



Staff Report to the Zoning Administrator

Application Number: **08-0367**

Applicant: Barbara Nelson C/O Powers Land Planning
Agenda Date: March 7, 2009

Owner: Barbara Nelson
APN: 043-072-01

Agenda Item #: 2
Time: After 10:00 a.m.

Project Description: Proposal to construct two six foot tall electric gates and fence at the entrance of an existing carport and remove an unpermitted railing on top of roof.

Location: Property located approximately 125 feet east of the corner of Beach Drive and Rio Del mar Blvd., at 202 Beach Drive, Aptos.

Supervisory District: Second District (District Supervisor: Ellen Pirie)

Permits Required: Amendment to Coastal Development Permit and Variance 88-0599 and a Residential Development Permit to allow a fence and gate to exceed 3 feet in the front yard at the entrance to an existing carport, which has a zero foot front yard setback.

Technical Reviews: None

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- APPROVAL of the portion of Application Number 08-0367 that describes the removal of the unauthorized railing on the roof level, based on the attached findings and conditions.
- DENIAL of the portion of Application Number 08-0367, that describes construction of two six foot gates and a fence, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|--|
| A. | Project plans | H. | Printout, Discretionary application comments, dated 02/05/09 |
| B. | Findings | I. | Letter from Aptos/La Selva Fire Protection District, dated 8/21/08 |
| C. | Conditions | J. | Project plans, dated June 2008 |
| D. | Categorical Exemption (CEQA determination) | K. | Comments & Correspondence |
| E. | Assessor's parcel map | | |
| F. | Zoning & General Plan map | | |
| G. | Location map | | |

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

Parcel Information

Parcel Size: 653 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Beach Drive
Planning Area: Aptos
Land Use Designation: R-UH (Urban High Density Residential)
Zone District: RM-2.5 (Multi-Family Residential -2.500 square foot minimum)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Coastal High Hazard –flood zone, slope instability across Beach Drive
Soils: Purisima Formation (soil map index 109), Elkhorn-Pfeiffer complex (soil map index 136)
Fire Hazard: Not a mapped constraint
Slopes: Essentially flat
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Located adjacent to Rio Del Mar State Beach
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa Cruz Sanitation District
Fire District: Aptos/La Selva Fire District
Drainage District: Zone 6

Project Setting

The property is located on the beach side of Beach Drive, adjacent to the Rio Del Mar Esplanade in an area known as "the islands". This is the first property in a line of two and three story homes, most of which predate zoning and building permit requirements. Most homes are built to the property lines and are considered significantly non-conforming due to the proximity to Beach Drive right of way. A 37-foot pedestrian public right of way is located adjacent to the property in

the rear of the parcel. The subject parcel abuts the Beach Drive right of way, which at this location is the narrowest, at 31 feet wide, and serves as the entrance to the remainder of the properties on Beach Drive.

The property is subject to coastal wave run up (V-zone) and was constructed to comply with Federal Emergency Management Agency (FEMA) requirements by having an open, non-habitable first floor. The area and subject property is also subject to potential slope instability from the steeply sloped coastal bluff located across the street on the north side of Beach Drive.

Parcel History

The existing three story residence was constructed with Permit 88-0599 for a Coastal Development Permit and Variances to reduce the required 20 foot front yard setback to the entrance of the carport to zero; reduce the required 15-foot front setback to the walls of the house to zero; reduce the required 15-foot front setback to the walls of the house to zero; reduce the required 15-foot rear yard to zero; reduce the required 7-foot side yard to zero; increase the maximum 0 foot north and south side yard wall heights to about 25 feet; increase the maximum allowed lot coverage to about 100%; and increase the maximum allowed building envelope.

In 1993 the applicant sought to recognize the addition of an air conditioning/heating unit on the roof and to revise condition of approval I.F. for Permit 88-0599, which required that an enclosed area off the deck which was proposed to be a solarium not exceed 70 square feet, so that it would not be an adequate size for a bedroom. The home was approved as a one bedroom as there is insufficient area to provide the required three parking spaces for a two bedroom home per County Code 13.10.552. The applicant requested an Amendment under Permit 93-0258 to delete the 70 square foot limitation to allow a two bedroom home and to recognize the air conditioning/heating unit on the roof. The third parking space was to be provided within the 37' pedestrian walkway. The request for a two bedroom and a third off-site parking space was denied because the parking ordinance does have provisions for residential uses to provide required parking spaces off-site, and the establishment of a parking space within a dedicated public walkway would conflict with use of the area by the public. The air conditioning/heating unit on the roof was approved with the equipment to be painted to match the tile on the top of the roof to mitigate for visual impact to the neighbors. Subsequently, building permit 91561 was issued for the single family dwelling and finalized on July 30, 1993.

In January 2008, a complaint was filed and follow up by code compliance staff verified that an unauthorized third story roof top deck was constructed, which included railing, a hot tub and ladder from the second story deck for access.

