Staff Report to the Zoning Administrator

Application Number: 261264

Applicant: Jaleh Doran
Owner: Jaleh LLC
APN: 043-152-36
Site Address: 545 Beach Drive, Aptos

Agenda Date: November 20, 2026
Agenda Item #: 1
Time: After 9:00 a.m.

Project Description:

Proposal to establish a new four-bedroom Non-Hosted Short-Term Rental for the purpose of overnight lodging for a period of not more than 30 days at a time. Requires a Non-Hosted Short Term Rental Permit.

Location: Property is located on the southwest side of Beach Drive, approximately 0.85 miles southeast of the intersection of Rio Del Mar Boulevard and Beach Drive (545 Beach Drive) in the Aptos Planning Area.

Permits Required: Non-Hosted Short-Term Rental Permit

Supervisorial District: Second (2nd) District (District Supervisor: Kim DeSerpa)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 261264, based on the attached findings and conditions.

Analysis

The subject property is developed with an existing four-bedroom, four-and-a-half bathroom single-family residence, located in the Seacliff Aptos La Selva Designated Area. The dwelling was originally constructed in 1965. Under Building Permit No. 0024965G-00116323, the home underwent a room addition and remodel to result in the current configuration.

Non-hosted short-term rentals (non-hosted rentals) within residential structures are permitted within the Residential Beach (RB) zone district, and the operation of the non-hosted rental is required to comply with all requirements of the short-term rental ordinance. Non-hosted rental permits are subject to renewal pursuant to County Code Section 13.10.694(D)6, as conditioned.

Parking
The provided parking will meet the requirements of SCCC 13.10.694(D)(9)(h)(ix). Pursuant to

this Code Section, parking for non-hosted rentals is limited to the number of on-site parking spaces. A minimum of one on-site space is required for non-hosted rentals containing one or two bedrooms and a minimum of two on-site spaces is required for rentals containing three or more bedrooms. Guests are also allowed to park one additional off-site vehicle in the vicinity of the non-hosted rental but shall not have any exclusive or assigned use of any available street parking. The subject dwelling is comprised of four bedrooms; therefore, two on-site parking spaces are required. Three parking spaces are available on-site, meeting the parking requirements of SCCC 13.10.694(D)(9)(h)(ix)).

Permit Expiration
Pursuant to SCCC 13.10.694(D)(b), non-hosted rental permits expire the same month and day five years subsequent to the effective date of the Non-Hosted Rental/Renewal Permit. Non-hosted rental permits for dwellings containing four or more bedrooms are provisional for a one-year period subject to review for compliance with short-term rental code requirements prior to granting the remainder of the standard five-year term. Pursuant to County Code Section 13.10.694(D)6, an application to renew the permit must be made before the expiration date, but no sooner than 180 days before the expiration date.

Emergency Contact
Jaleh Doran has been designated as the 24-hour contact for the non-hosted rental. Jaleh Doran is located at 278 Oak Creek Boulevard in Scotts Valley, within the required 30-mile response radius from the proposed non-hosted rental property.

Designated Area
The property is located with the Seacliff Aptos La Selva Designated Area, in which a total of 147 non-hosted rental permits may be issued and wherein no greater than 20% of parcels in a Designated Area Block (DAB) may be occupied by parcels with non-hosted or hosted rental permits. There are currently 105 and five pending non-hosted rental applications within Seacliff Aptos La Selva Designated Area, resulting in 37 available permits. The subject parcel is located along Beach Drive, therefore the SALSDA caps and block limits does not apply to this parcel and approval of this permit does not affect the count of permits in the area, per SCCC 13.10.694(C)(9).

Proximity in SALSDA Exclusion Zone
The proximity rule does not apply within the SALSDA exclusion zone as it was the intent of the regulations to preclude caps and limits there.

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

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

- **APPROVAL** of Application Number **261264,** 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 Division, 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.sccoplanning.com

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Exhibits

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION

The Santa Cruz County Planning Division 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: 261264
Assessor Parcel Number: 043-152-36
Project Location: 545 Beach Drive, Aptos

Project Description: Proposal to establish a new four-bedroom non-hosted short-term rental for the purpose of overnight lodging for a period of not more than 30 days at a time. Requires a Non-Hosted Short Term Rental Permit.

Property is located on the southwest side of Beach Drive, approximately 0.85 miles southeast of the intersection of Rio Del Mar Boulevard and Beach Drive (545 Beach Drive) in the Aptos Planning Area.

Person or Agency Proposing Project: Jaleh Doran

Contact Phone Number: (831)588-0333

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).

E. X Categorical Exemption

F. Reasons why the project is exempt:

Class 1 – Existing Facilities: Conversion of an existing single family residence, to a residential non-hosted short-term rental, will not result in environmental impacts in that a non-hosted short-term rental use is synonyomous with a residential use.

