

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060-4508  
VOICE (831) 427-4863 FAX (831) 427-4877

*Diana*



APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name: Gary Cunningham

Mailing Address: 731 Corcoran Ave.

City: Santa Cruz

Zip Code: 95062

Phone: 8314624359

*cell 2120503*

*work 4592252*

SECTION II. Decision Being Appealed

1. Name of local/port government:

Santa Cruz County Zoning Administrator

2. Brief description of development being appealed:

Proposal to ban the parking of recreational vehicles at any time on both sides of the East Cliff Drive Public right-of-way between 5th Avenue and 7th Avenue. This requires a Coastal Development Permit. The right-of-way is located between 5th Avenue and 7th Avenue adjacent to the Santa Cruz Yacht Harbor and Twin Lakes State Beach.

3. Development's location (street address, assessor's parcel no., cross street, etc.):

East Cliff Drive between 5th Av. to 7th Av.

4. Description of decision being appealed (check one.):

- Approval; no special conditions
- Approval with special conditions:
- Denial

RECEIVED

JUL 16 2008

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

**Note:** For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:

APPEAL NO: A-3-500-08-040

DATE FILED: August 13, 2008

DISTRICT: Central

CCC Exhibit 3  
(page 1 of 51 page)

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)**

5. Decision being appealed was made by (check one):

- Planning Director/Zoning Administrator
- City Council/Board of Supervisors
- Planning Commission
- Other

6. Date of local government's decision: July 11 2008

7. Local government's file number (if any): 08-0147

**SECTION III. Identification of Other Interested Persons**

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

OWNER: COUNTY OF SANTA CRUZ  
701 Ocean St Santa Cruz Ca. 95060  
APPLICANT: JACK SOHRIAKOFF, PUBLIC WORKS, COUNTY OF SANTA CRUZ

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1) Joyce Wrenn  
2655 East Cliff Drive  
Santa Cruz, Ca. 95062

(2)

(3)

(4)

## APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)

### SECTION IV. Reasons Supporting This Appeal

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~~XXXX~~ I thought the best way to address safety concerns would be to make the street one way all the way from Murray to 7th but I hear that was immediately shot down by the fire department because they need both ingress and egress to the harbor and restaurants. One way would have created room for a bike lane and parking. The poor condition of the shoulder as it exists today has cars parking out into the street just as far if not farther than RV's. Most cars park at a slant to fit more cars in, RV's do not and cannot do this, a car parked slanted takes up more shoulder than an 8 foot wide RV does. I ride my bike home from work along this road and I see way more cars sticking out into the street than RV's.

Instead of banning RV's why not enforce the traffic laws and ticket vehicles that stick out into the roadway beyond the line? A nice new white line wouldn't cost too much and would make it clearly more enforceable? Many of us RV owners are looking for close by trips now that gas is \$5 a gallon. I have enjoyed this strip of parking with my family and friends over the last 32 years. My ukelele friends will play out on the sand and bring food and watch the sunset while singing and playing. They use my RV for a restroom and a kitchen and we love it! We always pick up after our selves before going home leaving the beach better than it was. Most RV's presence on this strip of beach is a positive thing. I buy my annual permit and am lucky if I can use it 4 times in a season. I do realize that some RV owners take advantage of this area and park out there every day and have become an eyesore. I couldn't stand looking at an RV parked out in front of my house every day but this parking strip has a 10 O'Clock curfew to stop this from getting too far out of hand. Just this morning on my way to work at 5:45 AM and saw the same RV that was parked there yesterday. I stopped for a minute or 2 and saw a Sheriff Car and the Harbor Patrol drive right by this illegally parked RV and did nothing. This parking area is no parking from 10 PM to 6 AM so why can't this be enforced?

I beg to differ with this report when it says that the Local Coastal Program the "LCP" would not be at a significant loss because there is RV camping directly adjacent to this location? It is almost a mile inland at the very end of the upper harbor? There is no beach up there!

In closing, I hope more enforcement, a nice new white line, and some road shoulder repair could be a less drastic measure than taking away a beautiful beach day spot for all law abiding RV owners. Thanks

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)**

**SECTION V. Certification**

The information and facts stated above are correct to the best of my/our knowledge.

  
\_\_\_\_\_  
Signature of Appellant(s) or Authorized Agent

Date: July 16 2008

**Note:** If signed by agent, appellant(s) must also sign below.

**Section VI. Agent Authorization**

I/We hereby authorize \_\_\_\_\_  
to act as my/our representative and to bind me/us in all matters concerning this appeal.

\_\_\_\_\_  
Signature of Appellant(s)

Date: \_\_\_\_\_



# Staff Report to the Zoning Administrator

Application Number: **08-0147**

**Applicant:** Public Works Department, Jack  
Sohriakoff

**Agenda Date:** July 11, 2008

**Owner:** County Of Santa Cruz

**Agenda Item #:** 2

**APN:** N/A, Public Right-of-Way

**Time:** After 10:00 a.m.

**Project Description:** Proposal to restrict the parking of recreational vehicles at any time on both sides of the East Cliff Drive public Right-of-Way between 5<sup>th</sup> Avenue and 7<sup>th</sup> Avenue. This requires a Coastal Development Permit.

**Location:** East Cliff Drive Between 5<sup>th</sup> Avenue and 7<sup>th</sup> Avenue adjacent to the Santa Cruz Yacht Harbor and Twin Lakes Beach.

**Supervisory District:** 1<sup>st</sup> District (District Supervisor: Beautz)

**Permits Required:** Coastal Zone Approval

**Technical Reviews:** None

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 08-0147, based on the attached findings and conditions.