On August 7, 2008 the County of Santa Cruz accepted an application to construct two six foot tall electric gates and fence at the entrance of an existing carport and to rectify the code compliance issues by removing the railing at the top of the roof and the hot tub.

Zoning & General Plan Consistency

The subject property is a 653 square foot lot, located in the RM-2.5 (Multi-Family Residential - 2,500 square foot minimum) zone district, a designation that allows residential uses and is

consistent with the site's (R-UH) Urban High Density Residential General Plan designation.

The applicant is seeking to install two six-foot iron gates and fence at the front of the carport to stop the public from cutting through the open lower floor of the building to access the beach. County Code 13.10.323 requires a 20-foot minimum front yard setback to the entrance of a carport or garage. In 1988, the subject property was granted a variance to allow an open carport that has no setback from the front property line or from Beach Drive. The currently proposed fence effectively encloses the carport. An enclosed structure on the property line is not in conformance with the Zoning Ordinance.

The second element of the proposal, to remove the railing on the roof in order to rectify a code violation, is in conformance with the Zoning Ordinance.

Local Coastal Program Consistency

The proposed six foot fence and gates are not in conformance with the County's certified Local Coastal Program. General Plan Policy/LCP 7.7.26 allows property owners to erect barriers to discourage public encroachment upon private property while ensuring that beach access is protected. However, the gates and fence proposed at the front of the property create a hazard to the public using the 37 foot pedestrian easement located at the rear of the property in that the gates cannot close without a vehicle driving onto the easement. In addition, the need to drive onto the 37 foot pedestrian easement to properly use the gates is in conflict with General Plan Policy/LCP 7.7c and 7.7.10, which requires that beach and pedestrian access be maintained and protected.

The second element of the proposal, to remove the railing on the roof in order to rectify a code violation, is in conformance with the Local Coastal Plan.

Analysis

The proposed gates enclose the carport, which was approved as an open structure under Coastal Development Permit and Variance 88-0599 and a third parking space on the pedestrian easement was subsequently denied under Amendment 93-0258. The carport abuts the Beach Drive right of way, which creates two difficulties. Firstly, a car waiting for the gates to open in order to enter the property would block traffic on Beach Drive, as there is no space on the road for a car to pull off the road to open and close the gates or for cars to pass. County of Santa Cruz Department of Public Works roads engineering staff have commented that the gates are not in compliance with County Design Criteria which require an 18 foot setback between gates and the edge of pavement. The setback is necessary to avoid traffic conflicts and interference with pedestrians on the sidewalk.

Secondly, the location of the fence on the property and the design of the fence do not allow sufficient room for the gates to be closed when the cars enter the carport area. The parcel is 22 feet deep at it's maximum. This length, combined with a parking space requirement of 18 feet per County Code 13.10.525, does not allow for a properly functioning gate. In order for the gates to be closed a car must drive onto the 37' pedestrian easement at the rear. This creates a hazard to the general public and neighbors whom might be using the pedestrian walkway to access the beach. A request for a third parking space, which similarly involved a car encroaching onto the

easement, was denied in 1993.

The applicant seeks to erect the gates to discourage the general public from cutting through the open carport area to access the beach. Staff believes that erecting a stationary fence at the rear of the carport that is compliant with FEMA regulations is an effective alternative that would serve the owner's purpose and would not result in blocking traffic on Beach Drive or encroachment onto the pedestrian easement.

The applicant seeks to resolve code compliance issues that are related to the third story roof that has been converted to a deck with railing, which contains a hot tub and is accessed by a ladder. If the Zoning Administrator denies the proposed six foot gate and fence, staff recommends that the Zoning Administrator remand the code violation back to Code Compliance staff.

Conclusion

As proposed and conditioned, the project is not 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 the **portion of Application Number 08-0367** that describes the removal of the unauthorized railing on the roof level, based on the attached findings and conditions.
- **DENIAL** of the **portion of Application Number 08-0367**, that describes construction of two six foot gates and a fence, 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: Porcila Perez
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-5321
E-mail: pln110@co.santa-cruz.ca.us

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 LCP designation.

This finding can be made, in that the property is zoned RM-2.5 (Multi family residential), a designation which allows residential uses. The proposed gates, fence, and removal of existing railing are principal permitted uses within the zone district, consistent with the site's R-UH (Residential- Urban High) 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 cannot be made for the gates and fence in that the gates will create a conflict with the pedestrian easement that is located at the rear of the property adjacent to the beach. This is due to the inadequate space under the house for a car to pull in while gates are open, without the car driving onto the public easement. A parking space is defined by County Code 13.10.554(a)1 as 8.5 feet by 18 feet long. The property is approximately 22 feet long in the area where the car will park, and the gate is approximately 9 feet long. Therefore, in order for the gates to close after a car enters the carport, the car will need to drive onto the pedestrian easement at the rear, which creates a hazard to the general public and neighbors.