Class 3-Conversion of Small Structures: Conversion of the existing single family residence, to allow for non-hosted short-term rental use, will not result in modifications to the existing, legally constructed residential structure.

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

_____ Date:_____
Donovan Arteaga, Project Planner

EXHIBIT A

Discretionary Permit Findings

(a) Health and Safety. The proposed location of the project and the conditions under which it would be developed, 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 be materially injurious to properties or improvements in the vicinity.

This finding can be made; in that the proposed residential non-hosted short-term rental is located in an existing residential structure in an area designated for residential uses and is not encumbered by physical constraints to development. The residential non-hosted rental will comply with health and safety standards established for non-hosted rental units, including smoke and carbon monoxide alarms, working ground fault circuit interrupters, emergency egress in all sleeping rooms, and handrails along stairs and walking surfaces above 30 inches in height to ensure the optimum in safety. In addition, the non-hosted short-term rental standards address noise, occupancy, and parking to ensure that there are no detrimental effects of the non-hosted short-term rental.

(b) Zoning Conformance. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of 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 location of the proposed non-hosted short-term rental and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances, including the short-term rental ordinance, and the purpose of the RB (Residential Beach) zone district as the primary use of the property will be a residential non-hosted short-term rental dwelling that meets all requirements of the short-term rental ordinance.

(c) General Plan Conformance. The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential non-hosted short-term rental use is consistent with the use and density requirements specified for the O-R; R-UL (Parks, Recreation, and Open Space; Urban Low Density Residential) land use designation in the County General Plan as it is a residential use in an existing residential structure and the short-term rental ordinance implements the standards contained in the Noise Element of the General Plan.

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

(d) CEQA Conformance. The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption for this project.

(e) Utilities and Traffic Impacts. The proposed use will not overload utilities, result in

inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed residential non-hosted short-term rental is to be located within an existing single family residential structure. The expected level of traffic generated by the proposed non-hosted short-term rental is commensurate to any other residential use of the dwelling because the short-term rental occupancy of a residence does not change the type of use within the dwelling and, further, guest celebrations that result in temporary increased traffic can occur with both non-hosted short-term rental residential use and residential use. The project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

(f) Neighborhood Compatibility. The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the non-hosted short-term rental is proposed to be located within an existing residential dwelling located within a residential neighborhood, consistent with the land use intensity and density of residential neighborhoods. Both non-hosted short-term rental uses and residential uses can include celebrations that result in a temporary increase in vehicles and building occupancy.

(g) Local Coastal Program Consistency. For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding can be made, in that the short-term non-hosted short-term rental of an existing residential dwelling is consistent with the provisions of the certified Local Coastal Program.

Site Development Permit Findings

(a) Siting and Neighborhood Context. The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed non-hosted short-term rental is in substantial conformance with the requirements of the County Design Review Ordinance because no exterior changes to the existing residence are proposed as part of this application.

(b) Design. The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

This finding can be made, in that the proposed non-hosted short-term rental is in substantial conformance with the requirements of the County Design Review Ordinance because no exterior

changes to the existing residence are proposed as part of this application.

EXHIBIT B

Conditions of Approval

Exhibit D: Project plans, prepared by Dennis L. Anderson, dated April 7, 1995.

I. This permit authorizes the operation of a non-hosted short-term rental (non-hosted rental) for the purpose of overnight lodging for a period of not more than 30 days at a time, as indicated on the approved Exhibit "D" for this permit. 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. 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 Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.

II. Operational Conditions

A. The non-hosted rental shall be maintained and operated so that, at all times, it is in compliance with the items listed on the Non-hosted Rental Certification form on file with the Department of Community Development and Infrastructure.

B. Issuance of this permit shall not infer approval of new development or the private use of any property outside of the subject parcel boundary, including public and private rights-of-way, State Parks land, and County owned property. The term “new development” shall include, but is not limited to, fencing, patios, and accessory structures. The term “use” shall include, but is not limited to, outdoor seating, parking (in non-designated areas), and storage of equipment or materials.

C. The maximum, overnight occupancy of the non-hosted rental shall not exceed ten people (two per bedroom, plus two additional people, children under eight not counted).

D. The maximum number of vehicles associated with the non-hosted rental overnight occupants shall not exceed four (number of on-site parking spaces, plus one additional non-exclusive on-street parking space).

E. The maximum occupancy allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m. shall not exceed twenty people (twice the number of overnight occupants, children under 8 not counted).

F. No weddings, outdoor parties, or similar activities are authorized under a short-term rental permit.

G. Occupants and guests shall adhere to the noise standards contained in the County Noise Ordinance (County Code Chapter 8.30). A copy of the County Noise Ordinance (County Code Chapter 8.30) shall be posted inside the non-hosted rental in a location readily visible to all guests.