### Exhibits

- |   |   |
|---|---|
| A. Project plans                              | G. Applicant's Petition   |
| B. Findings                                   | H. County Code Section 9.70.600   |
| C. Conditions                                 | I. Comments & Correspondence  |
| D. Categorical Exemption (CEQA determination) | J. Health and Safety Code Section 18010 and 18009.3 (Recreational Vehicle Definition) |
| E. Location Map/Aerial Map                    |   |
| F. Zoning/General Plan Map                    |   |

### Parcel Information

Parcel Size:	N/A
Existing Land Use - Parcel:	Public Right-of-Way
Existing Land Use - Surrounding:	Public Street

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

**CCC Exhibit 3**  
(page 5 of 51 page

Application #: 08-0147  
APN: N/A  
Owner: County Of Santa Cruz

Page 2

Project Access: East Cliff Drive Right-of-Way  
Planning Area: Live Oak  
Land Use Designation: N/A  
Zone District: PR  
Coastal Zone:  Inside  Outside  
Appealable to Calif. Coastal Comm.  Yes  No

### Environmental Information

Geologic Hazards: N/A  
Soils: N/A  
Fire Hazard: N/A  
Slopes: N/A  
Env. Sen. Habitat: N/A  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Yes, Twin Lakes Beach visual resource area  
Drainage: N/A  
Archeology: Not mapped/no physical evidence on site

### Services Information

Urban/Rural Services Line:  Inside  Outside  
Water Supply: N/A  
Sewage Disposal: N/A  
Fire District: N/A  
Drainage District: N/A

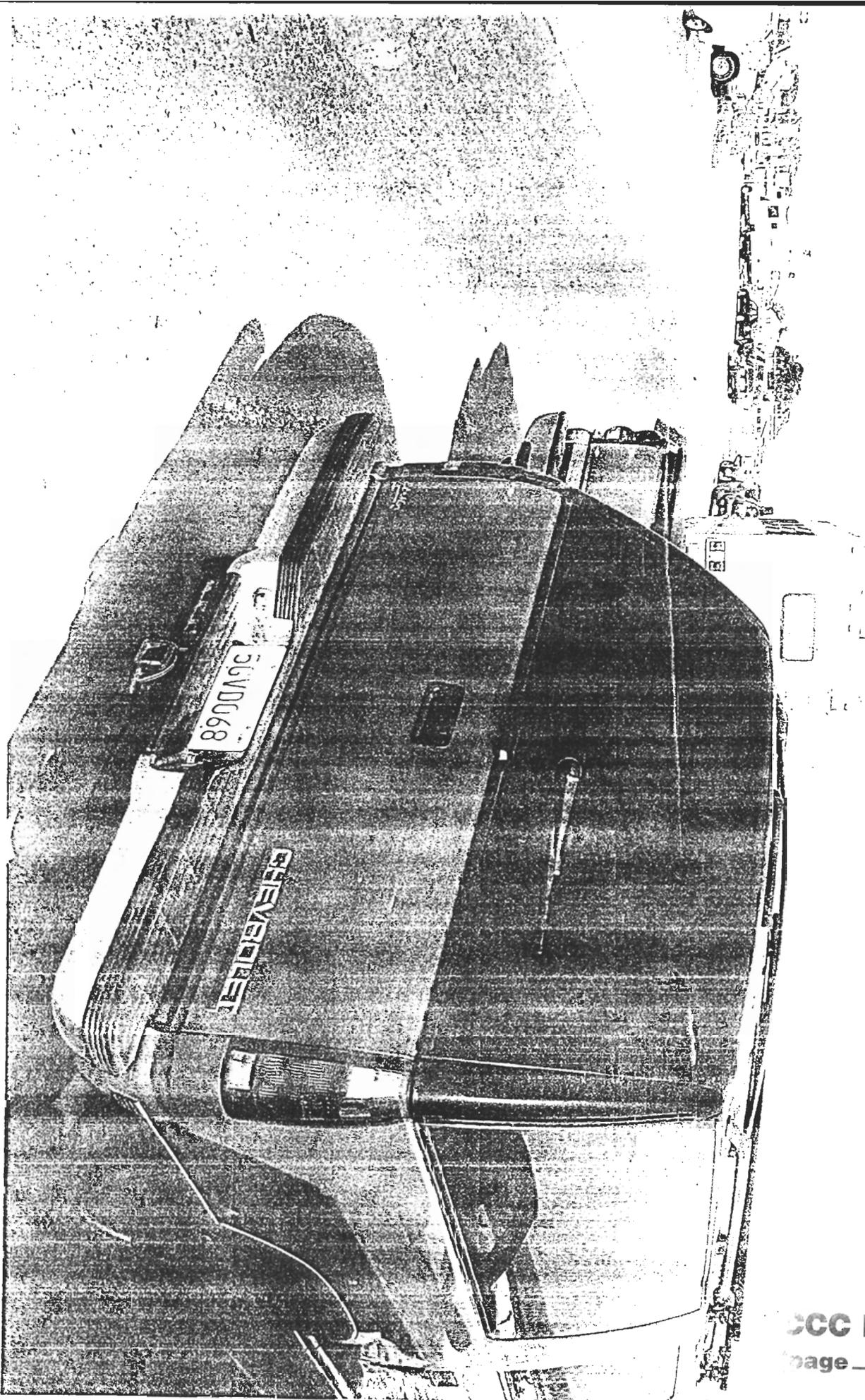
### Recreational Vehicle Parking Restriction Process

Ordinance Section 9.7.600 (Exhibit H) of the Santa Cruz County Code allows the Public Works Department to restrict Recreation Vehicles (RV) from parking within the public right-of-way provided that the residents on the street submit a petition requesting such a restriction pursuant to the adopted process enumerated in the Code.

This procedure requires that at least 50 percent of the residents occupying the residential units on the street, or segment of the street, submit a petition requesting the Public Works Director to designate the street as unlawful for recreational vehicle parking. In addition to a petition, a neighborhood meeting is required to be held with the Director of Public Works in attendance, after which the Director of Public Works may approve the parking restriction provided that the designated streets have been posted with signs prohibiting RV parking.

Since this particular public right-of-way is located within the Coastal Zone, a Coastal Zone Approval is required prior to implementation of the proposed parking restriction.

CCC Exhibit 3  
(page 6 of 51 page





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JUL 21 2008

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COASTAL COMMISSION  
CENTRAL COAST AREA



## APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

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SECTION I. Appellant(s)

Name: RICHARD W BARKLETT

Mailing Address: 127 MINNIE ST

City: SANTA CRUZ CA.

Zip Code: 95062

Phone: 831-419-5947

SECTION II. Decision Being Appealed

1. Name of local/port government:

Santa Cruz County Zoning Administrator

2. Brief description of development being appealed:

Proposal to ban the parking of recreational vehicles at any time on both sides of the East Cliff Drive Public right-of-way between 5th Avenue and 7th Avenue. Adjacent to the Santa Cruz Yacht Harbor and Twin Lakes State Beach.

3. Development's location (street address, assessor's parcel no., cross street, etc.):

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 Approval with special conditions:  
 Denial

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TO BE COMPLETED BY COMMISSION:

APPEAL NO: A-3-80-08-040

DATE FILED: August 13, 2008

DISTRICT: Central

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7. Local government's file number (if any): 08-0147

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701 Ocean St Santa Cruz Ca. 95060  
APPLICANT: JACK SOHRIAKOFF, PUBLIC WORKS, COUNTY OF SANTA CRUZ

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2655 East Cliff Drive  
Santa Cruz, Ca. 95062

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Posted "no parking from 10 PM to 6 AM". And that is how it should stay posted.

