

City of Capitola

Planning Commission Meeting Agenda

Thursday, June 05, 2025 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Paul Estey

Commissioners: Matthew Howard, Nathan Kieu, Susan Westman, Courtney Christiansen

All correspondence received prior to 5:00 p.m. on the Wednesday preceding a Planning Commission Meeting will be distributed to Commissioners to review prior to the meeting. Information submitted after 5 p.m. on that Wednesday may not have time to reach Commissioners, nor be read by them prior to consideration of an item.

1. Roll Call and Pledge of Allegiance

Commissioners Matthew Howard, Nathan Kieu, Susan Westman, Courtney Christiansen, and Chair Paul Estey

2. Additions and Deletions to the Agenda

3. Oral Communications

Please review the section How to Provide Comments to the Planning Commission for instructions. Oral Communications allows time for members of the public to address the Planning Commission on any Consent Item on tonight's agenda or on any topic within the jurisdiction of the City that is not on the Public Hearing section of the Agenda. Members of the public may speak for up to three minutes unless otherwise specified by the Chair. Individuals may not speak more than once during Oral Communications. All speakers must address the entire legislative body and will not be permitted to engage in dialogue.

4. Planning Commission/Staff Comments

5. Consent Calendar

All matters listed under "Consent Calendar" are considered by the Planning Commission to be routine and will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time the Planning Commission votes on the action unless the Planning Commission request specific items to be discussed for separate review. Items pulled for separate discussion will be considered in the order listed on the Agenda.

A. Approval of May 1, 2025 Planning Commission Minutes

B. 4770 Opal Street

Project Description: Application #25-0143. APN: 034-065-04. Design Permit and Accessory Dwelling Unit (ADU) Permit for the demolition of an existing single-family residence and construction of a new residence and attached JADU. The project is located within the R-1 (Single-Family Residential) zoning district. This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission.

Environmental Determination: Categorical Exemption

Recommended Action: Consider application #25-0143 and approve the project based on the attached Conditions and Findings for Approval.

6. Public Hearings

Public Hearings are intended to provide an opportunity for public discussion of each item listed as a Public Hearing. The following procedure is as follows: 1) Staff Presentation; 2) Planning Commission Questions; 3) Public Comment; 4) Planning Commission Deliberation; and 5) Decision.

A. Partner Agencies Presentation

Project Description: Partner Agencies Presentation

Recommended Action: This item is informational only. No action is required. Staff recommends the Planning Commission receive the presentations and may ask questions or provide feedback to agency representatives.

B. 4820 Opal Cliff Drive

Project Description: REQUEST TO CONTINUE. Application #25-0231. APN: 034-463-04. Coastal Development Permit for a pin pier wall bluff retreat mitigation device in the R-1 (Single Family) Zoning District and CZ (Coastal Overlay) zone. This project requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Statutory Exemption

Property Owner: Jon Khazam, HOA Representative

Representative: Jon Khazam HOA Representative, Filed: 5/01/2025

Recommended Action: Staff recommends the Planning Commission continue the item to a date uncertain to allow the applicant more time to provide updated project information.

C. 511 Escalona Drive

Project Description: Application #25-0066. APN: 036-125-02. Design Permit amendment and Variance request to construct an upper-story deck that deviates from applicable design standards. Original project includes first- and second-story additions to a single-family dwelling and a conversion Accessory Dwelling Unit (ADU), located within the R-1 (Single-Family Residential) zoning district. The project is in the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Recommended Action: Consider application #25-0066 and approve the project based on the attached Conditions and Findings for Approval.

7. Director's Report

8. Adjournment – The next regularly scheduled meeting of the Planning Commission is on July 17, 2025 at 6:00 PM.

How to View the Meeting

Meetings are open to the public for in-person attendance at the Capitola City Council Chambers located at 420 Capitola Avenue, Capitola, California, 95010

Other ways to Watch:

Spectrum Cable Television channel 8

City of Capitola, California YouTube Channel

To Join Zoom Application or Call in to Zoom:

Meeting link: <https://us02web.zoom.us/j/84412302975pwd=NmlrdGZRU2tnYXRjeSs5SIZweUIOQT09>

Or dial one of these phone numbers: 1 (669) 900 6833, 1 (408) 638 0968, 1 (346) 248 7799

Meeting ID: 844 1230 2975

Meeting Passcode: 161805

How to Provide Comments to the Planning Commission

Members of the public may provide public comments to the Planning Commission in-person during the meeting. If you are unable to attend the meeting in person, please email your comments to planningcommission@ci.capitola.ca.us and they will be included as a part of the record for that meeting. Emailed comments will be accepted after the start of the meeting until the Chairman announces that public comment for that item is closed.

Appeals: The following decisions of the Planning Commission can be appealed to the City Council within the (10) calendar days following the date of the Commission action: Design Permit, Conditional Use Permit, Variance, and Coastal Permit. If the tenth day falls on a weekend or holiday, the appeal period is extended to the next business day. All appeals must be in submitted writing on an official city application form, setting forth the nature of the action and the basis upon which the action is considered to be in error, and addressed to the City Council in care of the City Clerk. An appeal must be accompanied by a filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee. If you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

Notice regarding Planning Commission meetings: The Planning Commission meets regularly on the 1st Thursday of each month at 6 p.m. in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

Agenda and Agenda Packet Materials: The Planning Commission Agenda and complete Agenda Packet are available on the Internet at the City's website: <https://www.cityofcapitola.org/>. Need more information? Contact the Community Development Department at (831) 475-7300.

Agenda Materials Distributed after Distribution of the Agenda Packet: Materials that are a public record under Government Code § 54957.5(A) and that relate to an agenda item of a regular meeting of the Planning Commission that are distributed to a majority of all the members of the Planning Commission more than 72 hours prior to that meeting shall be available for public inspection at City Hall located at 420 Capitola Avenue, Capitola, during normal business hours.