H. Non-hosted rental rules (house rules) shall be posted inside the non-hosted rental

in a location readily visible to all guests. The rules shall include, but not necessarily be limited to the following: maximum number of guests allowed; maximum number of people allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m.; maximum number of vehicles allowed' restrictions on noise (contained in the County Noise Ordinance), illegal behavior, and disturbances, including an explicit statement that fireworks are illegal in Santa Cruz County; and directions for trash management.

I. Fireworks are illegal in Santa Cruz County and prohibited at the non-hosted rental.

J. A Short-Term Rental Hotline Sign shall be placed on the subject property so as to be clearly seen and readily readable from each right-of-way providing primary vehicle access to the subject property. Signs shall be located so as to not interfere with vehicular line of sight. This sign shall include the County's short-term rental hotline number ({831} 316-3795), identify the structure as a non-hosted rental, and display the beginning and end dates of the five-year term of the permit (the permit effective date and permit expiration date). The sign must conform to the requirements outlined in SCCC 13.10.580 (B): One non-illuminated sign not larger than six square feet in area pertaining to the sale, lease, rental, or display of a structure or land. The sign shall be continuously maintained while the dwelling is used as a non-hosted rental.

K. The name, address, and telephone number(s) of the local property manager (24-Hour contact person) shall be posted inside the non-hosted rental in a location readily visible to all guests.

L. Any change in the local property manager's name, address, or telephone number shall be promptly furnished to the Community Development and Infrastructure Department, the local Sheriff Substation, the Auditor-Controller-Treasurer Tax Collector, the main County Sheriff's Office, and the local fire agency, and to the property owners of all properties located within a 300-foot radius of the boundaries of the parcel on which the non-hosted rental is located. Proof of mailing or delivery of the updated contact information to all of the above shall be submitted to the Planning Department within 30 days of change in the local property manager's contact information.

In addition, the applicant shall complete the online contact (see link below) information survey to ensure that the Community Development and Infrastructure Department is apprised of current contact information and for emergency notifications by the County Office of Response, Recovery and Resilience. Survey can be accessed via this link: https://forms.office.com/g/5kjvAnC8n6.

M. The local property manager (24-hour contact person) shall be located within 30 miles of the non-hosted rental. The local property manager shall be available 24 hours a day to respond to tenant and neighborhood questions or concerns. Failure to respond within 60 minutes of being contacted, as verified by County Code Enforcement staff or the County Sheriff, shall constitute a significant violation and may lead to revocation of the permit in accordance with SCCC 18.10.136.

N. The local property manager shall be registered for the County Emergency Alert and

Warning platform, CruzAware to ensure that if there is an emergency or pending emergency, they can notify non-hosted rental occupants in a timely manner. CruzAware registration information shall be posted in a prominent location inside the short-term rental to ensure access to emergency alerts is available to occupants during their stay.

O. All listings on hosting platforms and any other advertising for short-term rentals shall include the short-term rental permit number in a prominent location. Where photos with numbers are allowed, a photo containing the permit number shall be included where the permit number is visible and legible. Additionally, for non-hosted rentals, a photo of the required signage, if applicable, that includes the Hotline number and non-hosted rental identification is required. Advertising shall also include the number of overnight guests allowed, maximum number of people allowed for celebrations, number and location of on-site parking spots, approximate location of off-site parking spots, restrictions on noise, permit number, and language on road conditions if the property is located in a mountainous area.

P. The owner/applicant shall comply with the regulations and standards set forth in Chapter 4.24 of the County Code, including any required payment of transient occupancy tax for the non-hosted rental unit.

Q. Permits for non-hosted rentals shall expire five years from the date of approval. To continue in operation as a legal non-hosted rental, an application to renew the permit must be made before the expiration date, but no sooner than 180 days before the expiration date. Non-hosted rental permits are non-transferable and become void when a property transfer triggers reassessment.

R. This permit is provisional for a one-year period subject to review for compliance with short-term rental code requirements prior to granting the remainder of the standard five-year term. In the event of a substantiated significant violation within this one-year period, the permit shall become null and void. If there are no substantiated violations in this one-year period, the short-term rental permit shall expire five years from the date of approval. To continue in operation as a legal short-term rental, an application to renew the permit must be made before the expiration date, but no sooner than 180 days before the expiration date. Non-hosted rental permits are non-transferable and become void when a property transfer triggers reassessment.

S. A violation of any of the requirements to obtain a non-hosted rental permit may be grounds for denial of a new non-hosted rental permit application. Further, violations of non-hosted rental regulations, or of any other provision of the Santa Cruz County Code, may be grounds for denial of a renewal application or revocation of an existing non-hosted rental permit after consideration at a public hearing by the Zoning Administrator (or by the Planning Commission upon referral).