The finding can be made to remove the railing on the roof level, which will not conflict with any easements of restrictions.

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 for the removal of the railing, which brings the structure into conformance with County Codes.

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 cannot be made, in that the project site is located between the shoreline and the first public road and is not in conformance with General Plan and Local Coastal Program policies regarding public access as follows:

The gates do not conform to General Plan Policy/LCP 7.7.26, which allows property owners to

erect barriers to discourage public encroachment upon private property while ensuring that beach access is protected. The gates and fence proposed at the front of the property create a hazard to the public using the 37 foot pedestrian easement located at the rear of the property in that the gates cannot close without a vehicle driving onto the easement. In addition, the need to drive onto the 37 foot pedestrian easement to properly use the gates is in conflict with General Plan Policy/LCP 7.7c and 7.7.10, which require that beach and pedestrian access be maintained and protected.

The gates are not in conformance with Chapter 3 of the Coastal Act section 30212(b)3, which allows for improvements to any structure which do not block or impede public access, in that a vehicle must encroach onto the 37 foot pedestrian easement in order to use the gates. Driving onto the easement may block public access and create a hazard. Further, Beach Drive is at it's narrowest at this location. A car stopped in the road waiting for gates to open will block traffic on this coastal road which gets significant traffic during spring and summer beach season.

The finding can be made to remove the railing on the roof level, which conforms to the GP/LCP and has no negative impact on public access, recreation, or service to visitors.

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

This finding cannot be made, in that the proposed gates will not be in conformance with General Plan Policy/LCP 7.7.26 allows property owners to erect barriers to discourage public encroachment upon private property while ensuring that beach access is protected. The gates and fence proposed at the front of the property create a hazard to the public using the 37 foot pedestrian easement located at the rear of the property in that the gates cannot close without a vehicle driving onto the easement. In addition, the need to drive onto the 37 foot pedestrian easement to properly use the gates is in conflict with General Plan Policy/LCP 7.7c and 7.7.10, which requires that beach and pedestrian access be maintained and protected.

The finding can be made to remove the railing on the roof level, which is in conformity with all provisions of the LCP.

Variance Findings

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding cannot be made, in that enclosing the carport on the front abutting Beach Drive will create a hazard to the public. The fences enclose the carport creating two conditions: 1) inadequate space for a car to pull into while waiting for gates to open. The car will block any traffic on Beach Drive and pedestrians on the sidewalk and 2) once the car pulls in, the car will intrude onto the pedestrian easement waiting for the gates to close. The location of the fence and the design of the fence does not allow sufficient room for the gates to be closed when the cars enter the carport. The parcel is 22 feet deep at it's maximum and the gates are approximately 9 feet long; this does not leave room for an 18 foot long parking space beyond the

gate (County Code 13.10.525). In addition, in order for the gates to be closed, a car would need to drive onto the 37' pedestrian easement at the rear to allow sufficient room for the gates to close. This creates a hazard to the general public and neighbors whom might be using the pedestrian walkway to access the beach.

Residential 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 cannot be made, in that the location of the six foot high fence and gates along Beach Drive will not allow adequate room for vehicles to turn on to and off of Beach Drive in a safe manner. The subject parcel abuts the Beach Drive right of way, which at this location is the narrowest, at 31 feet wide, and serves as the entrance to the remainder of the properties on Beach Drive. In addition the steep coastal bluff abuts Beach Drive right of way immediately to the north and therefore, there is no room for cars to pull off on that side.

The subject parcel was constructed to 100 percent lot coverage with an open first floor carport. The fences enclose the carport creating two conditions: 1) inadequate space for a car to pull into while waiting for gates to open. The car will block any traffic on Beach Drive and pedestrians on the sidewalk and 2) once the car pulls in, the car will intrude onto the pedestrian easement waiting for the gates to close. The location of the fence and the design of the fence does not allow sufficient room for the gates to be closed when the cars enter the carport. The parcel is 22 feet deep at it's maximum and the gates are approximately 9 feet long; this does not leave room for an 18 foot long parking space beyond the gate (County Code 13.10.525). In addition, in order for the gates to be closed, a car would need to drive onto the 37' pedestrian easement at the rear to allow sufficient room for the gates to close. This creates a hazard to the general public and neighbors whom might be using the pedestrian walkway to access the beach.