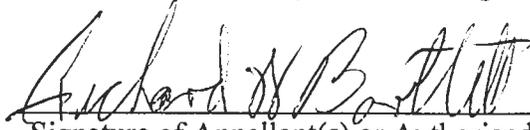
The Zoning report says that the Local Coastal Program the "LCP" would not be at a significant loss because there is RV camping directly adjacent to this location. This \$40 dollar a night RV area is almost a mile inland at the very end of the upper harbor and there is no beach up there! Besides we would be loosing a day spot, this upper harbor is for overnight camping.

In closing, more enforcement, a nice new white line, and some road shoulder repair could be a less drastic measure than taking away a beautiful beach day spot for all law abiding RV owners. Thanks very much for considering this appeal to the Coastal Commission.

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)**

**SECTION V. Certification**

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\_\_\_\_\_  
Signature of Appellant(s) or Authorized Agent

Date: July 16 2008

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Signature of Appellant(s)

Date: \_\_\_\_\_

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APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name: Nina Siedenburg
Mailing Address: 800 Brommer
City: SC Zip Code: 95062 Phone: 477 1357

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JUL 22 2008

CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA

SECTION II. Decision Being Appealed

1. Name of local/port government:

Santa Cruz County Zoning Administrator

2. Brief description of development being appealed:

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Approval with special conditions:
Denial

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TO BE COMPLETED BY COMMISSION:
APPEAL NO: A-3-SC0-08-040
DATE FILED: August 13, 2008
DISTRICT: Central

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)**

5. Decision being appealed was made by (check one):

- Planning Director/Zoning Administrator
- City Council/Board of Supervisors
- Planning Commission
- Other

6. Date of local government's decision: July 11 2008

7. Local government's file number (if any): 08-0147

**SECTION III. Identification of Other Interested Persons**

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

OWNER: COUNTY OF SANTA CRUZ  
701 Ocean St Santa Cruz Ca. 95060  
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**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)**

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**SECTION V. Certification**

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*Nina Stedrup*

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Date: July 16 2008

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Date: \_\_\_\_\_

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**RECEIVED**

JUL 22 2008

CALIFORNIA  
 COASTAL COMMISSION  
 CENTRAL COAST AREA

SECTION I. Appellant(s)

Name: Jean-Anne TAORMINA  
 Mailing Address: 800 Brommer St. #4  
 City: SANTA CRUZ CA Zip Code: 95062 Phone:

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 DATE FILED: August 13, 2008  
 DISTRICT: Central

CC Exhibit 3  
 page 17 of 51 page

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APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

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SECTION I. Appellant(s)

Name: Barbara Gabriel HITSKY
Mailing Address: 4300 Soquel Dr. #72
City: Soquel, CA Zip Code: 95073

Phone: 831-462-9023

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JUL 22 2008

CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA

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701 Ocean St Santa Cruz Ca. 95060  
APPLICANT: JACK SOHRIAKOFF, PUBLIC WORKS, COUNTY OF SANTA CRUZ

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1) Joyce Wrenn  
2655 East Cliff Drive  
Santa Cruz, Ca. 95062

(2)

(3)

(4)

**SECTION IV. Reasons Supporting This Appeal**

**PLEASE NOTE:**

- Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.
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The poor condition of the shoulder as it exists today has cars parking out into the street just as far if not farther than RV's. Most cars park at a slant to fit more cars in, RV's do not and cannot do this, a car parked slanted takes up more shoulder than an 8 foot wide RV does.

Many more cars stick out into the street over the faint white line than RV's do.

Instead of banning RV's, why not enforce the traffic laws and ticket vehicles that stick out into the roadway beyond the line? A nice new white line wouldn't cost too much and would make it clearly more enforceable? Many RV owners are looking for close by trips now that gas is \$5 a gallon. Most RV's presence on this strip of beach is a positive thing they usually leave the beach cleaner when they leave. Some RV owners have taken advantage of this area and park out there every day and have become an eyesore. I couldn't stand looking at an RV parked out in front of my house every day but this parking strip has a 10 O'clock curfew to stop this from getting too far out of hand. This parking area is now

Posted "no parking from 10 PM to 6 AM". And that is how it should stay posted.

The Zoning report says that the Local Coastal Program the "LCP" would not be at a significant loss because there is RV camping directly adjacent to this location. This \$40 dollar a night RV area is almost a mile inland at the very end of the upper harbor and there is no beach up there! Besides we would be loosing a day spot, this upper harbor is for overnight camping.

In closing, more enforcement, a nice new white line, and some road shoulder repair could be a less drastic measure than taking away a beautiful beach day spot for all law abiding RV owners. Thanks very much for considering this appeal to the Coastal Commission.

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)**

**SECTION V. Certification**

The information and facts stated above are correct to the best of my/our knowledge.

*Barbara Gelber Silver*

\_\_\_\_\_  
Signature of Appellant(s) or Authorized Agent

Date: July 16 2008

**Note:** If signed by agent, appellant(s) must also sign below.

**Section VI. Agent Authorization**

I/We hereby authorize \_\_\_\_\_  
to act as my/our representative and to bind me/us in all matters concerning this appeal.

\_\_\_\_\_  
Signature of Appellant(s)

Date: \_\_\_\_\_

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060-4508
VOICE (831) 427-4863 FAX (831) 427-4877



APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name: Carolee Burrows
Mailing Address: 529 River Rd.
City: Felton, CA 95018 Zip Code:

Phone: 831 335-2164

RECEIVED

JUL 24 2008

CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA

SECTION II. Decision Being Appealed

- 1. Name of local/port government: Santa Cruz County Zoning Administrator
2. Brief description of development being appealed:

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- 3. Development's location (street address, assessor's parcel no., cross street, etc.):

East Cliff Drive between 5th Av. to 7th Av.

- 4. Description of decision being appealed (check one.):

- Approval; no special conditions
Approval with special conditions:
Denial

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:
APPEAL NO: A-3-SCO-08-040
DATE FILED: August 13, 2008
DISTRICT: Central

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)**

5. Decision being appealed was made by (check one):

- Planning Director/Zoning Administrator
- City Council/Board of Supervisors
- Planning Commission
- Other

6. Date of local government's decision: July 11 2008

7. Local government's file number (if any): 08-0147

**SECTION III. Identification of Other Interested Persons**

Give the names and addresses of the following parties. (Use additional paper as necessary.)