Americans with Disabilities Act: Disability-related aids or services are available to enable persons with a disability to participate in this meeting consistent with the Federal Americans with Disabilities Act of 1990. Assisted listening devices are available for individuals with hearing impairments at the meeting in the City Council Chambers. Should you require special accommodations to participate in the meeting due to a disability, please contact the Community Development Department at least 24 hours in advance of the meeting at (831) 475-7300. In an effort to accommodate individuals with environmental sensitivities, attendees are requested to refrain from wearing perfumes and other scented products.

Si desea asistir a esta reunión pública y necesita ayuda - como un intérprete de lenguaje de señas americano, español u otro equipo especial - favor de llamar al Departamento de la Secretaría de la Ciudad al 831-475-7300 al menos tres días antes para que podamos coordinar dicha asistencia especial o envíe un correo electrónico a jgautho@ci.capitola.ca.us.

Televised Meetings: Planning Commission meetings are cablecast "Live" on Charter Communications Cable TV Channel 8 and are recorded to be replayed on the following Monday and Friday at 1:00 p.m. on Charter Channel 71 and Comcast Channel 25. Meetings can also be viewed from the City's website: <https://www.cityofcapitola.org/>.

City of Capitola

Planning Commission Meeting Minutes

Thursday, May 01, 2025 – 6:00 PM

City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Paul Estey

Commissioners: Courtney Christiansen, Matthew Howard, Nathan Kieu, Susan Westman



1. **Roll Call and Pledge of Allegiance** - *The meeting was called to order at 6:00 PM. In attendance, Commissioners Howard, Kieu, Westman, Christensen, and Chair Estey.*
2. **Additions and Deletions to the Agenda** – *Staff received one memo and one email as additional materials for Item 6C.*
3. **Oral Communications** - *None*
4. **Planning Commission/Staff Comments**

Director Herlihy announced that the Wharf Master Plan survey and website will go live on May 2, and will be available from the City website; there will be a community outreach meeting to discuss the Wharf Master Plan on May 20th, 2025, at 6:00 PM at New Brighton Middle School.

5. Consent Calendar

A. Approval of April 3, 2025 Planning Commission Minutes

***Motion to approve Item 5A: Vice Chair Christensen
Second Commissioner Kieu
Voting Yea: 5-0***

6. Public Hearings

A. 4800 Opal Cliff Drive

Project Description: Application #25-0164. APN: 034-462-05 Request to Continue an application to renew a previously issued Conditional Use Permit and Coastal Development Permit (Permit #21-0011) for repair and maintenance of an existing coastal protection structure located within the R-1 (Single-Family Residential) zoning district and the CZ (Coastal Overlay) zone. The Planning Commission approval was issued on June 2, 2022, but the applicant was unable to secure Building Permits within two years and the permits expired.

This project is in the Coastal Zone and requires a Coastal Development Permit that is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: David Mewes, HOA Representative

Representative: David Mewes, Filed: 04.01.2025

Recommended Action: Staff recommends the Planning Commission continue the item to a date uncertain to allow the applicant more time to provide updated project information.

Senior Planner Froelich presented the staff report.

Public Comments: None

Motion to continue the item to a date uncertain: Commissioner Westman

Second: Vice Chair Christensen

Voting Yea: 5-0

B. 723 El Salto Drive

Project Description: Application #24-0311. APN: 036-143-35. Coastal Development Permit and Minor Land Division to create two lots of record in the R-1/V-S (Single Family/Visitor Serving) Zoning District. This project requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #24-0311 and approve the project based on the recommended Conditions and Findings for Approval.

Property Owner: Doug Dodds Trustee

Representative: David Dodds, Filed: 8/13/2024

Senior Planner Froelich presented the staff report.

Public Comments: None

Motion to approve Application #24-0311 based on the recommended Conditions and

Findings: Vice Chair Christensen

Second: Commissioner Howard

Voting Yea: 5-0

Minor Land Division Findings:

A. That the proposed map is consistent with applicable general and specific plans.

The proposed map is consistent with the general plan and zoning ordinance. All measurable standards are accommodated and both lots can accommodate the existing and proposed development without creating nonconformity as conditioned.

B. That the design or improvement of the proposed subdivision is consistent with applicable general and specific plans.

The proposed subdivision map is consistent with the general plan and zoning ordinance. All measurable standards are accommodated and both lots can accommodate the existing and proposed development without creating nonconformity as conditioned.

C. That the site is physically suitable for the type of development.

Both resulting properties can accommodate compliant developments. The applicant has demonstrated the building envelope by showing setbacks on the tentative map and the project geologist has prepared a 50-year bluff retreat analysis.

D. That the site is physically suitable for the proposed density of development.

Both created parcels are physically suitable for development.

- E. That the design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The design of the subdivision follows the existing and approved development pattern on the parcels. Environmental and archaeological conditions of approval have been added to the project.

Coastal Development Permit Findings:

- A. The project is consistent with the LCP land use plan, and the LCP implementation program.**

The proposed Minor Land Division conforms to the City's certified Local Coastal Plan (LCP) land use plan and the LCP implementation program. Each created lot is of the minimum required size and can accommodate development consistent with the applicable zoning standards.

- B. The project maintains or enhances public views.**

The proposed project is located on private property at 723 El Salto Drive toward the end of El Salto Drive. The project site is on a residentially zoned and developed block and the anticipated future development will accommodate similar development as the surroundings. Scenic coastline views from public property will be maintained.

- C. The project maintains or enhances vegetation, natural habitats and natural resources.**

The approved project and future development will not impact coastal vegetation, natural habitats, and natural resources, as conditioned by this report.

- D. The project maintains or enhances low-cost public recreational access, including to the beach and ocean.**

The project will not negatively impact on low-cost public recreational access.

- E. The project maintains or enhances opportunities for visitors.**

The project includes residential development within a residential neighborhood. The project has no impact on opportunities for visitors.

- F. The project maintains or enhances coastal resources.**

The project involves subdivision and future residential development on lots with existing residential development. There is no impact to coastal resources.

- G. The project, including its design, location, size, and operating characteristics, is consistent with all applicable design plans and/or area plans incorporated into the LCP.**

The proposed residential project complies with all applicable lot design criteria and can accommodate compliant residential development. The operating characteristics are consistent with the R-1 (Single-Family Residential) zone.