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 cannot be made, in that the location of the proposed fence and the conditions under which it would be operated or maintained will be not be consistent with County ordinances and zone district regulations that require a 20-foot setback to the entrance of the carport. Coastal Permit and Variance 88-0599 allowed a reduction to the entrance of the carport to zero feet, as it would be unobstructed open area. The gates will enclose the open carport; variance findings can not be made for the enclosure. Specific regulations for fencing and walls are contained in section 13.10.525. This proposal does not comply with the requirements and intents of that section, in that:

- The fence will be situated on the property in a manner that it does not allow adequate sight distance for vehicles traveling along the roadway as well as entering and exiting the property, in that the fence is not set back from the traveled roadway. Beach Drive traveled roadway is located immediately adjacent to the sidewalk that abuts the subject property, therefore, there is no area for a car to stop and open or close the gates.
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 cannot be made, in that the proposed gates will not be in conformance with General Plan Policy/LCP 7.7.26 allows property owners to erect barriers to discourage public encroachment upon private property while ensuring that beach access is protected. The gates and fence proposed at the front of the property create a hazard to the public using the 37 foot pedestrian easement located at the rear of the property in that the gates cannot close without a vehicle driving onto the easement. In addition, the need to drive onto the 37 foot pedestrian easement to properly use the gates is in conflict with General Plan Policy/LCP 7.7c and 7.7.10, which requires that beach and pedestrian access be maintained and protected.

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 cannot be made, in that the proposed fence location may disrupt traffic on Beach Drive as there is insufficient area for a car entering or exiting the property to pull off the road while the gates are opened or closed. In addition, the Department of Public Works Road Engineering Design criteria does not allow for gates closer than 18 feet from the edge of pavement. This is because stopping in front of the gate will stop traffic along Beach Drive and block pedestrian access along the sidewalk.

Application #: 08-0367
APN: 043-072-01
Owner: Barbara Nelson

Action Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Porcila Perez
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: 08-0367

Assessor Parcel Number: 043-072-01

Project Location: 202 Beach Drive

Project Description: Proposal to construct a six foot fence and two six foot electric gates within the required front yard setback

Person or Agency Proposing Project: Barbara Nelson C/O Powers Land Planning

Contact Phone Number: (831) 426-1663

- 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: Projects which are disapproved (Section 15270)

E. ☒ **Categorical Exemption**

Section 15301, Existing facilities

F. Reasons why the project is exempt:

The proposal is to remove railing and to construct gates and fencing at an existing single family dwelling.