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701 Ocean St Santa Cruz Ca. 95060

APPLICANT: JACK SOHRIAKOFF, PUBLIC WORKS, COUNTY OF SANTA CRUZ

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2655 East Cliff Drive  
Santa Cruz, Ca. 95062

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**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)**

**SECTION IV. Reasons Supporting This Appeal**

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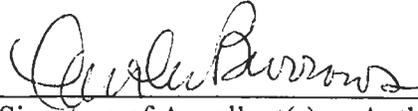
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**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)**

**SECTION V. Certification**

The information and facts stated above are correct to the best of my/our knowledge.



\_\_\_\_\_  
Signature of Appellant(s) or Authorized Agent

Date: July 16 2008

**Note:** If signed by agent, appellant(s) must also sign below.

**Section VI. Agent Authorization**

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to act as my/our representative and to bind me/us in all matters concerning this appeal.

\_\_\_\_\_  
Signature of Appellant(s)

Date: \_\_\_\_\_

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
 725 FRONT STREET, SUITE 300  
 SANTA CRUZ, CA 95060-4508  
 VOICE (831) 427-4863 FAX (831) 427-4877

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT**

**Please Review Attached Appeal Information Sheet Prior To Completing This Form.**

**SECTION I. Appellant(s)**

Name: Gary Marcum

Mailing Address: 15560 El Gato Lane

City: Los Gatos

Zip Code: 95032

Phone: 408-857-1258

**SECTION II. Decision Being Appealed**

1. Name of local/port government:

Santa Cruz County Zoning Administrator

2. Brief description of development being appealed:

Proposal to ban the parking of recreational vehicles at any time on both sides of the East Cliff Drive Public right-of-way between 5th Avenue and 7th Avenue. Adjacent to the Santa Cruz Yacht Harbor and Twin Lakes State Beach.

3. Development's location (street address, assessor's parcel no., cross street, etc.):

East Cliff Drive between 5th Av. to 7th Av.

**RECEIVED**

4. Description of decision being appealed (check one.):

- Approval; no special conditions  
 Approval with special conditions:  
 Denial

JUL 28 2008

CALIFORNIA  
 COASTAL COMMISSION  
 CENTRAL COAST AREA

**Note:** For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

**TO BE COMPLETED BY COMMISSION:**

APPEAL NO: A-3-SC0-08-040

DATE FILED: August 13, 2008

DISTRICT: Central

CC Exhibit 3  
 Page 29 of 51 Page

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)**

5. Decision being appealed was made by (check one):

- Planning Director/Zoning Administrator
- City Council/Board of Supervisors
- Planning Commission
- Other

6. Date of local government's decision: July 11 2008

7. Local government's file number (if any): 08-0147

**SECTION III. Identification of Other Interested Persons**

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

OWNER: COUNTY OF SANTA CRUZ

701 Ocean St Santa Cruz Ca. 95060

APPLICANT: JACK SOHRIAKOFF, PUBLIC WORKS, COUNTY OF SANTA CRUZ

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1) Joyce Wrenn  
2655 East Cliff Drive  
Santa Cruz, Ca. 95062

(2)

(3)

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**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)**

**SECTION IV. Reasons Supporting This Appeal**

**PLEASE NOTE:**

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I personally don't understand a petition to ban RV's between 5th and 7th street because of safety issues.

I have used this beach since the early 60's and most recently have been using my small 21 foot (which is actually shorter than my crew cab truck) RV.

I park there maybe three or four days per year with my RV and many more in the family vehicle. Typically there is maybe one or two RV's on a Saturday at most. My RV and the other ones have always parked parallel to the ocean and both are well inside the white line and off the shoulder.

Automobiles including all the ice cream trucks tend to park with nose pointing toward the ocean thus leaving the rear out over the white line.

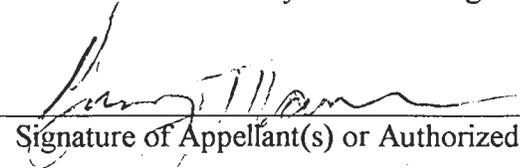
If this is truly a campaign for safety and not a visual impact on the residents who have the luxury to live where they do then I would suggest the local government take the time to view first hand what is going on between 5th and 7th avenue.

If a small amount of money was used to fix the shoulder and repaint the white line this should ease all concerns of those residents about the safety of parking in front of their homes.

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)**

**SECTION V. Certification**

The information and facts stated above are correct to the best of my/our knowledge.

  
\_\_\_\_\_  
Signature of Appellant(s) or Authorized Agent

Date: July 24, 2008

**Note:** If signed by agent, appellant(s) must also sign below.

**Section VI. Agent Authorization**

I/We hereby authorize \_\_\_\_\_  
to act as my/our representative and to bind me/us in all matters concerning this appeal.

\_\_\_\_\_  
Signature of Appellant(s)

Date: \_\_\_\_\_

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060-4508
VOICE (831) 427-4863 FAX (831) 427-4877



APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

SECTION I. Appellant(s)

Name: Cliff Osborne
Mailing Address: 501 Stagg Ln
City: Santa Cruz Zip Code: 95062 Phone: 831 476 9423

RECEIVED

JUL 29 2008

CALIFORNIA COASTAL COMMISSION CENTRAL COAST AREA

SECTION II. Decision Being Appealed

1. Name of local/port government:

Santa Cruz County Zoning Administrator

2. Brief description of development being appealed:

Proposal to ban the parking of recreational vehicles at any time on both sides of the East Cliff Drive Public right-of-way between 5th Avenue and 7th Avenue. Adjacent to the Santa Cruz Yacht Harbor and Twin Lakes State Beach.

3. Development's location (street address, assessor's parcel no., cross street, etc.):

East Cliff Drive between 5th Av. to 7th Av.