T. If more than two significant violations occur on a non-hosted rental property within a 12-month period, a permit shall be noticed for a public hearing to consider permit revocation, pursuant to SCCC 18.10.117. “Significant violations” are: citations for violation of SCCC 8.30 (Noise); violation of any specific conditions of approval associated with the permit; mis-advertising the capacity and limitations applicable

to the non-hosted rental; written warnings, or other documentation filed by law enforcement; violations of State or County health regulations; non-compliance with a public health order or emergency regulation issued by State or local authorities which may limit use and occupancy of non-hosted rentals; delinquency in payment of transient occupancy taxes, fines, or penalties; non-responsive property management, including failure by the local property manager to respond to calls within 60 minutes; and failure to maintain signage. In the event a permit is revoked, the person or entity from whom the permit was revoked shall be barred from applying for a non-hosted rental permit for the same parcel without prior consent of the Board of Supervisors.

U. The non-hosted rental shall provide overnight lodging for a period of not more than 30 days at a time.

V. Trash cans (waste and recycling) provided for the Non-hosted Rental shall be 96 gallon in size.

W. In addition to any other permits required for a proposal to expand the square footage of a permitted non-hosted rental structure by an amount equal to or more than 50 percent or to increase the existing number of bedrooms by demolition or remodeling, a new non-hosted rental permit shall be required for an existing non-hosted rental and shall be subject to the limits and caps set forth in SCCC 13.10.964(D)(4).

X. 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.

III. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or

proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.

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 applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner 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. The "applicant/owner" shall include the applicant and/or the owner and the successor'(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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 five years from the effective date listed below unless the conditions of approval are complied with and the use commences before the expiration date.

Approval Date: _____

Effective Date: _____ (after 5 p.m.)

Expiration Date: _____

_____
Deputy Zoning Administrator
Nathan MacBeth

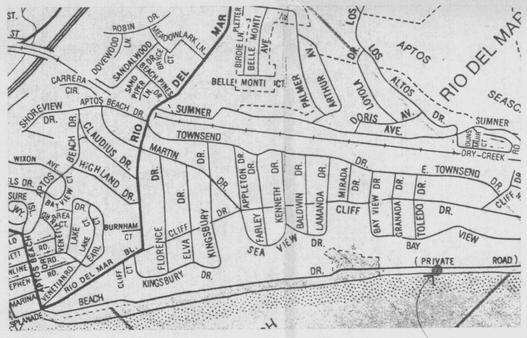
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.



SITE PLAN

1/8" = 1'-0"

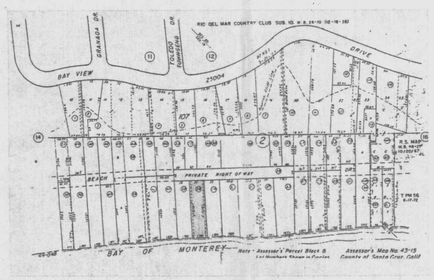
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SITE
545 BEACH DR.

LOCATION MAP

NO SCALE



VICINITY MAP

NO SCALE

SITE PLAN NOTES:

APN 043-152-36

LOT SIZE	11,050 S.F.
LOT COVERAGE	30 %

EXISTING: 3 BEDROOM 3 BATH DWELLING

1. HABITABLE HEATED SPACE	1,878 S.F.
2. COVERED 2-CAR CARPORT	400 SF
3. RAISED REDWOOD DECK	1,529 SF

PROPOSED: ENLARGE DINING AREA, ADD T.V. ROOM, ADD 2ND STORY MSR. BEDROOM W/OFFICE & MSR. BATH, ADD 1ST STORY STOR./MECH. RM. & ½ BATH

1. HABITABLE HEATED SPACE	1,029 SF
2. RAISED REDWOOD DECK	176 S.F.
3. DECK REMOVED FOR DINING ADDITION	-115 SF

RESULTING: 4 BEDROOM 4½ BATH DWELLING

1. HABITABLE HEATED SPACE	2,987 SF
2. RAISED REDWOOD DECK	1590 SF

PARKING: 3- UNCOVERED SPACES

EROSION CONTROL / DRAINAGE NOTES:
ALL RUNOFF TO EXISTING BEACH HENCE TO OCEAN

APPRAISED VALUE OF STRUCTURE	$ 237,405	
50% OF APPRAISED VALUE	$ 118,702	
ALLOWABLE ADDITION BY COUNTY	118,702/88.03 =	1348 #
PROPOSED ADDITION		1029 #

LIST OF DRAWINGS

1. SITE PLAN - VICINITY MAP
2. FLOOR PLANS
3. EXTERIOR ELEVATIONS

Applican
Jaleh Doran
172 Oak Creek Blvd
Scotts Valley, CA 95066
831-566-0333
Jalehdoran@yahoo.com

APN 043-152-36 Owner

Jaleh LLC
940 Park Ave
San Jose, CA 95126
408-371-6505
Info@nationalsecurityind.com