- H. The project is consistent with the LCP goal of encouraging appropriate coastal development and land uses, including coastal priority development and land uses (i.e., visitor serving development and public access and recreation).**

The project is not inconsistent with the LCP goals for appropriate coastal development and land.

Conditions of Approval:

1. The project approval consists of a tentative parcel map for a Minor Land Division and Coastal Development Permit to create two residential lots. The lot size for Parcel A is 28,959 square feet and Parcel B is 6,479 square feet. The created lots comply with Chapter 16 Subdivisions of the

Capitola Municipal Code and can accommodate residential development pursuant to Chapter 17 Zoning. The existing single-family home, fourplex, and detached garage will remain on the property. The proposal is tentatively approved as indicated on the Tentative Parcel Map reviewed and approved by the Planning Commission on May 1, 2025.

2. Prior to construction, demolition, or utility work associated with subdivision improvements, a building permit and/or improvements permit shall be secured by the applicant.
3. During construction or demolition, any activity shall be subject to a noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
4. Prior to recordation of the Final Map, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director and City Engineer. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director and City Engineer.
5. Prior to issuance of building permits for future development, the proposed building plans must show that all new utility lines will be underground to the nearest utility pole.
6. The draft Tentative Parcel Map includes a label “existing house to be removed” which points to the existing single-family home. The reference to demolition of the single-family home must be removed prior to map recordation. Prior to issuance of a demolition permit, the applicant shall obtain approval of new development to replace the demolished unit(s). Additionally, the applicant shall provide documentation of a signed access agreement that references the existing building encroachment and includes permission from the owner(s) of 709 El Salto Drive to access their property to conduct future maintenance of the existing home.
7. If archaeological resources are exposed during construction activities for the Project, immediately cease all construction and contact the City of Capitola Community Development Department staff to initiate a resource evaluation by a qualified archaeologist. With concurrence of the City of Capitola Community Development Director, depending upon the significance of the find under CEQA (14 CCR 15064.5[f]; California Public Resources Code, Section 21082), the archaeologist may record the find to appropriate standards (thereby addressing any data potential) and allow work to continue. If the archaeologist observes the discovery to be potentially significant under CEQA, preservation in place or additional treatment may be required. [REF: City of Capitola Municipal Code Section 17.56.040 (Unexpected Discovery of Archaeological or Paleontological Resources)]
8. In accordance with Section 7050.5 of the California Health and Safety Code, if potential human remains are found, immediately notify the lead agency (City of Capitola Community Development Department) staff and the Santa Cruz County Coroner of the discovery. The coroner will decide the nature of the remains within 48 hours of notification. No further excavation or disturbance of the identified material, or any area reasonably suspected to overlie additional remains, can occur until a determination has been made. If the County Coroner determines that the remains are, or are believed to be, of Native American ancestry, the coroner will notify the Native American Heritage Commission within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the Native American Heritage Commission will appoint a Most Likely Descendant (MLD), who will be authorized to provide recommendation to the lead agency regarding the preferred treatment of the remains and any associated objects and/or materials.

9. Pre-construction Surveys for Nesting Birds. Within 14 days prior to any ground disturbing activities or vegetation clearing during the nesting season (February 1 to August 31), a qualified biologist or biological monitor shall conduct a pre-construction nesting bird survey of all potential nesting habitat within the BSA, including a 100-foot buffer for passerine species and a 300-foot buffer for raptors. If there is a lapse between the survey time and initiation of work activities of 14 days or greater, the nesting bird survey shall be repeated. If active nests are found during the survey, work in that area shall stop and a qualified biologist or biological monitor shall determine an appropriate no-work buffer around the nest based on the activity and species and mark the buffer using flagging, pin flags, lathe stakes, or similar marking methods. No work shall occur within the buffer until the young have fledged or the nest(s) are no longer active, as determined by the biologist or biological monitor.
10. Pre-construction Surveys for Monarch Butterfly. If ground-disturbing activities or vegetation clearing occurs during the monarch butterfly overwintering period (October to March), a qualified biologist or biological monitor shall conduct a pre-construction survey for clusters of overwintering monarchs within the BSA. All large trees shall be inspected for butterflies clustering in dense groups on branches, leaves, and trunks. If any overwintering monarch clusters are found during the survey, the qualified biologist or biological monitor shall establish a 100-foot no-construction buffer around the occupied tree and mark the buffer using flagging, pin flags, lathe stakes, or similar marking method. No construction activity shall occur within the buffer until the end of the overwintering period, with confirmation by the biologist that roosting has concluded.
11. Prior to the recordation of the Final Map, the applicant shall submit new legal descriptions for each lot for review by the City Engineer.
12. The applicant shall install a driveway that accommodates two uncovered parking spaces prior to recording the final map.
13. The building permit for the four-car garage on Parcel A shall be renewed and the garage building shall obtain a certificate of occupancy, prior to final map recording.
14. Prior to submitting the Final Map to the City Engineer for examination, the owner (applicant) shall cause the property to be surveyed by a Licensed Land Surveyor or an authorized Civil Engineer. The submitted map shall show the existence of a monument at all external property corner locations, either found or set. The submitted map shall also show monuments set at each new corner location, angle point, or as directed by the City Engineer, all in conformity with the Subdivision Map Act and the Professional Land Surveyors Act. The survey shall include verification of the size and location of the existing structures by a California-licensed land surveyor.
15. The owner (applicant) shall submit four (4) copies of a Final Map in substantial conformance with the approved Tentative Map, along with the additional documents required by Section 16.78 of the Municipal Code with applicable fees and deposits, to the City Engineer for examination and prior approval. The Final Map shall contain all of the information required in Section 16.78 of the Municipal Code and shall be accompanied by the following items:
 - a. One copy of map checking calculations.
 - b. Preliminary Title Report for the property dated within ninety (90) days of the date of submittal for the Final Map.
 - c. One copy of each map referenced on the Final Map.
 - d. One copy of each document/deed referenced on the Final Map.
 - e. One copy of any other map, document, deed, easement or other resource that will facilitate the examination process as requested by the City Engineer.
 - f. One copy of the approved Tentative Map.