4. Description of decision being appealed (check one.):

- Approval; no special conditions
Approval with special conditions:
Denial

Note: For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

TO BE COMPLETED BY COMMISSION:
APPEAL NO: A-3-SCO-08-040
DATE FILED: August 13, 2008
DISTRICT: Central

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)**

5. Decision being appealed was made by (check one):

- Planning Director/Zoning Administrator
- City Council/Board of Supervisors
- Planning Commission
- Other

6. Date of local government's decision: July 11 2008

7. Local government's file number (if any): 08-0147

**SECTION III. Identification of Other Interested Persons**

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

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701 Ocean St Santa Cruz Ca. 95060  
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(1) Joyce Wrenn  
2655 East Cliff Drive  
Santa Cruz, Ca. 95062

(2)

(3)

(4)

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)

**SECTION IV. Reasons Supporting This Appeal**

**PLEASE NOTE:**

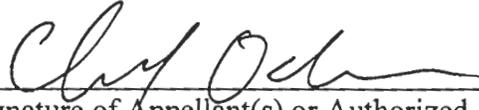
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We enjoy playing music by the sea at my friend's RV. Without it parked by the side of the road, we would not gather there.

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)**

**SECTION V. Certification**

The information and facts stated above are correct to the best of my/our knowledge.



\_\_\_\_\_  
Signature of Appellant(s) or Authorized Agent

Date: July 16 2008

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\_\_\_\_\_  
Signature of Appellant(s)

Date: \_\_\_\_\_

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
 725 FRONT STREET, SUITE 300  
 SANTA CRUZ, CA 95060-4508  
 VOICE (831) 427-4863 FAX (831) 427-4877

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT**

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

**SECTION I. Appellant(s)**

Name: *Robert L. Rasmussen*

Mailing Address: *725 Monterey Ave.*

City: *Capitola, CA*

Zip Code: *95010*

Phone: *831 462 2692*

**RECEIVED**

AUG 01 2008

CALIFORNIA  
 COASTAL COMMISSION  
 CENTRAL COAST AREA

**SECTION II. Decision Being Appealed**

1. Name of local/port government:

*Santa Cruz County Zoning Administrator*

2. Brief description of development being appealed:

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3. Development's location (street address, assessor's parcel no., cross street, etc.):

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 Approval with special conditions:  
 Denial

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**TO BE COMPLETED BY COMMISSION:**

APPEAL NO: *A-3-SCO-08-040*

DATE FILED: *August 13, 2008*

DISTRICT: *Central*

CC Exhibit *3*  
 page *37* of *51* . page

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)**

5. Decision being appealed was made by (check one):

- Planning Director/Zoning Administrator
- City Council/Board of Supervisors
- Planning Commission
- Other

6. Date of local government's decision: July 11 2008

7. Local government's file number (if any): 08-0147

**SECTION III. Identification of Other Interested Persons**

Give the names and addresses of the following parties. (Use additional paper as necessary.)

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701 Ocean St Santa Cruz Ca. 95060

APPLICANT: JACK SOHRIAKOFF, PUBLIC WORKS, COUNTY OF SANTA CRUZ

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APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)

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*See Following Page*

Re: Appeal From Coastal Permit Decision, file # 08-0147  
Santa Cruz County Planning Department

I am writing to appeal the decision to restrict RV parking from 5<sup>th</sup> to 7<sup>th</sup> avenues. My concern centers on the fact that this action is based on the desire of a few people to restrict the right of others to access a public beach. . This group of ten includes of number of part time residents of the area, according to Chief Petitioner Joyce Wrenn herself. Their obvious goal is to create an unfettered view of the beach and ocean from their living rooms and decks. Their complaint is that their view of the ocean is marred by unsightly RVs legally parked on *their* street and that the safety of pedestrians, bicyclists and motor vehicles in the area is compromised by these RVs. Unfortunately, their complaint is based on false, misleading, and in some cases scandalous accusations.

I have had conversations with many local people who choose to bring their RV, Pickup Camper, Westphalia, etc, to the beach to enjoy a day with their family and friends. Some are grandparents who remember coming to this beach with their grandparents, a Santa Cruz tradition that, because of its proximity to the beach, allows these senior citizens to participate in the family outing.

RV Safety in this area is not a bigger issue than overall safety. No statistics or even anecdotal evidence is cited by either the Petitioners or the County that supports the need to impose this change on RVs. Several pictures submitted by Petitioners show an RV parked in a legal and safe manner 2 feet to right of parking line (Exhibit #1) This is not a bike lane. Along this stretch, bicycles are expected to legally share the roadway. Pedestrians are expected to walk on the left side facing traffic, as is the case on all roadways without a sidewalk. Because there are stop signs at both 5<sup>th</sup> and 7<sup>th</sup> Avenues (and 6<sup>th</sup> Ave does not go through to East Cliff Drive), vehicle speed is approximately 5-15 miles per hour, and motor vehicles are **expected** to give adequate room when passing pedestrians/bikers, as is the case on any roadway. Again, this is not the fault of RVs, but is the result of a less than ideal traffic situation.

This discriminatory petition further singles out RV'ers as causing problems which are actually the result of a small portion of all beach users, i.e. charcoal, dog poop and other garbage not picked up, etc. While keeping the beaches and the bay clean is indeed a major priority, to single out RVers as causing the problem when the beach is used by literally hundreds of people daily, (many of whom walk from their homes in the neighborhood) is ludicrous. . The RVers I spoke with all agree that if someone has parked illegally, or is violating other health and/or safety ordinances, they should be warned, cited, or towed away, as appropriate. **All beachgoers, not just RVs.**

Furthermore, the petitioners make pejorative and prejudicial comments that RVs are inhabited by criminals and lonely men watching for children. This accusation is beyond belief. The petitioners are appealing to the basest fears of parents and residents without any supporting data. . If this were a real problem in the area, I am sure that the Sheriff's Office, Harbor Master and State Parks and Lifeguard Service etc. would be actively supportive of this action (which they're not).

Regarding the Visual Resource Protection provisions cited, the wording states that these apply only to development, therefore they do not apply in this case. And regarding alternative RV parking, the three locations cited are 8-15 miles away, and the RV sites at the Harbor are in the upper Harbor, at least a half mile away from the beach, a long walk for disabled citizens of any age. Hardly supporting the Equal Access provisions of local, state and federal law

Finally, I question the timing of this petition, since the issue will begin to be addressed systematically by the County beginning in August, 2008. The Planning Department itself states that this action will not result in an inherently safer traffic situation, and that it will likely be subject to change in the future. Since this was initiated by a group of ten people, a number of whom do not even reside in the area, is it necessary to restrict/disrupt the lives of many to favor a few? I hope that you find that it does not, and reject this petition. By the way, I do not own an RV.

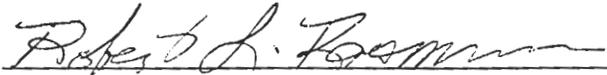
Sincerely,

Robert L. Rasmussen

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)**

**SECTION V. Certification**

The information and facts stated above are correct to the best of my/our knowledge.