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

Porcila Perez, Project Planner

Date: _____

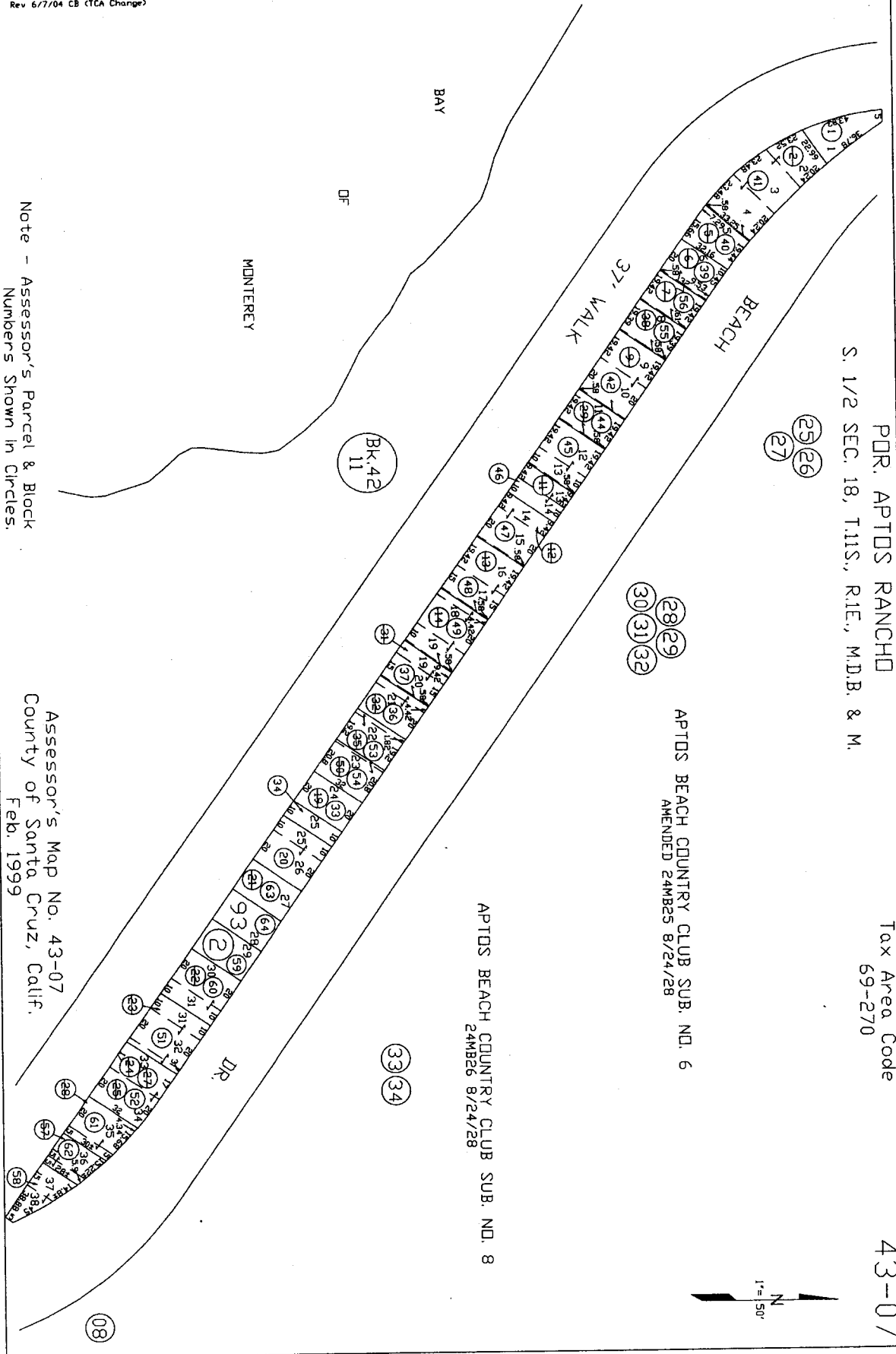
FOR TAX PURPOSES ONLY

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Electronically Redrawn 2/5/99 rw
Rev. 5/24/99 CB (Tax Consolidation)
Rev. 5/25/01 mvm (changed page refs.)
Rev. 1/4/02 mvm (TCA)
Rev. 2/14/02 mvm (changed blk number)
Rev. 2/19/03 DR (corr. tax code line 69-270)
Rev. 6/7/04 CB (TCA Change)

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

Assessor's Map No. 43-07
County of Santa Cruz, Calif.
Feb. 1999



POR. APTOS RANCHO
S. 1/2 SEC. 18, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-270