16. Interior monuments shall be set at each lot corner, prior to recordation of the Final Map.
17. The owner (applicant) shall provide Irrevocable Offers of Dedication for all required easements and/or rights-of-way on the Final Map, in substantial conformance with the approved Tentative Map and conditions of approval, prior to Final Map approval.
18. An Encroachment Permit issued by the Public Works Department is required for all improvements in any portion of the public right-of-way or of a public easement.
19. Prior to Final Map approval, the owner (applicant) shall furnish the City Engineer with satisfactory written commitments from all public and private utility providers serving the subdivision guaranteeing the completion of all required utility improvements to serve the subdivision.
20. The owner (applicant) shall secure all necessary permits from the City and any other public agencies, including public and private utility providers, prior to commencement of subdivision improvement construction. Copies of permits other than those issued by the City shall be provided to City Engineer.
21. The owner/applicant shall comply with requirements of Section 13.16.080 of the Municipal Code “Post-construction storm water management”. The applicant shall use and maintain Best Management Practices (BMP’s) for site design and storm water treatment.
uses. The proposed use is an allowed use consistent with the R-1 zoning district.

C. Capitola Wharf Master Plan

Project Description: Review of draft options for the future buildout of the Capitola Wharf.

Recommended Action: Provide feedback for City Council on the draft concepts for the Capitola Wharf Master Plan.

Director Herlihy presented the Staff Report.

Vice Chair Christensen recused herself from the discussion due to being employed by Fuse Architects.

The Commission discussed the draft options for the future of the Capitola Wharf. Topics included concern for height in options 6 and 7, Local Coastal Plan Land Use Plan and importance of fishing and hoist, economic vitality of concepts, support for additional bathroom at the end, support for hybrid of the options as a final concept, impacts of climate change, fiscal impact on taxes. Planning Commission suggested further analysis on the economics of the options and the impacts of vehicles on the wharf.

Public Comments:

- ***Cesar Plascencia***
- ***Darren Clark***
- ***Speaker***

7. Director's Report

Director Herlihy announced the kick off of the 41st Ave Corridor Study; shared that the groundbreaking for the Community Center renovation project took place on April 22, 2025; shared that staff has held discussions with the Department of Housing and Community Development (HCD) regarding the multi-family zoning code updates; reminded the Commission of the Wharf Master Plan survey and website that will be available May 2; and announced that the Wharf Master Plan community meeting will be on May 20, 2025, at 6:00 PM at New Brighton Middle School.

8. **Adjournment** – *The meeting adjourned at 7:06 PM. The next regularly scheduled meeting of the Planning Commission is on June 5, 2025, at 6:00 PM.*

ATTEST: _____

Rosie Wyatt, Deputy City Clerk

Capitola Planning Commission

Agenda Report

Meeting: June 5, 2025

From: Community Development Department

Address: 4770 Opal Street



Project Description: Application #25-0143. APN: 034-065-04. Design Permit and Accessory Dwelling Unit (ADU) Permit for the demolition of an existing single-family residence and construction of a new residence and attached JADU. The project is located within the R-1 (Single-Family Residential) zoning district. This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission.

Environmental Determination: Categorical Exemption

Recommended Action: Consider application #25-0143 and **approve** the project based on the attached Conditions and Findings for Approval.

Property Owner: Catherine Wittig

Representative: Taylor Bode, Filed: 03/26/25

Background: On April 23, 2025, Development and Design Review Staff reviewed the application and provided the applicant with the following direction:

Public Works: requested clarification on drainage from the rear yard. Public Works staff also discussed encroachment permit requirements and additional information necessary at time of building permit submittal.

Interim Building Official, Robin Woodman: asked for clarification ADU egress and noted the City will need MBARD approval for the demolition.

Associate Planner, Sean Sesanto: discussed planning comments which included required upper-floor deck standards and tree planting requirements.

Following the Development and Design Review meeting, the applicant resubmitted plans clarifying and addressing staff comments, including parking, landscape and drainage, deck design, and street interface.

Development Standards: The following table outlines the zoning code requirements for development in the R-1 zoning district. The project complies with all applicable R-1 development standards.

Development Standards	
Building Height	
R-1 Regulation	Proposed
25 ft.	22 ft. 9 in.
Floor Area Ratio (FAR)	
	Proposed
Lot size	3,280 sq. ft.
Maximum Floor Area Ratio	56% (Max 1,837 sq. ft.)
First Story Floor Area	SFD: 1,099 sq. ft. ADU: 336 sf. ft.
Second Story Floor Area	SFD: 732 sq. ft. 63 sq. ft. deck area exempt

Total FAR			66.1% (2,167 sq. ft.) <i>Guaranteed Allowance for 330 sq. ft. of JADU</i>	
Setbacks				
	R-1 regulation		Proposed	
Front Yard 1 st Story	15 ft.		Primary: 22 ft.	
Front Yard 2 nd Story & Garage	20 ft.		Primary: 26 ft. 4 in. Garage: 20 ft.	
Side Yard 1 st Story	10% lot width	Lot width 41 ft. 4 ft. 1 in. min.	East: 4 ft. 1 in. West: 4 ft. 1 in.	
Side Yard 2 nd Story	15% of width	Lot width 41 ft. 6 ft. 2 in. min	East: 6 ft. 2 in. West: 6 ft. 2 in.	
Rear Yard 1 st Story	20% of parcel depth	Lot depth 80 ft.	16 ft.	
Rear Yard 2 nd Story		16 ft. min.	25 ft. 2 in.	
Attached Accessory Dwelling Unit				
	JADU Regulation		Proposed	
ADU Height	Same as Primary		12 ft. 6 in.	
Front Yard 1 st Story	Same as Primary		15 ft.	
Side Yard 1 st Story	4 ft.		East: 23 ft. 9 in. West: 4 ft. 1 in.	
Rear Yard 1 st Story			38 ft. 3 in.	
Parking				
SFD 1,501-2,000 sq. ft.	Required		Proposed	
	2 total, 1 covered		2 total, 1 covered	
Underground Utilities: Required with 25% increase in area			Required	

Discussion: The subject property is located within the Jewel Box neighborhood, surrounded by one- and two-story single-family residences. The existing site includes a 1960's single-story, single-family residence. The structure is not identified as a historic resource.