\_\_\_\_\_  
Signature of Appellant(s) or Authorized Agent

Date: July 16 2008

**Note:** If signed by agent, appellant(s) must also sign below.

**Section VI. Agent Authorization**

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to act as my/our representative and to bind me/us in all matters concerning this appeal.

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Signature of Appellant(s)

Date: \_\_\_\_\_

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
 725 FRONT STREET, SUITE 300  
 SANTA CRUZ, CA 95060-4508  
 VOICE (831) 427-4863 FAX (831) 427-4877

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT**

Please Review Attached Appeal Information Sheet Prior To Completing This Form.

**SECTION I. Appellant(s)**

Name: Patrick M. Tracy, Mary Lynn Twisselman  
 Mailing Address: 320 Otis St.  
 City: Santa Cruz CA Zip Code: 95060 Phone: 831-458-3258

**SECTION II. Decision Being Appealed****RECEIVED**

AUG 06 2008

1. Name of local/port government: .

Santa Cruz County Zoning Administrator

2. Brief description of development being appealed:

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**TO BE COMPLETED BY COMMISSION:**APPEAL NO: A-3-SCO-08-040DATE FILED: August 13, 2008 CC Exhibit 3DISTRICT: Central page 42 of 51 page

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)**

5. Decision being appealed was made by (check one):

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- Planning Commission
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APPLICANT: JACK SOHRIAKOFF, PUBLIC WORKS, COUNTY OF SANTA CRUZ

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1) Joyce Wrenn  
2655 East Cliff Drive  
Santa Cruz, Ca. 95062

(2)

(3)

(4)

APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)

**SECTION IV. Reasons Supporting This Appeal**

**PLEASE NOTE:**

- Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.
- State briefly **your reasons for this appeal**. Include a summary description of Local Coastal Program, Land Use Plan, or Port Master Plan policies and requirements in which you believe the project is inconsistent and the reasons the decision warrants a new hearing. (Use additional paper as necessary.)
- This need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

The poor condition of the shoulder as it exists today has cars parking out into the street just as far if not farther than RV's. Most cars park at a slant to fit more cars in, RV's do not and cannot do this, a car parked slanted takes up more shoulder than an 8 foot wide RV does.

Many more cars stick out into the street over the faint white line than RV's do.

Instead of banning RV's, why not enforce the traffic laws and ticket vehicles that stick out into the roadway beyond the line? A nice new white line wouldn't cost too much and would make it clearly more enforceable? Many RV owners are looking for close by trips now that gas is \$5 a gallon. Most RV's presence on this strip of beach is a positive thing they usually leave the beach cleaner when they leave. Some RV owners have taken advantage of this area and park out there every day and have become an eyesore. I couldn't stand looking at an RV parked out in front of my house every day but this parking strip has a 10 O'clock curfew to stop this from getting too far out of hand. This parking area is now

Posted "no parking from 10 PM to 6 AM". And that is how it should stay posted.

The Zoning report says that the Local Coastal Program the "LCP" would not be at a significant loss because there is RV camping directly adjacent to this location. This \$40 dollar a night RV area is almost a mile inland at the very end of the upper harbor and there is no beach up there! Besides we would be losing a day spot, this upper harbor is for overnight camping.

In closing, more enforcement, a nice new white line, and some road shoulder repair could be a less drastic measure than taking away a beautiful beach day spot for all law abiding RV owners. Thanks very much for considering this appeal to the Coastal Commission.

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)**

**SECTION V. Certification**

The information and facts stated above are correct to the best of my/our knowledge.

  
\_\_\_\_\_  
Signature of Appellant(s) or Authorized Agent

Date: July 16 2008

**Note:** If signed by agent, appellant(s) must also sign below.

**Section VI. Agent Authorization**

I/We hereby authorize \_\_\_\_\_  
to act as my/our representative and to bind me/us in all matters concerning this appeal.

\_\_\_\_\_  
Signature of Appellant(s)

Date: \_\_\_\_\_

**CALIFORNIA COASTAL COMMISSION**

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060-4508  
VOICE (831) 427-4863 FAX (831) 427-4877

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT**

**Please Review Attached Appeal Information Sheet Prior To Completing This Form.**

**SECTION I. Appellant(s)**

Name: Peter G. Heylin

Mailing Address: 441 5<sup>th</sup> Avenue

City: Santa Cruz

Zip Code: 95062

Phone: (831) 338 - 6427

**SECTION II. Decision Being Appealed****RECEIVED**

AUG 08 2008

CALIFORNIA  
COASTAL COMMISSION  
CENTRAL COAST AREA

1. Name of local/port government:

County of Santa Cruz Zoning Administration

2. Brief description of development being appealed:

Proposal to ban the parking of recreational vehicles (RVs) at all times along both sides of East Cliff Drive between 5<sup>th</sup> and 7<sup>th</sup> Avenues (adjacent to the Santa Cruz Yacht Harbor and Twin Lakes Beach State and County Park areas).

3. Development's location (street address, assessor's parcel no., cross street, etc.):

East Cliff Drive between 5<sup>th</sup> and 7<sup>th</sup> Avenues in an unincorporated area of Santa Cruz County.

4. Description of decision being appealed (check one.):

- Approval; no special conditions  
 Approval with special conditions:  
 Denial

**Note:** For jurisdictions with a total LCP, denial decisions by a local government cannot be appealed unless the development is a major energy or public works project. Denial decisions by port governments are not appealable.

**TO BE COMPLETED BY COMMISSION:**

APPEAL NO: A-3-SC0-08-040

DATE FILED: August 13, 2008

DISTRICT: Central

CC Exhibit 3  
Page 46 of 51 . page

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 2)**

5. Decision being appealed was made by (check one):

- Planning Director/Zoning Administrator
- City Council/Board of Supervisors
- Planning Commission
- Other

6. Date of local government's decision: July 11, 2008

7. Local government's file number (if any): 08 - 0147 (\*\*)

**SECTION III. Identification of Other Interested Persons**

Give the names and addresses of the following parties. (Use additional paper as necessary.)

a. Name and mailing address of permit applicant:

Property owned by: County of Santa Cruz  
701 Ocean Street, Room 400,  
Santa Cruz, CA 95060  
Applicant: Jack Sohriakoff, Public Works, County of Santa Cruz

b. Names and mailing addresses as available of those who testified (either verbally or in writing) at the city/county/port hearing(s). Include other parties which you know to be interested and should receive notice of this appeal.