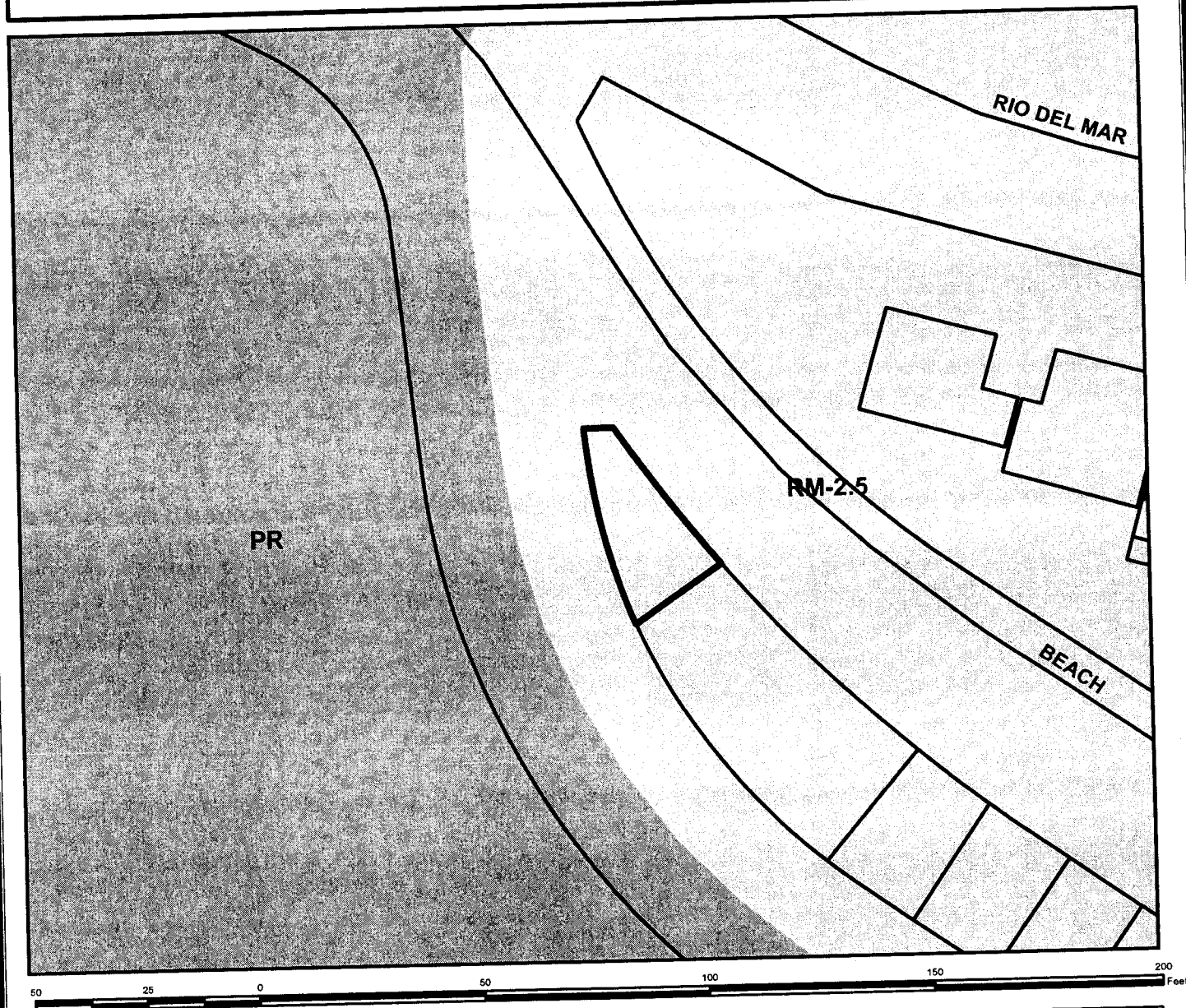
43-07

APTOS BEACH COUNTRY CLUB SUB. NO. 6
AMENDED 24MB25 8/24/28

APTOS BEACH COUNTRY CLUB SUB. NO. 8
24MB26 8/24/28

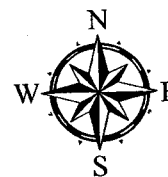


Zoning Map



LEGEND

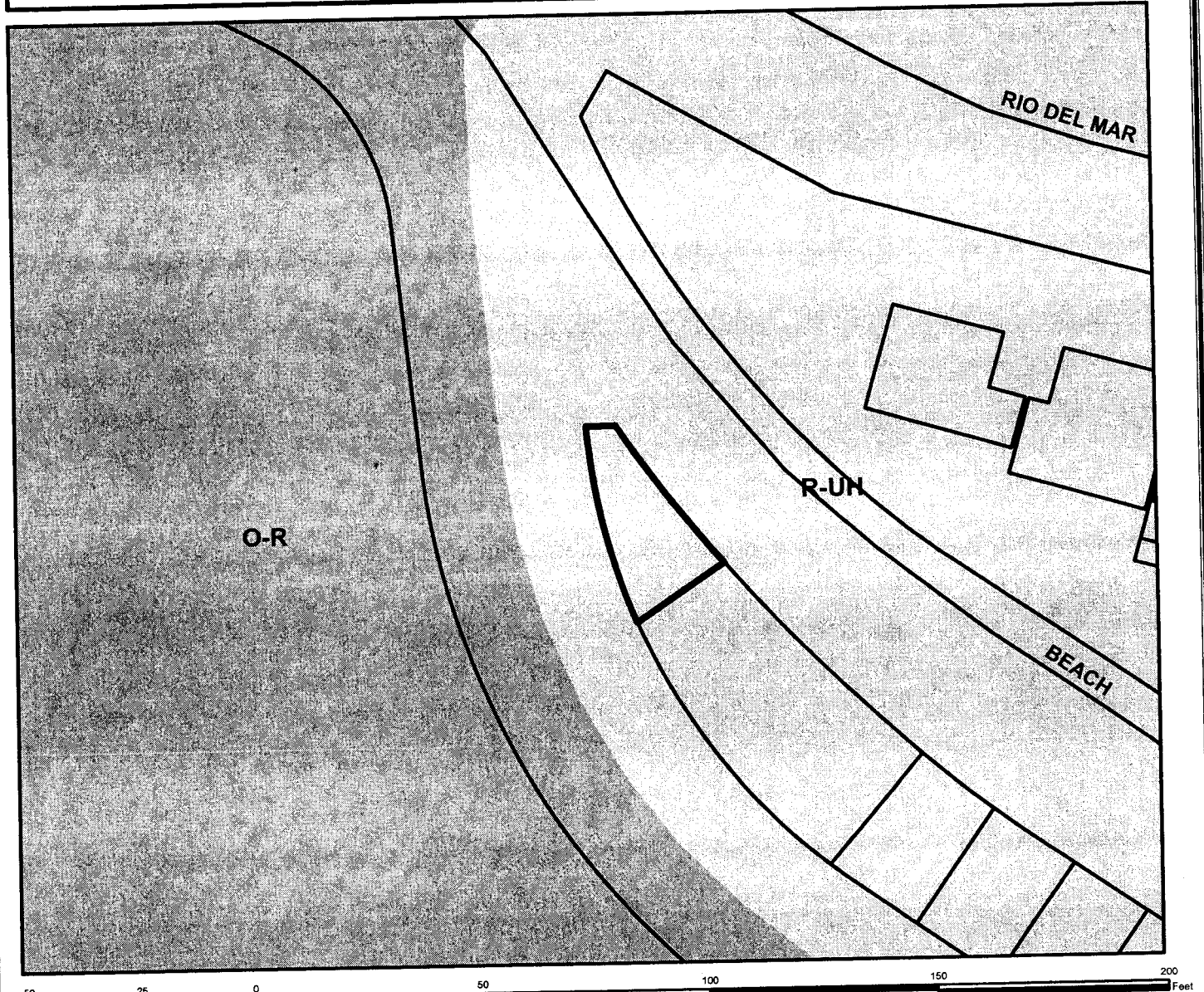
-  APN: 043-072-01
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-MULTI FAMILY
-  PARK