EXHIBIT D

REVISIONS	BY

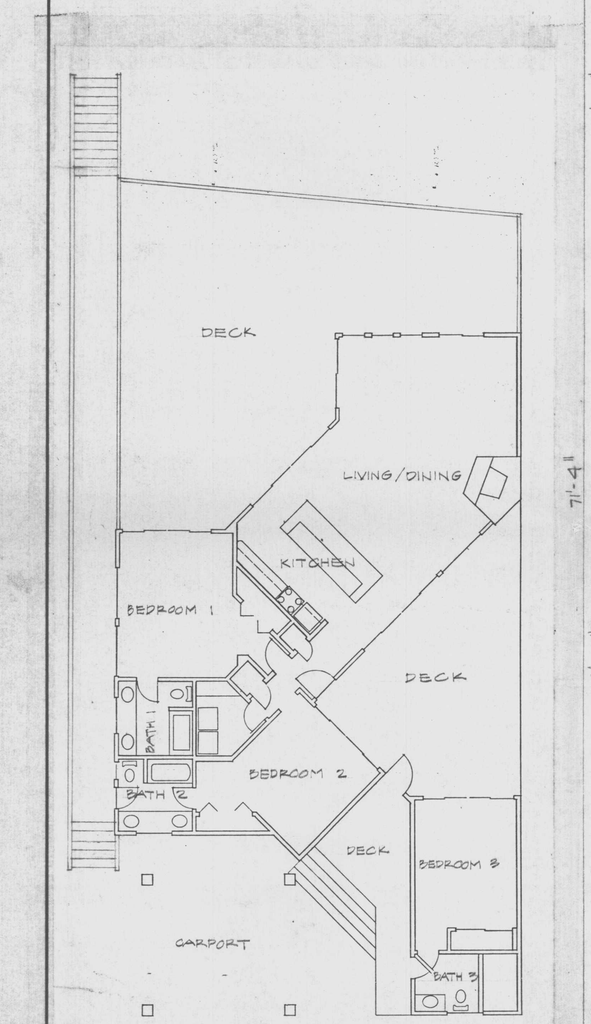
DESIGNED BY:
DENNIS L. ANDERSON
439 PALISADES ■ SANTA CRUZ ■ 95062
TEL 408/476-0526 ■ FAX 408/476-0197

1. SITE PLAN
2. LIST OF DRAWINGS
3. VICINITY MAP

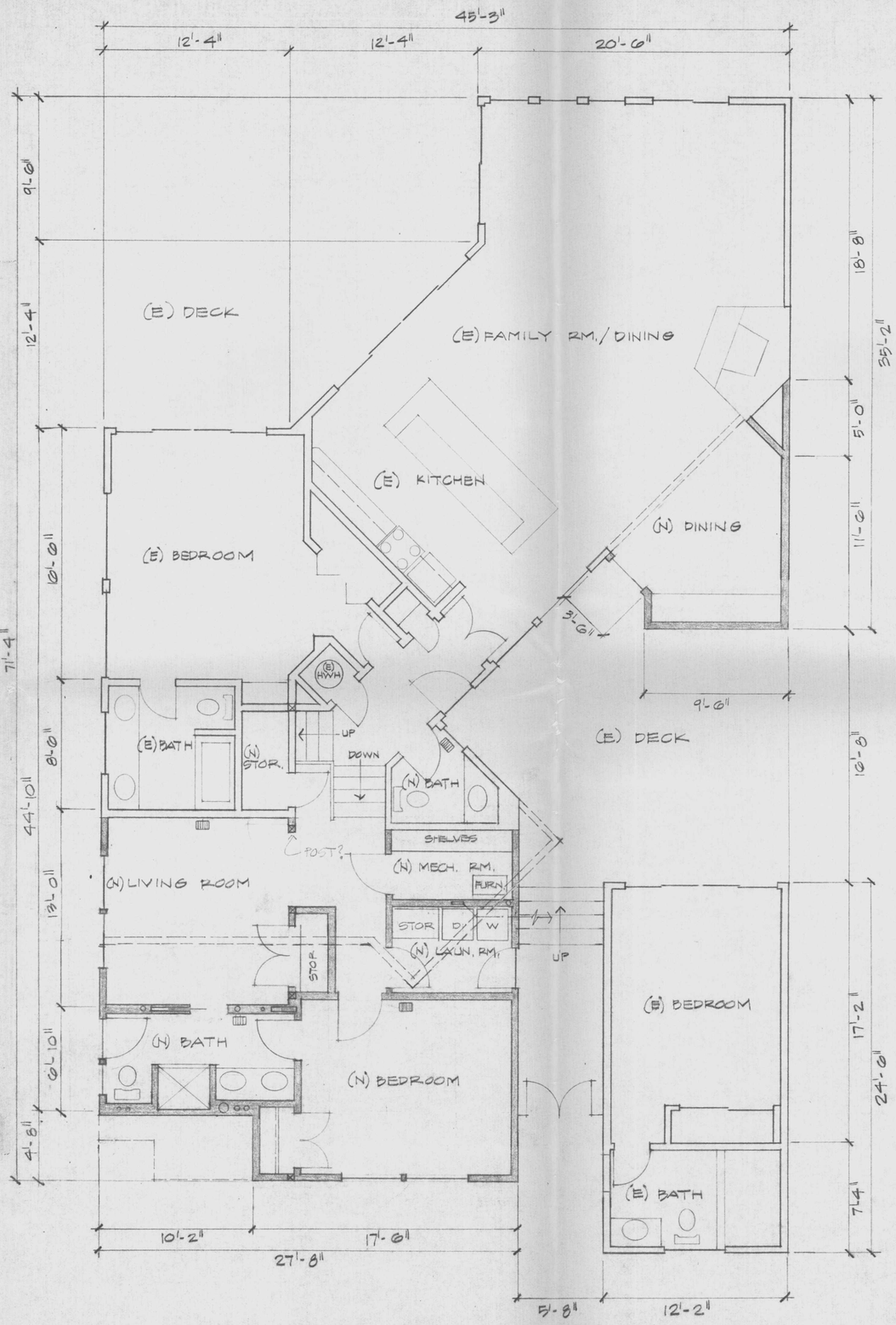
A PROPOSED RESIDENCE FOR:
ROBERT & MARY ANN FORSLAND
545 BEACH DRIVE
APTOS, CA. 95003
APN 043-152-36