(1) County of Santa Cruz Commission on Disabilities  
701 Ocean St., Room 30  
Santa Cruz, CA 95060

(2) Linda Heylin  
P.O. Box 17  
Brookdale, CA 95007

(3)

(4)

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 3)**

**SECTION IV. Reasons Supporting This Appeal**

**PLEASE NOTE:**

- Appeals of local government coastal permit decisions are limited by a variety of factors and requirements of the Coastal Act. Please review the appeal information sheet for assistance in completing this section.
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- This need not be a complete or exhaustive statement of your reasons of appeal; however, there must be sufficient discussion for staff to determine that the appeal is allowed by law. The appellant, subsequent to filing the appeal, may submit additional information to the staff and/or Commission to support the appeal request.

Although a vital denial of access issue was brought up in the County's July 11, 2008 Public Hearing on this matter, the Zoning Administrator recommended a ban on all recreational vehicle (RV) parking along East Cliff Drive between 5<sup>th</sup> and 7<sup>th</sup> Avenues..

Currently, a seasonal parking permit is required in this area for all private vehicles except those with DP (disabled person) or DV (disabled veteran) placards provided under the California Vehicle Code. Although the Code permits placarded individuals to park free and with no time limits in numerous restricted areas such as East Cliff Drive, by an apparent error of omission it does not address parking in an area where all RV parking is banned. I have discussed this matter with four agencies: 1) California DMV; 2) California Highway Patrol; 3) Santa Cruz County Sheriff's Department; and 4) Santa Cruz County Public Works Department (who enforce the current seasonal Live Oak Parking Permit Program). As of the writing of this appeal, SCC Public Works has not gotten back to us, but each of the other three agencies has said that a placarded vehicle could be ticketed and possibly towed under existing law. I do not believe this is the intent of the Zoning Administrator and I certainly do not think it should be the policy of Santa Cruz County or the State of California to deny access to an important and growing population of people with disabilities.

Both placarded and non-placarded elderly and disabled people who use RVs for day parking at Twin Lakes Beach do so usually because of the special needs requirements that only their vehicles can provide. The alternatives given during the Hearing such as parking miles away at the Harbor Parking area or driving a different vehicle are simply not satisfactory. Moreover, the proposed ban appears to be in violation of not only the Americans With Disabilities Act (ADA), but also numerous sections in the Santa Cruz County General Plan/Local Coastal Program.

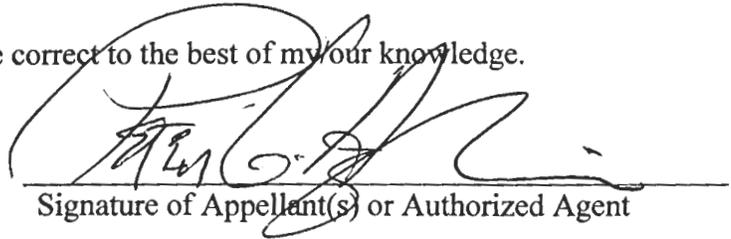
Should the proposed RV ban be approved by the California Coastal Commission, I would recommend the following: 1) that signage clearly exempt placarded RVs; or 2) that several -- at least three -- RV length parking areas be designated as "Placarded RV Parking Only".

I have cut, pasted and attached the relevant sections of the SCC General Plan/LCP that I believe are pertinent to this appeal.

**APPEAL FROM COASTAL PERMIT DECISION OF LOCAL GOVERNMENT (Page 4)**

**SECTION V. Certification**

The information and facts stated above are correct to the best of my/our knowledge.

  
\_\_\_\_\_  
Signature of Appellant(s) or Authorized Agent

Date: August 7, 2008

**Note:** If signed by agent, appellant(s) must also sign below.

**Section VI. Agent Authorization**

I/We hereby authorize \_\_\_\_\_  
to act as my/our representative and to bind me/us in all matters concerning this appeal.

\_\_\_\_\_  
Signature of Appellant(s)

Date: \_\_\_\_\_

**Santa Cruz County General Plan/Local Coastal Program:**

**Objective 3.5 Mobility-Impaired Persons**

To increase the potential for mobility of traditionally low-mobility groups such as the disabled and the elderly.

**3.10.8 Americans With Disabilities Act (ADA) Requirements**

Incorporate ADA standards in design of new projects and reconstruction where applicable.

**3.10.9 Americans With Disabilities Act (ADA) Existing Development**

Retrofit all existing corners to be compatible with ADA standards.

**3.10.10 Americans With Disabilities Act (ADA) New Development**

All new development shall incorporate ADA standards into the design, where applicable.

**RECREATIONAL ACCESS**

**Objective 3.14 Recreational Access**

To provide access to the County's recreational resources,

**PARK DEVELOPMENT PROGRAM**

**Objective 7.1a Parks and Recreation Opportunities**

(LCP) To provide a full range of public and private opportunities for the access to, and enjoyment of, park, recreation, and scenic areas, including the use of active recreation areas and passive natural open spaces by all ages, income groups and people with disabilities with the primary emphasis on needed recreation facilities and programs for the citizens of Santa Cruz County.

**7.1.5 Access to Recreation Facilities**

Provide physical access to all recreation facilities through provision of public transportation, trail system development, protection of prescriptive rights to beach access trails, and recreation programs.

**7.1.6 Americans With Disabilities Act**

Actively acknowledge and endorse the requirements of the Americans With Disabilities Act and plan parks and other recreation facilities accordingly to encourage people with disabilities to mainstream into parks programs.

**7.5.7 Beaches as Regional Parks**

(LCP) Recognize the use of beach areas to satisfy regional recreational opportunities for County residents and improve access where appropriate...

**Primary Public Access Facilities:** Support continued acquisition and development of coastal beach land, parking and other support facilities, including Coastview Drive parking area, Corcoran Beach, East Cliff Drive Overlook, Johan's Beach, Moran Lake and Beach, Pleasure Point Overlook, and the 41st Avenue/East Cliff parking as identified in Figure 7-2. Seek State funding as possible for necessary acquisition and development of these facilities which serve both local and regional recreational needs.

**Objective 7.7a Coastal Recreation**

**(LCP)** To maximize public use and enjoyment of coastal recreation resources for all people, including those with disabilities, while protecting those resources from the adverse impacts of overuse.

**Objective 7.7c Beach Access**

**(LCP)** To maintain or provide access, including visual access, to every beach to which a granted access exists or to which the public has acquired a right of access through use, as established through judicial determination of prescriptive rights, and acquisition through appropriate legal proceedings, in order to ensure one access to every pocket beach and convenient, well distributed access to long sandy beaches.