Design Permit: The proposal is to level the existing single-family development and construct a new single-family residence with a junior ADU (JADU). The project utilizes contemporary design and materials, with light-colored stucco on the ground level, horizontal redwood board on the second story, and wood-trimmed windows. The home uses a shallow-framed open gable roof with exposed rafter tails and composition shingle. The rear upper-story deck is covered by the primary roof and screen wall along the side yard, giving a recessed appearance.

Design Review Criteria: When considering design permit applications, the city shall evaluate applications to ensure that they satisfy the following criteria, comply with the development standards of the zoning district, conform to policies of the general plan, the local coastal program, and any applicable specific plan, and are consistent with any other policies or guidelines the city council may adopt for this purpose. To obtain design permit approval, projects must satisfy these criteria to the extent they apply. Planning staff has prepared specific analysis for the following list of Design Review Criteria that are more directly applicable to the proposed project. The complete list of Design Review Criteria is included as Attachment #2.

Design Review Criteria:

- F. Privacy. The orientation and location of buildings, entrances, windows, doors, decks, and other building features minimize privacy impacts on adjacent properties and provide adequate privacy for project occupants.

The proposed upper-story deck has been designed to meet all applicable deck standards including setbacks, rear-facing with walls screening from side property lines, and a projection not exceeding six feet from the building wall.

Junior Accessory Dwelling Unit: The application includes a Junior ADU. The guaranteed allowance specifies that development standard may not prohibit an ADU provided it does not exceed 800 square feet in size and complies with maximum height and minimum setbacks; however, JADUs are limited to a maximum size of 500 square feet. The proposed JADU is 336 square feet and complies with height and setback requirements. Property owners must also occupy either the primary or accessory dwelling unit. The project has been conditioned with an associated deed restriction requirement.

Parking: The primary dwelling includes two parking spaces, including one garage space, which complies with standards for a dwelling of the proposed size. The JADU is exempt from minimum parking requirements.

Trees: The application proposes to retain an existing Japanese maple tree in the front yard and plant an additional maple, also in the front yard. The project includes the removal of three existing palm trees. Staff note the addition of one tree should satisfy the 15% canopy coverage requirement for new construction projects but recommend planting the maple tree in the back yard to limit canopy crowding.

CEQA: §15303(a) of the CEQA Guidelines exempts a single-family residence or second dwelling unit in a residential zone. The project includes the construction of a new single-family residence with a junior accessory dwelling unit.

Design Permit Findings:

- A. The proposed project is consistent with the general plan, local coastal program, and any applicable specific plan, area plan, or other design policies and regulations adopted by the city council.**

Community Development Staff and the Planning Commission have reviewed the project. The proposed replacement single-family dwelling and attached junior accessory dwelling unit comply with the development standards of the R-1 zoning district. Specifically, all of the requirements of Capitola Municipal Code §17.74.060 have been met. The project secures the purpose of the General Plan, and Local Coastal Program, and design policies and regulations adopted by the City Council.

- B. The proposed project complies with all applicable provisions of the zoning code and municipal code.**

Community Development Staff and the Planning Commission have reviewed the application for a single-family dwelling and attached junior accessory dwelling unit, which are allowed uses within the R-1 zoning district. The project complies with all applicable provisions of the zoning code and municipal code.

- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).**

Section §15303(a) of the CEQA Guidelines exempts a single-family residence or accessory dwelling unit in a residential zone and is subject to Section 753.5 of Title 14 of the California Code of Regulations. This project involves the construction of a single-family dwelling and an attached junior accessory dwelling unit within the R-1 (Single-Family Residential) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

D. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

Community Development Staff and the Planning Commission have reviewed the project. The proposed residence and accessory dwelling unit will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

E. The proposed project complies with all applicable design review criteria in Section 17.120.070 (Design review criteria).

The Community Development Staff and the Planning Commission have reviewed the application. The proposed residential project complies with all applicable design review criteria in Section 17.120.070.

F. For projects in residential neighborhoods, The proposed project maintains the character, scale, and development pattern of the neighborhood.

Community Development Staff and the Planning Commission have all reviewed the application for the single-family residence and junior ADU. The design of the home, with stucco and horizontal redwood board, wood-trimmed windows, shallow-framed open gable roof with exposed and rafter tails, will fit in nicely with the existing neighborhood. The JADU is fully integrated into the overall design. The project will maintain the character, scale, and development pattern of the neighborhood.

Coastal Development Permit Findings:

G. The project is consistent with the LCP land use plan, and the LCP implementation program.

The proposed development conforms to the City's certified Local Coastal Plan (LCP) land use plan and the LCP implementation program.

H. The project maintains or enhances public views.

The proposed project is located on private property at 4770 Opal Street. The project will not negatively impact public landmarks and/or public views.

I. The project maintains or enhances vegetation, natural habitats and natural resources.

The proposed project is located at 4770 Opal Street. The home is not located in an area with natural habitats or natural resources. The project will maintain or enhance vegetation, consistent with the allowed use and will not have an effect on natural habitats or natural resources.

J. The project maintains or enhances low-cost public recreational access, including to the beach and ocean.

The site is private property which does not possess coastal access or resources. The project will not negatively impact low-cost public recreational access.

K. The project maintains or enhances opportunities for visitors.

The project involves the construction of a single-family dwelling and attached junior accessory dwelling unit and will not negatively impact visitor serving opportunities.

L. The project maintains or enhances coastal resources.

The project involves the construction of a single-family dwelling and attached junior accessory dwelling unit and will not negatively impact coastal resources.

M. The project, including its design, location, size, and operating characteristics, is consistent with all applicable design plans and/or area plans incorporated into the LCP.

The proposed residential project complies with all applicable design criteria, design guidelines, area plans, and development standards. The operating characteristics are consistent with the R-1 (Single-Family Residential) zone.