Date	4.7.95
Scale	A.N.
Drawn	DLA
Job	134
Sheet	1
Of	3 Sheets

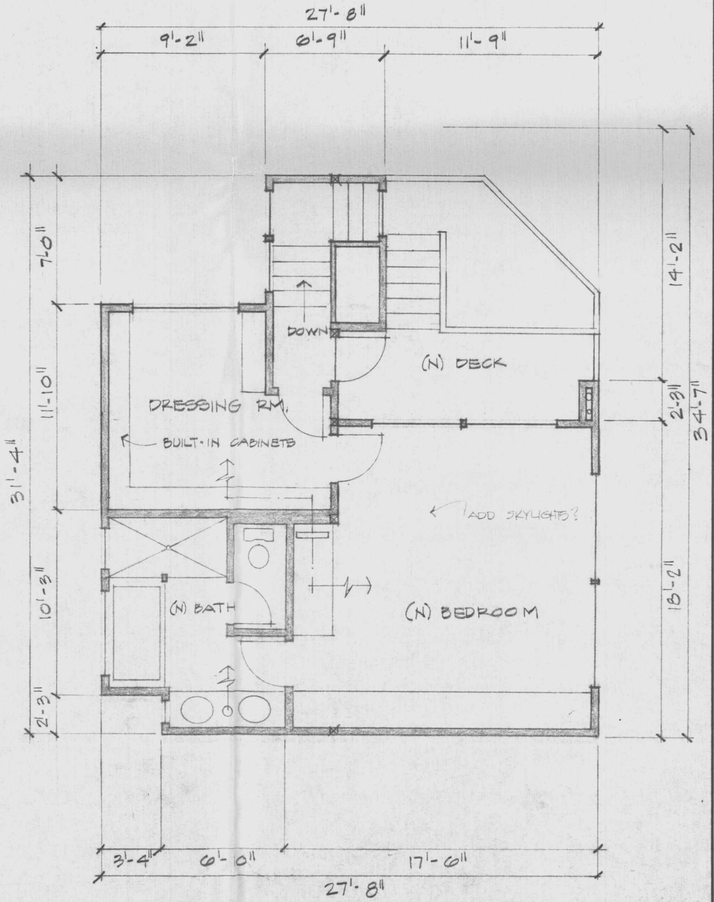
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EXISTING FLOOR PLAN
1/8" = 1'-0"



LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"



UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"

APN 043-152-36 Owner
Jaleh LLC
940 Park Ave
San Jose, CA 95126
408-371-6505
Info@nationalsecurityind.com

Applican
Jaleh Doran
172 Oak Creek Blvd
Scotts Valley, CA 95066
831-566-0333
Jalehdoran@yahoo.com

(N) — NEW
(E) — EXISTING
— EXISTING WALLS TO REMAIN
— EXISTING WALLS TO BE REMOVED
— NEW WALLS

REVISIONS	BY

DESIGNED BY:
DENNIS L. ANDERSON
433 PALISADES ■ SANTA CRUZ ■ 95062
TEL 408/ 476 4026 ■ FAX 408/ 476 0197

1. EXISTING FLOOR PLAN
2. PROPOSED FLOOR PLANS

A PROPOSED REMODEL FOR:
ROBERT & MARY ANN FORSLAND
FAIS BEACH DRIVE
APTOS, CA 95003
APN 043-152-30

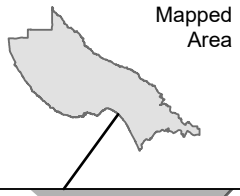
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Job	134
Sheet	2
Of	2 Sheets