Map Created by
County of Santa Cruz
Planning Department
February 2009

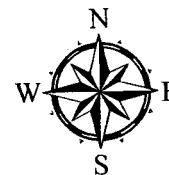


General Plan Designation Map



LEGEND

-  APN: 043-072-01
-  Assessors Parcels
-  Streets
-  Residential - Urban High Density
-  Parks and Recreation







Map Created by
County of Santa Cruz
Planning Department
February 2009

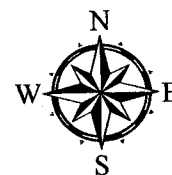


Location Map



LEGEND

-  APN: 043-072-01
-  Assessors Parcels
-  Streets
-  County Boundary



Map Created by
County of Santa Cruz
Planning Department
February 2009

C O U N T Y O F S A N T A C R U Z
Discretionary Application Comments

Project Planner: Maria Perez
Application No.: 08-0367
APN: 043-072-01

Date: February 24, 2009 *print date*
Time: 11:27:14
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON AUGUST 29, 2008 BY ANTONELLA GENTILE =====
No completeness comments.

Environmental Planning Miscellaneous Comments

===== REVIEW ON AUGUST 29, 2008 BY ANTONELLA GENTILE =====
Condition of approval: All gates and panels installed below the base flood elevation shall be of breakaway construction as detailed in section 16.10.070(h).5.(vi) to allow for coastal flooding and prevent the accumulation of debris under or adjacent to the structure. ===== UPDATED ON DECEMBER 22, 2008 BY ANTONELLA GENTILE =====
Engineering calculations will be reviewed during the building application process.

Code Compliance Completeness Comments

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

Approved application 08-0367, which address the code violations. Property owner is also required to pay any code cost associated with the notice of violation. (LM)

===== REVIEW ON AUGUST 29, 2008 BY LAURA MADRIGAL =====
NO COMMENT

Code Compliance Miscellaneous Comments

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

===== REVIEW ON AUGUST 29, 2008 BY LAURA MADRIGAL =====
NO COMMENT

Dpw Road Engineering Completeness Comments

===== REVIEW ON AUGUST 28, 2008 BY ANWARBEG MIRZA =====
1. The gate is not allowed as shown as vehicles stopping in front of the gate shall block traffic on Beach Dr. A minimum of 18 feet from the edge of pavement along the Beach Dr to the face of gate is required. Show details as necessary.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON AUGUST 28, 2008 BY ANWARBEG MIRZA =====
NO COMMENT

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON AUGUST 26, 2008 BY ERIN K STOW =====
DEPARTMENT NAME: Aptos/La Selva Fire Dept.
All Fire Department building requirements and fees will be addressed in the Building

Exhibit H

Discretionary Comments - Continued

Project Planner: Maria Perez
Application No.: 08-0367
APN: 043-072-01

Date: February 24, 2009
Time: 11:27:14
Page: 2

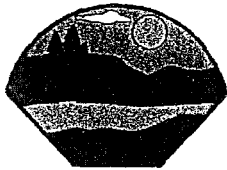
Permit phase.

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON AUGUST 26, 2008 BY ERIN K STOW =====
NO COMMENT



Aptos/La Selva Fire Protection District

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

August 21, 2008

Planning Department
County of Santa Cruz
Attention: Maria Porcila Perez
701 Ocean Street
Santa Cruz, CA 95060

Subject: APN: 043-072-01 / Appl #08-0367
202 Beach Drive

Dear Ms. Perez:

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.

- Any other requirements will be addressed in the Building Permit phase.
- Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

In order to obtain building application approval, recommend you have the DESIGNER add appropriate NOTES and DETAILS showing the following information **on the plans that are submitted for BUILDING PERMIT**.

- **ELECTRONIC CONTROL:** Security Gates equipped with electronic control devices shall have an approved fire department override key switch installed. **PROVIDE** a "Knox" Key Switch. Authorization forms for ordering the Knox Key Switch can be obtained directly at the Fire Department at 6934 Soquel Drive in Aptos.
- **FAIL SAFE OPERATION PROVISION:** All electronically controlled security gates shall be provided with manual override to allow operation of the gate during power outage.
- **GENERAL REQUIREMENTS:**
 1. Access gates shall be a minimum of 2 feet wider than the required access road width. When open, gates shall not obstruct any portion of the required access roadway or driveway width.

2. Gates shall be adequately supported to prevent dragging.
3. Gates shall be operable by one person.
4. Gates may swing in either direction and shall be open a full 90 degrees. Sliding gates shall slide parallel to the security fence.
5. All gates shall remain in the open position when not attended or locked, or when electronic fire department key switches has activated.
6. Overhead gate structures shall have a minimum of 15 feet vertical clearance.