N. The project is consistent with the LCP goal of encouraging appropriate coastal development and land uses, including coastal priority development and land uses (i.e., visitor serving development and public access and recreation).

The project involves the construction of a single-family dwelling and attached junior accessory dwelling unit on a residential lot of record. The project is consistent with the LCP goals for appropriate coastal development and land uses. The use is an allowed use consistent with the R-1 zoning district.

Conditions of Approval:

1. The project approval consists of the demolition of an existing single-family residence and construction of an 1,831 square-foot single-family dwelling and a 336 square-foot junior accessory dwelling unit. The maximum Floor Area Ratio for the 3,280 square foot property is 56% (1,837 square feet). The total FAR of the project is 66.1% with a total of 2,167 square feet. The project is subject to the guaranteed allowance for the 336 square-foot JADU. The effective FAR without the JADU is 55.8%, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on June 5, 2025, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.
7. Prior to issuance of a Certificate of Occupancy, the applicant shall complete landscape work to reflect the approval of the Planning Commission. Specifically, required landscape areas, all required tree plantings, privacy mitigations, erosion controls, irrigation systems, and any other required measures shall be addressed to the satisfaction of the Community Development Director.

8. Prior to issuance of a Certificate of Occupancy, the applicant shall demonstrate compliance with the tree removal permit authorized by this permit for 3 trees to be removed from the property. At least two trees shall be planted and/or remaining on site, not including the fern tree. Required replacement trees shall be of the same size, species and planted on the site as shown on the approved plans.
9. Prior to issuance of building permit, all Planning fees associated with permit #25-0143 shall be paid in full.
10. Prior to issuance of building permit, the developer shall pay Affordable housing impact fees as required to assure compliance with the City of Capitola Affordable Housing Impact Fee Ordinance.
11. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
12. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection. Site runoff shall not drain onto adjacent parcels or over sidewalks.
13. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
14. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
15. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
16. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
17. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
18. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.

19. This permit shall expire 24 months from the date of issuance unless exercised. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
20. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
21. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
22. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
23. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties.
24. Prior to a Building Department final and/or issuance of a Certificate of Occupancy, final inspections by the Planning and Public Works Departments are required.
25. Prior to issuance of a Certificate of Occupancy for an accessory dwelling unit, the property owner shall file with the county recorder a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:
 - a. The accessory dwelling unit may not be used for vacation rentals; and
 - b. The accessory dwelling unit shall not be sold separately from the primary dwelling; and
 - c. The dwelling shall be restricted to the allowable size; and the property owner must occupy occupancy either the primary dwelling unit or the junior accessory dwelling unit on the property.
 - d. The deed restriction shall lapse upon removal of the accessory dwelling unit.

Attachments:

1. 4770 Opal Street – Plan Set
2. Design Permit Design Review Criteria

Report Prepared By: Sean Sesanto, Associate Planner

Reviewed By: Rosie Wyatt, Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director

EXTERIOR RENDERING (FOR REFERENCE ONLY)