**Live Oak:** Twin Lakes State Beach; Twin Lakes Park.

**Sect 7.7.8 : Programs**

**(LCP)** b. Increase parking opportunities to serve visitors to the Live Oak coastline in locations where such facilities are feasible and compatible with the neighborhood and the natural setting. Provide on-and-off-street parking improvements and facilities within walking distance of the beaches and bluffs, or located at more remote locations and linked by shuttle transportation.

**7.7.15 Areas Designated for Primary Public Access**

**(LCP)** The following are designated as primary public access:

**Live Oak:** Twin Lakes State Beach

# Applicable Coastal Act Policies

## ARTICLE 2 PUBLIC ACCESS

### **Section 30210 Access; recreational opportunities; posting**

In carrying out the requirement of Section 4 of Article X of the California Constitution, maximum access, which shall be conspicuously posted, and recreational opportunities shall be provided for all the people consistent with public safety needs and the need to protect public rights, rights of private property owners, and natural resource areas from overuse.

(Amended by Ch. 1075, Stats. 1978.)

### **Section 30211 Development not to interfere with access**

Development shall not interfere with the public's right of access to the sea where acquired through use or legislative authorization, including, but not limited to, the use of dry sand and rocky coastal beaches to the first line of terrestrial vegetation.

### **Section 30212.5 Public facilities; distribution**

Wherever appropriate and feasible, public facilities, including parking areas or facilities, shall be distributed throughout an area so as to mitigate against the impacts, social and otherwise, of overcrowding or overuse by the public of any single area.

## ARTICLE 3 RECREATION

### **Section 30220 Protection of certain water-oriented activities**

Coastal areas suited for water-oriented recreational activities that cannot readily be provided at inland water areas shall be protected for such uses.

### **Section 30221 Oceanfront land; protection for recreational use and development**

Oceanfront land suitable for recreational use shall be protected for recreational use and development unless present and foreseeable future demand for public or commercial recreational activities that could be accommodated on the property is already adequately provided for in the area. (Amended by Ch. 380, Stats. 1978.)

### **Section 30223 Upland areas**

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

# Applicable LCP Objectives/Policies

## PARK DEVELOPMENT PROGRAM

### **Objective 7.1a Parks and Recreation Opportunities**

(LCP) To provide a full range of public and private opportunities for the access to, and enjoyment of, park, recreation, and scenic areas, including the use of active recreation areas and passive natural open spaces by all ages, income groups and people with disabilities with the primary emphasis on needed recreation facilities and programs for the citizens of Santa Cruz County.

**7.5.7 Beaches as Regional Parks**

(LCP) Recognize the use of beach areas to satisfy regional recreational opportunities for County residents and improve access where appropriate.

**COASTAL RECREATION**

**Objective 7.7a Coastal Recreation**

(LCP) To maximize public use and enjoyment of coastal recreation resources for all people, including those with disabilities, while protecting those resources from the adverse impacts of overuse.

**Objective 7.7b Shoreline Access**

(LCP) To provide a system of shoreline access to the coast with adequate improvements to serve the general public and the coastal neighborhoods which is consistent with the California Coastal Act, meets public safety needs, protects natural resource areas from overuse, protects public rights and the rights of private property owners, minimizes conflicts with adjacent land uses, and does not adversely affect agriculture, subject to policy 7.6.2.

**Objective 7.7c Beach Access**

(LCP) To maintain or provide access, including visual access, to every beach to which a granted access exists or to which the public has acquired a right of access through use, as established through judicial determination of prescriptive rights, and acquisition through appropriate legal proceedings, in order to ensure one access to every pocket beach and convenient, well distributed access to long sandy beaches, subject to policy 7.6.2.

**GENERAL PROVISION OF PUBLIC ACCESS TO THE SHORELINE**

**Policies**

**7.7.10 Protecting Existing Beach Access**

(LCP) Protect existing pedestrian, and where appropriate, equestrian and bicycle access to all beaches to which the public has a right of access, whether acquired by grant or through use, as established through judicial determination of prescriptive rights, and acquisition through appropriate legal proceedings. Protect such beach access through permit conditions such as easement dedication or continued maintenance as an accessway by a private group, subject to policy 7.6.2.

**PRIMARY PUBLIC SHORELINE ACCESS DESIGNATIONS**

**Policies**

**7.7.15 Areas Designated for Primary Public Access**

(LCP) The following are designated as primary public access, subject to policy 7.6.2\*:

**North Coast**

Waddell Bluffs

Waddell Creek

Waddell Creek to Greyhound Rock

**Live Oak**

Twin Lakes State Beach

Beach Black's Beach (Lincoln Beach)

Johan's Beach

\*\*\*

## VISUAL RESOURCES

### **Objective 5.10a Protection of Visual Resources**

(LCP) To identify, protect and restore the aesthetic values of visual resources.

### **Objective 5.10b New Development in Visual Resource Areas**

(LCP) To ensure that new development is appropriately designed and constructed to have minimal to no adverse impact upon identified visual resources.

## SCENIC PROTECTION IN GENERAL

### **Policies**

#### **5.10.2 Development Within Visual Resource Areas**

(LCP) Recognize that visual resources of Santa Cruz County possess diverse characteristics and that the resources worthy of protection may include, but are not limited to, ocean views, agricultural fields, wooded forests, open meadows, and mountain hillside views. Require projects to be evaluated against the context of their unique environment and regulate structure height, setbacks and design to protect these resources consistent with the objectives and policies of this section.

\*\*\*

#### **5.10.6 Preserving Ocean Vistas**

(LCP) Where public ocean vistas exist, require that these vistas be retained to the maximum extent possible as a condition of approval for any new development.

#### **5.10.7 Open Beaches and Blufftops**

(LCP) Prohibit the placement of new permanent structures which would be visible from a public beach, except where allowed on existing parcels of record, or for shoreline protection and for public beach access. Use the following criteria for allowed structures:

- (a) Allow infill structures (typically residences on existing lots of record) where compatible with the pattern of existing development.
- (b) Require shoreline protection and access structures to use natural materials and finishes to blend with the character of the area and integrate with the landform.

#### **5.10.9 Restoration of Scenic Areas**

(LCP) Require on-site restoration of visually blighted conditions as a mitigating condition of permit approval for new development. The type and amount of restoration shall be commensurate with the size of the project for which the permit is issued. Provide technical assistance for restoration of blighted areas.