Sincerely,



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

Cc: Barbara Nelson
202 Beach Drive
Aptos, CA 95003

Cc: Powers Land Planning
1607 Ocean Street Suite 8
Santa Cruz, CA 95060



Aptos/La Selva Fire Protection District

6934 Soquel Drive • Aptos, CA 95003

Phone # 831-685-6690 • Fax # 831-685-6699

DISCRETIONARY APPLICATION FEE

PLAN REVIEW:

DATE: 8/21/2008 APN: 043-072-01 APPL: 08-0367

PROJECT ADDRESS: 202 Beach Drive Aptos, CA 95003

PROJECT NAME: Nelson Electric Gate

SFD [☒] SFR [☐] MFD [☐] COR [☐] COM [☐]

OWNER: Barbara Nelson TELEPHONE: _____

OWNER

ADDRESS: 202 Beach Drive

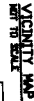
SPRINKLERED: Yes [☒] No [☐]

RATE: \$50 X 1 HOURS = FEE: \$50.00

TOTAL DUE: \$50.00

Fire Dept. Use Only

DATE PAID: _____ INITIALS: _____



2 EXISTING FLOOR PLAN
3 EAST & WEST & NORTH ELEVATION PLAN
4 EXISTING ROOF

- 2 EXISTING FLOOR PLAN
3 EAST & WEST & NORTH ELEVATION PLAN
4 EXISTING ROOF

PROJECT SHALL COMPLY WITH THE 2007 CALIFORNIA BUILDING, PLUMBING, ELECTRICAL, FIRE, AND ENERGY CODES.

SHEET SCHEDULE

1. SHEET NO.
2. EXISTING FLOOR PLAN
3. EAST & WEST & NORTH ELEVATION PLAN
4. EXISTING ROOF

[illegible]

NOTE: All information such as parcel size, Assessors' Parcel Number, planning designation, lot coverage, set backs, and other parcel attributes shall be supplied by owner. The accuracy of information rests solely with the property owner.

GRADING/DRAINAGE NOTES:
1. TOTAL AMOUNT OF PROPOSED CUT: 0 CU. YDS.
2. TOTAL AMOUNT OF PROPOSED FILL: 0 CU. YDS.
3. GUTTER DOWN SPOUTS TO GO INTO (E) DRAINAGE SPLASH GUARDS SYSTEMS AS PERMITTED WITH HOUSE

PARCEL ATTRIBUTES

1. APT# 041-077-041

2. ZONING RM-2.5

OCCUPANCY CLASSIFICATION = R-3

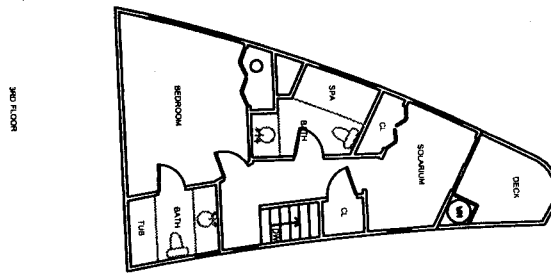
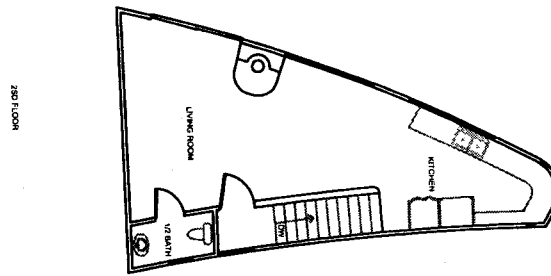
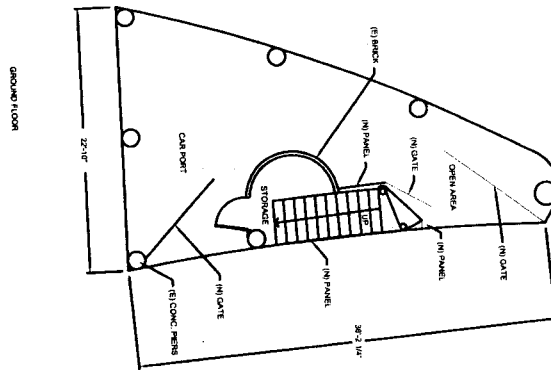
TYPE VAN NON-SPRINKLERED.

PROJECT DESCRIPTION
There is No change to the foot print.

1. THE REMOVAL OF HOT TUB & RAILING AT ROOF.
2. TO INSTALL GATES AND PANELS

SITE PLAN
SCALE 1" = 10'

WALLS TO REMAIN
WALLS TO BE ADDED
EXISTING WALLS
REMOVED WALLS



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

2

DATE: JUNE 2008
APN: 043-072-01

PROJECT:
JIM BRADSHAW
BARBARA NELSON
204 BEACH DR
APTOS, CA 95023

OWNER:
JIM BRADSHAW & BARBARA NELSON
307 LAKEVIEW AVE SEATTLE, WA 98144
Phone (811) 206-899-0111 OR 206-455-0584

PAMELA DIAS
P.O. BOX 834 FREEDOM, CA 95018
Phone (811) 722-3825
Fax (811) 714-2097

REVISION