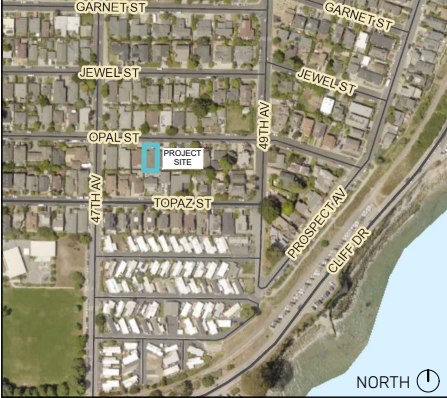


GENERAL NOTES & REQUIREMENTS

- THE ARCHITECT DISCLAIMS RESPONSIBILITY FOR ANY EXISTING CONDITIONS, INCLUDING THE EXISTING STRUCTURE, SITE CONDITIONS OR ANY OTHER EXISTING CONSTRUCTION ELEMENTS (WHEN AVAILABLE) AND FOR ANY DRAWINGS OR OTHER DOCUMENTS RELATED TO THIS PROJECT WHICH DO NOT BEAR THE ARCHITECT'S SEAL AND SIGNATURE. SERVICES ARE PROHIBITED SOLELY FOR THE ARCHITECT'S CLIENT - NO OBLIGATION OR RESPONSIBILITY IS ASSUMED FOR THE BENEFIT OF ANY OTHER ENTITY INVOLVED IN THE CONSTRUCTION WORK.
- PROVIDE (FURNISH & INSTALL) ALL PRODUCTS, MATERIALS, EQUIPMENT OR ACCESSORIES REQUIRED FOR PROPER OPERATION AND USE, IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS, EXCEPT AS NOTED. OTHER RELATED DOCUMENTS AFFECTING THE WORK DESCRIBED IN THESE DRAWINGS MAY INCLUDE: GEOTECHNICAL RECOMMENDATIONS, MANUFACTURER'S PRODUCT DATA AND INSTALL REQUIREMENTS, SHOP DRAWINGS & COORDINATION DRAWINGS.
- STUDY AND COMPARE THE CONSTRUCTION DOCUMENTS AND OTHER RELATED DOCUMENTS WITH THE EXISTING CONDITIONS AND FIELD-VERIFY EXISTING DIMENSIONS BEFORE STARTING CONSTRUCTION WORK. REPORT ERRORS, INCOMPLETIONS OR OMISSIONS DISCOVERED FOR CLARIFICATION. WHILE PREPARATION WITH DUE CARE AND DILIGENCE, PERFECTION IS NOT POSSIBLE AS EVERY POSSIBLE CONDITION OR CONTINGENCY CANNOT BE ANTICIPATED OR FULLY SHOWN WITHIN THE CONSTRUCTION DOCUMENTS. FAILURE TO REVIEW OTHER DOCUMENTS DOES NOT AFFECT ANY CONTRACTUAL OBLIGATION TO PROVIDE COMPLETE OR OTHERWISE FUNCTIONAL AND OPERABLE BUILDING COMPONENTS ON A USABLE BUILDING FACILITY.
- COMPLY WITH LAWS, CODES & ORDINANCES OF AUTHORITY HAVING JURISDICTION AND WITH REQUIREMENTS OF THE CLIENT, OWNER, DEVELOPER OR LANDLORD AS APPLICABLE.
- DO NOT SCALE THESE DRAWINGS.
- APPLICATION OF A MATERIAL OR EQUIPMENT ITEM TO WORK INSTALLED BY OTHERS CONSTITUTES ACCEPTANCE OF THAT WORK AND ASSUMPTION OF RESPONSIBILITY FOR SATISFACTORY INSTALL.
- PROVIDE EACH SUB-CONTRACTOR WITH A COMPLETE SET OF CONSTRUCTION DOCUMENTS FOR THEIR USE AND REFERENCE AND VERIFY THEIR RECEIPT UPON REQUEST.
- FILL AND PATCH EXPOSED HOLES OR CRACKS IN FLOOR OR WALL SURFACES AND FINISH LEVEL, SMOOTH AND FLUSH WITH ADJACENT SURFACES.
- COORDINATE AND VERIFY CLEARANCES REQUIRED OF PRODUCTS AND EQUIPMENT FOR DELIVERY, INSTALL, USE AND OPERATION.
- MAINTAIN DIMENSIONS INDICATED AS "HOLD" OR "CLEAR" ACCURATELY AS NOTED.
- BRACE PARTITIONS, CEILINGS, SOFFITS, PLATFORMS, SUSPENDED CONSTRUCTION AND SIMILAR ELEMENTS TO STRUCTURAL ELEMENTS - EVEN IF NOT INDICATED. DO NOT BRACE TO THE ROOF DECK, PLUMBING OR SPRINKLER PIPES, DUCTWORK, ELECTRICAL CONDUITS OR SIMILAR ELEMENTS.
- INSTALL FRAMING AND FURRING TO AVOID CONFLICTS OR INTERFERENCES WITH CONCEALED OR RECESSED MEP OR CONTROL COMPONENTS.
- TROWEL FINISH TOP OF SIDING, COVE INSIDE CORNERS, AND RASE OUTSIDE CORNERS OF CONCRETE PANS OR EQUIPMENT BASES UNLESS NOTED OTHERWISE.
- REFERENCE FINISH MATERIAL / COLOR SCHEDULE FOR EXPOSED FINISH OF BUILDING MATERIALS, WALLS, FLOORS, CEILING, DOORS, TRIM, CASEWORK, COUNTERTOPS AND SIMILAR CONSTRUCTION ELEMENTS.
- LOCATE FLIR IN CHANGES AND TRANSITIONS UNDER CENTER OF DOORS, TYP.
- PAINT FINISH ALL EXPOSED SURFACES THROUGHOUT THE BUILDING UNLESS PREFINISHED OR INTEGRALLY FINISHED OR WHERE A NATURAL FINISH IS INDICATED.
- PAINT FINISH ELECTRICAL & CONTROL PANELS WHEN NOT LOCATED WITHIN ELECTRICAL, MECHANICAL ROOMS OR GARAGE SPACES.
- PROTECT CONCRETE SLAB AT GROUND LEVEL FROM PAINT, DRYWALL, TEXTURE AND ALL CONSTRUCTION DEBRIS WITH RAIL BOARD OR SIMILAR PRODUCT - TAPE ALL JOINTS. DRYWALL AND PAINTERS SHOULD CLEAN OFF ANY EXCESS (TYP.)
- PROVIDE PERMANENTLY WIRED OR SMOKE DETECTORS WITH BATTERY BACKUP POWER IN EACH SLEEPING ROOM, IN A CENTRAL LOCATION TO PROTECT SLEEPING AREAS, AND ON EACH STORY IN BASEMENTS (SEE 310.9)
- GLAZING ADJACENT TO DOORS OR ADJACENT TO A WALKING SURFACE OR A STAIR LANDING MUST BE OF SAFETY GLAZING MATERIAL (SEC. 240.6 AND B.N. 24-1)
- PROVIDE HANDRAILS PER CRC SECTION R311.8 AND GUARDRAILS PER CRC SECTION R312.
- REQUIRED EXIT DOORWAYS SHOULD BE NOT LESS THAN 36" IN WIDTH CLEAR AND NOT LESS THAN 6'-6" IN HEIGHT CLEAR. NO DOOR LEAF SHOULD EXCEED 4" IN WIDTH (SEC. 1004.6, 1004.7, 1004.8).
- PROVIDE MIXING VALVES AT SHOWERS PER UPC (SEC. 410.7).
- WATER HEATERS / BOILERS TO COMPLY WITH SEC. 508.5-UPC, 34 FOR THERMAL EXPANSION.
- PROVIDE 30 INCHES CLEAR WIDTH FOR WATER CLOSET COMPARTMENTS AND 24 INCHES CLEARANCE IN FRONT OF WATER CLOSETS (SEC. 240.9).
- DOORS IN THE MEANS OF EGRESS SYSTEM TO BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER PULPS, PULL BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS AND SHOWERHEADS, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2).
- PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE. (R308)
- AUTOMATIC GARAGE DOOR OPERING, IF PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 308.
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONAL EXCEEDING ONE THOUSAND DOLLARS (\$1,000) (R314.6.2)
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R301.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 40 FOOT CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R301.1)
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOBSITE.
- ADDITIONAL NOTES:**
- APPROVED PLANS ARE REQUIRED ON JOB SITE. A COPY OF THE STAMPED SET OF BUILD PLANS AND THE STAMPED PLANS WILL BE REQUIRED TO BE ON THE JOB SITE FOR ALL INSPECTIONS. PARTIAL SETS ARE NOT ACCEPTABLE. FAILURE TO PROVIDE THE STAMPED PLANS ON THE JOB SITE FOR THE INSPECTOR'S USE MAY RESULT IN A DISAPPROVED INSPECTION AND ASSESSMENT OF INSPECTOR FEES.
- COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2022 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CFIR, CRDR, AND CFIR FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR TO REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER.

GEOTECHNICAL REPORT
ALL WORK TO COMPLY WITH RECOMMENDATIONS OF GEOTECHNICAL REPORT PERFORMED BY DEES & ASSOCIATES, INC. PROJECT # SCR-1036, MARCH 2025.