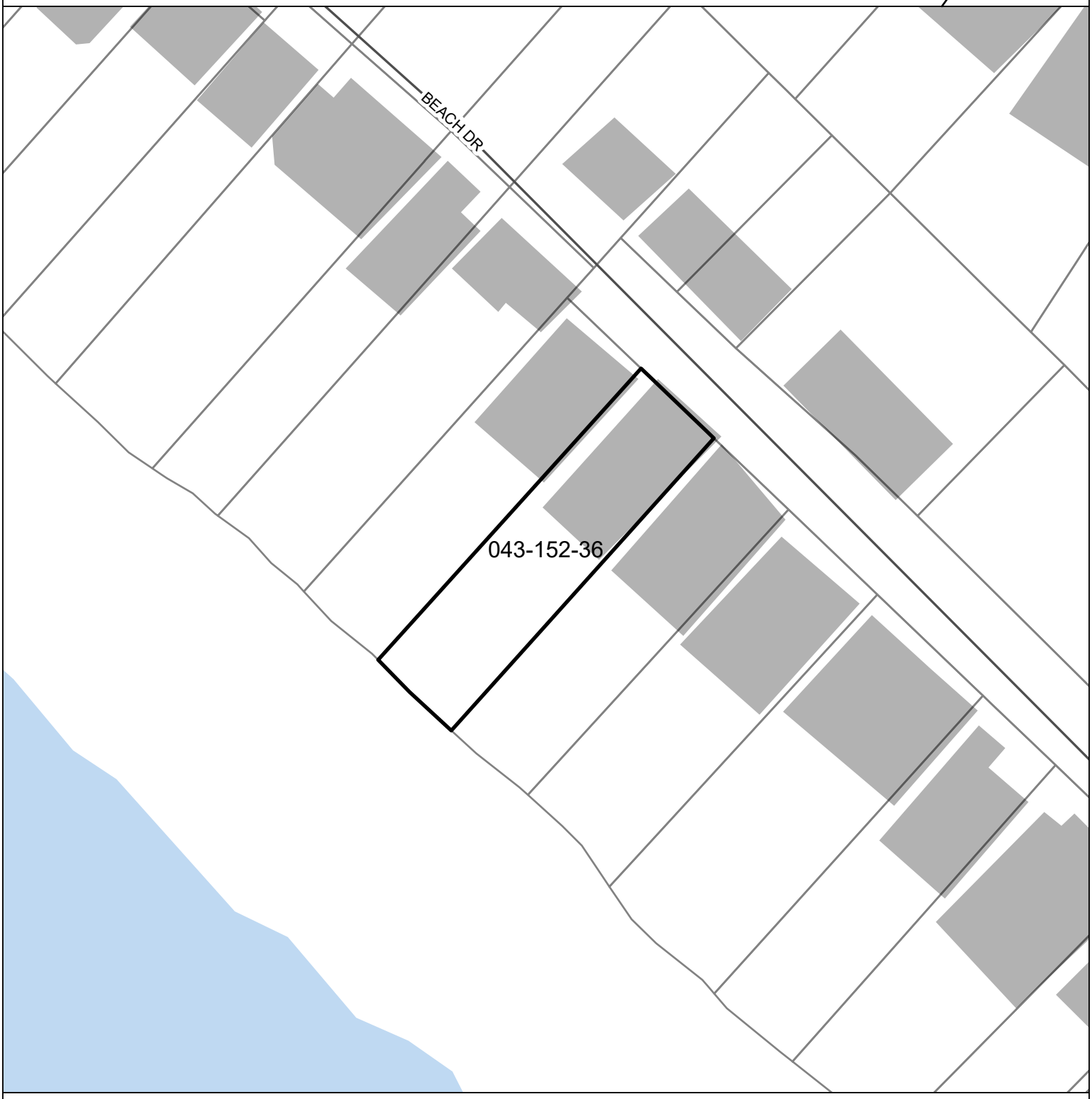
EXHIBIT D

24 X 36 PRINTED ON NO. 1000H CLEARPRINT ●

Santa Cruz County Planning Department

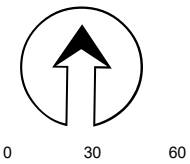
Parcel Location Map





Parcel: 04315236

☐ Subject Parcel

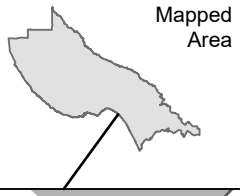


Map printed: 10 Nov. 2026

EXHIBIT E

Santa Cruz County Planning Department

Parcel General Plan Map



BEACH DR

R-UL

043-152-36

O-R

Subject Parcel

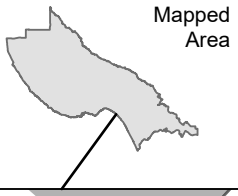
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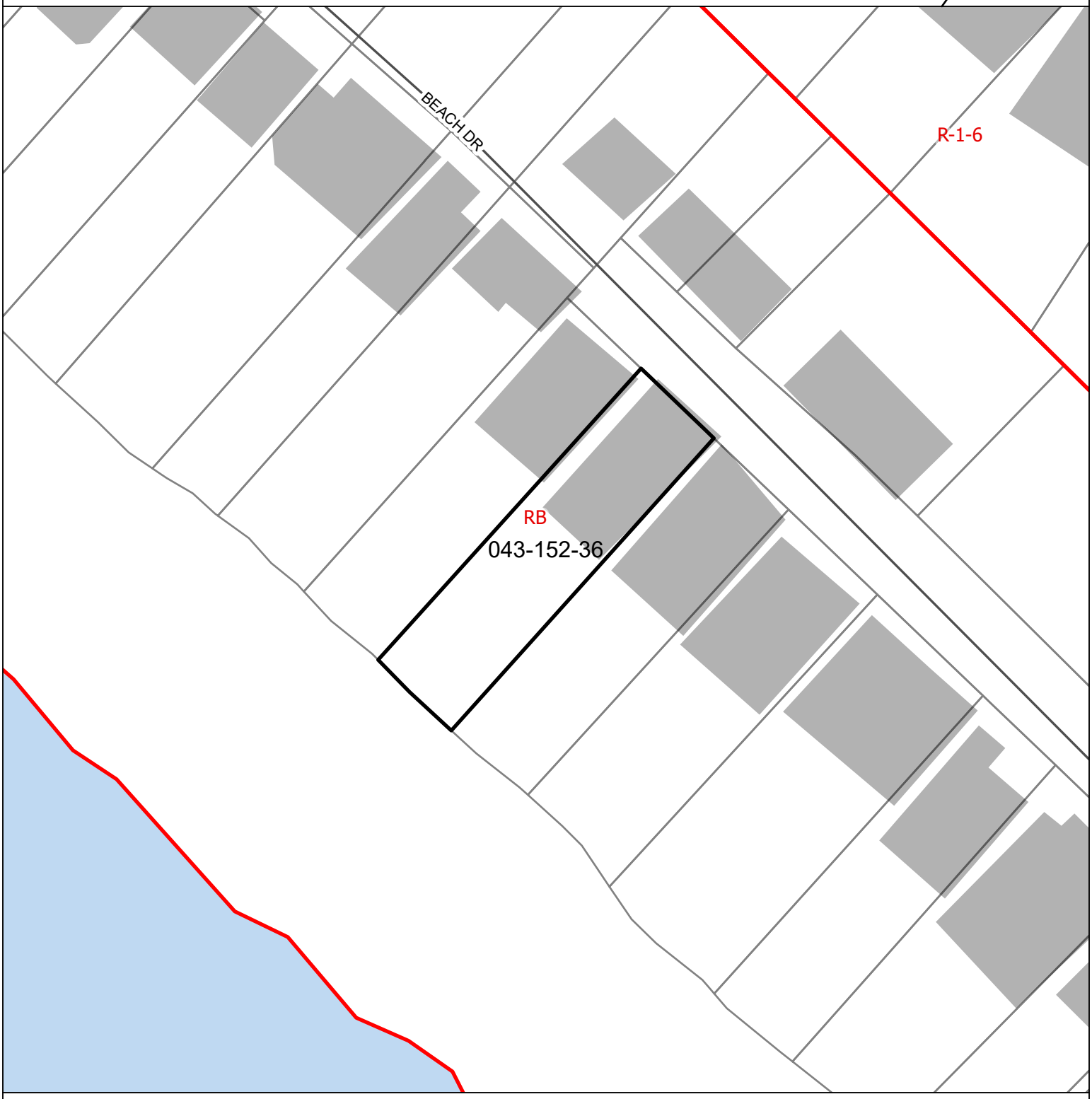
Feet

EXHIBIT E

Santa Cruz County Planning Department

Parcel Zoning Map





Subject Parcel

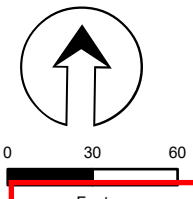


EXHIBIT E

Parcel Information

Services Information

Urban/Rural Services Line:	_x_ Inside __ Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	Santa Cruz Sanitation District
Fire District:	Central Fire Protection District
Drainage District:	Flood Control District 6

Parcel Information

Parcel Size:	9,931.68 square feet (0.22 acres)
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential, Recreation/Beach
Project Access:	Beach Drive
Planning Area:	Aptos
Land Use Designation:	O-R; R-UL (Parks, Recreation, and Open Space; Urban Low Density Residential)
Zone District:	RB (Residential Beach)
Coastal Zone:	_x_ Inside __ Outside
Appealable to Calif. Coastal Comm.	__ Yes _x_ No

Technical Reviews: None

Environmental Information

Geologic Hazards:	VE flood zone
Fire Hazard:	Not a mapped constraint
Slopes:	Project site is flat in topography
Env. Sen. Habitat:	Not mapped
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Mapped scenic resource
Archeology:	Not mapped