaneous Comments

Discretionary Comments - Continued

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Time: 13:47:26
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LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON JULY 6, 2009 BY TRAVIS RIEBER =====
NO COMMENT

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON JULY 2, 2009 BY DAVID GARIBOTTI =====
No Comment. Existing driveway is in good condition. No increase in use.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON JULY 2, 2009 BY DAVID GARIBOTTI =====
No comment.

Environmental Health Completeness Comments

===== REVIEW ON JUNE 23, 2009 BY JIM G SAFRANEK ===== Project is approved;
for EHS Building Clearance the applicant will need their onsite service provider to
sample and submit the results of effluent testing for the onsite septic treatment
system. To be reviewed by C Wong of EHS, 454-3219.

Environmental Health Miscellaneous Comments

===== REVIEW ON JUNE 23, 2009 BY JIM G SAFRANEK =====
NO COMMENT

Aptos-La Selva Beach Fire Prot Dist Completeness C

===== REVIEW ON JULY 9, 2009 BY ERIN K STOW =====
DEPARTMENT NAME: Aptos/La Selva Fire District Structure is required to be protected
by fire sprinkler system.
Structure shall be connected to existing fire alarm system

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

===== REVIEW ON JULY 9, 2009 BY ERIN K STOW =====
NO COMMENT

INTEROFFICE MEMO

APPLICATION NO: 09-0222

Date: July 9, 2009

To: Randall Adams, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Modular classroom at Aptos Academy, Aptos

COMPLETENESS ITEMS

- none

COMPLIANCE ISSUES

Design Review Authority

13.11.040 Projects requiring design review.

- (e) All commercial remodels or new commercial construction.

Design Review Standards

13.11.072 Site design.

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures	✓		
Natural Site Amenities and Features			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		

Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Views			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles	✓		
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.*(As noted on plans – paint to match existing classrooms)***13.11.074 Access, circulation and parking.**

Lighting			
All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties.			<i>Suggest as Condition of Approval</i>
Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.			<i>Suggest as Condition of Approval</i>
All lighted parking and circulation areas shall utilize low-rise light standards or light fixtures attached to the building. Light standards to a maximum height of 15 feet are allowed.			<i>Suggest as Condition of Approval</i>
Building and security lighting shall be integrated into the building design.			<i>Suggest as Condition of Approval</i>
Light sources shall not be visible from adjacent properties.			<i>Suggest as Condition of Approval</i>
Reduce the visual impact and scale of interior driveways, parking and paving.	✓		



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

Notification of New Planning Application

The County of Santa Cruz Planning Department has received the attached application for a Development Permit, Land Division Permit, or General Plan Amendment. Please see the attached form for a description of this project. If you have any questions or comments regarding this application you may contact the project planner listed below.

Written comments must be received before: July 6, 2009

Date routed: June 18, 2009

<input checked="" type="checkbox"/> <u>1</u> Accessibility → <i>No comments</i>	Dept. of Public Works
<input type="checkbox"/> Code Compliance <i>Stutchie</i>	<input checked="" type="checkbox"/> <u>1</u> Drainage District
<input type="checkbox"/> Environmental Planning <i>6/30/09</i>	<input checked="" type="checkbox"/> <u>1</u> Driveway Encroachment
<input checked="" type="checkbox"/> <u>2</u> Fire District Aptos/La Selva Beach Fire	<input type="checkbox"/> Road Engineering / Transportation
<input type="checkbox"/> Housing	<input type="checkbox"/> Sanitation
<input type="checkbox"/> Long Range Planning	<input type="checkbox"/> Surveyor
<input checked="" type="checkbox"/> <u>2</u> Project Review	<input checked="" type="checkbox"/> <u>1</u> Environmental Health
<input checked="" type="checkbox"/> <u>1</u> Urban Designer	<input type="checkbox"/> RDA
<input type="checkbox"/> Planning Director	<input type="checkbox"/> Other
<input type="checkbox"/> Maps – Level	<input type="checkbox"/> Other

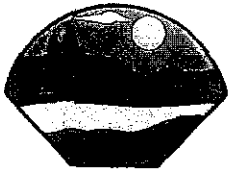
Duplicate Files:

To be Mailed:

- Coastal Commission

Contact Information

Project Planner: **Randall Adams** Tel: 454-3218
Email: pln515@co.santa-cruz.ca.us
Subject APN: **045-011-14**
Application Number: **09-0222**



Aptos/La Selva Fire Protection District

6934 Soquel Drive • Aptos, CA 95003
Phone # 831-685-6690 • Fax # 831-685-6699

July 9, 2009

Planning Department
County of Santa Cruz
Attention: Randall Adams
701 Ocean Street
Santa Cruz, CA 95060

Subject: APN: 045-011-14 / Appl #09-0222
1940 Bonita Drive

Dear Mr. Adams:

Aptos/La Selva Fire Department has reviewed the plans for the above cited project and has no objections as presented.

A plan review fee of **\$50.00** is due and payable to the Aptos/La Selva Fire Department **PRIOR TO APPROVAL** of building application. **Reminder:** the enclosed Permit/Service Fees form must be submitted to the Aptos/La Selva Fire Department at time of payment.

Structure is required to be protected by fire sprinkler system.

Structure shall be connected to the existing fire alarm system.

Sincerely,


Jim Dias, Fire Marshal
Fire Prevention Division
Aptos/La Selva Fire Protection District

Cc: Scholastic Legacy Inc.
1940 Bonita Drive
Aptos, CA 95003

Cc: Jim Stroupe
P.O. Box 388
Aptos, CA 95001

1977⁹
J A M E S S T R O U P E , A R C H I T E C T
P.O. Box 388, Aptos, California
831.688.3300, fax 688.3322

Date: 14 July 2009

To: The Aptos Academy
 1940 Bonita Drive
 Aptos, California 95003

Project: Portable Classroom for The Aptos Academy
 1940 Bonita Drive
 Aptos, California 95003
 APN 045-011-14

Dear Shea,

Thank you for speaking with Randall Adams today regarding his response to our recent planning submittal for this project.

I understand you would like the roof of this relocated portable building to be green in color to match the main school building.

I think that is a good idea and we should be able to match the color very closely.

Respectfully,

Jim Stroupe,
architect