VICINITY MAP (NOT TO SCALE)



SHEET INDEX

	GENERAL
G-001	TITLE SHEET
	RESOURCES
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D-100	DEMOLITION PLAN
R-001	RENDERINGS: MATERIAL BOARD
	ARCHITECTURE
A-001	PLOT PLAN
A-100	ARCHITECTURAL SITE PLAN
A-100-1	GRADING & DRAINAGE PLAN
A-101	FLOOR PLAN
A-102	ROOF PLAN
A-201	EXTERIOR ELEVATIONS
A-211	RENDERED ELEVATIONS
A-301	SECTIONS
A-601	REFERENCES
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PROJECT DATA & SCOPE OF WORK

SCOPE OF WORK:	COMPLETE DEMOLITION OF EXISTING 1062 SF SFR W/ 378 SF ATTACHED GARAGE. PROPOSED NEW CONSTRUCTION OF 1838 SF 2-STORY SFR W/ 336 JADI & ATTACHED 1-CAR GARAGE (334-985-04).
APN:	034-085-04
EXISTING USE:	8,000 SQ FT W/ A 1-CAR GARAGE (10 BE UEMULSHU)
EXISTING FIRE SPRINKLERS:	1062 SF SFR W/ 378 SF ATTACHED GARAGE
PROPOSED FIRE SPRINKLERS:	NO
CUT/FILL:	YES (DEFERRED SUBMITTAL)
	QUANTITIES TIED BY GRADING PLAN, PER GEOTECH REPORT
PROJECT DATA	
ZONING	R-1
LOT DIMENSIONS	
LENGTH	80'
WIDTH	41'
AREA	3,280 SF (0.075 ACRE)
FLOOR AREA RATIO	
MAX FAR	1,836.8 SF (0.56 x 3,280) [1,836 SF PROPOSED]
SETBACKS	
FRONT YARD (GARAGE)	20' (MIN. 3' SETBACK BEHIND FACE OF BUILDING)
FRONT YARD (GROUND FLR)	15'
FRONT YARD (2ND STORY)	20'
REAR YARD	16' (20% DEPTH: 80' x 0.20)
INTERIOR SIDE YARD (GROUND FLR)	4.1' (10% WIDTH: 41' x 0.10)
INTERIOR SIDE YARD (2ND STORY)	8.15' (15% WIDTH: 41' x 0.15)
NOTE:	20% OF 2ND STORY WALL MAY BE @ SAME SETBACK AS FIRST IF MINIMUM 4' FROM PROPERTY LINE
2ND STORY DECKS + BALCONIES	
FAR	COUNTS IF GREATER THAN 150 SF
FRONT YARD SETBACK	20'
REAR YARD SETBACK	20' (25% DEPTH: 80' x 0.25)
INTERIOR YARD SETBACK	10'
NOTE:	MAY NOT PROJECT MORE THAN 6'
NOTE:	ROOF DECKS PROHIBITED IN R-1 ZONE
PARKING	
REQUIRED PARKING	2 TOTAL, 1 COVERED (1,501 SF - 2,000 SF)
DRIVEWAY WIDTH (MAX)	16.4' (40% WIDTH: 41' x 0.40)
COVERED PARKING DIMENSIONS	MIN. 10' x 20' (MEASURED FROM INT. WALLS)
HEIGHT	
MAXIMUM ALLOWABLE HEIGHT	25' (23'-0" PROPOSED)

PROJECT DIRECTORY

OWNER: CATHY WITTING PHONE: 408-369-0287 EMAIL: C_WITTING@COMCAST.NET	STRUCTURAL ENGINEER: RADOVAN CIVIL ENGINEERING, INC. CONTACT: ANDREW RADOVAN, P.E. PHONE: 831-459-7296 EMAIL: ANDREW@RADOVAN.US	GENERAL CONTRACTOR: SANTA CRUZ GREEN BUILDERS CONTACT: TAYLOR DARLING PHONE: 831-419-0514 EMAIL: TAYLOR@SANTACRUZGREENBUILDERS.COM
ARCHITECT: TAYLOR BODE ARCHITECT, INC. CONTACT: JIM BLOMQUIST PHONE: 831-818-7081 EMAIL: TAYLORBODE@GMAIL.COM	ENERGY CONSULTANT: A PLUS GREEN ENERGY SERVICES CONTACT: JIM BLOMQUIST PHONE: 831-728-5503 EMAIL: FLETCHER.WAGGONER@GMAIL.COM	GEOTECHNICAL ENGINEER: DEES & ASSOCIATES, INC. CONTACT: BECCY DEES PHONE: 831-427-1770 E- OFFICE: DEESANDASSOCIATES.COM

DEFERRED SUBMITTALS

- SOLAR PHOTOVOLTAIC SYSTEM
 - FIRE SPRINKLER SYSTEM
- DEFERRED SUBMITTAL NOTES:
A. PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 BUSINESS DAYS PRIOR TO INSTALLATION FOR CITY REVIEW AND APPROVAL.
B. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
C. THE REGISTERED AND RESPONSIBLE DESIGN PROFESSIONAL SHALL REVIEW THE DEFERRED SUBMITTAL DOCUMENTS AND SUBMIT THEM TO THE BUILDING OFFICIAL, WITH ANNOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING.

BUILDING CODE DATA

2022 CALIFORNIA BUILDING CODE (CBC) AND/OR CALIFORNIA RESIDENTIAL CODE (CRC) AS APPLICABLE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen)
2022 CALIFORNIA FIRE CODE (CFC)
2022 CALIFORNIA MECHANICAL CODE (CMC)
2022 CALIFORNIA ELECTRICAL CODE (CEC)
2022 CALIFORNIA PLUMBING CODE (CPC)
2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (CBEES) Section R106.1
CITY OF CARPENTERS ZONING ORDINANCE, MUNICIPAL CODE, AND AMENDMENTS



Prepared by Taylor Bode

Signed

Date 03/18/2025

Rev. No. Date

DDR 05/01/2025

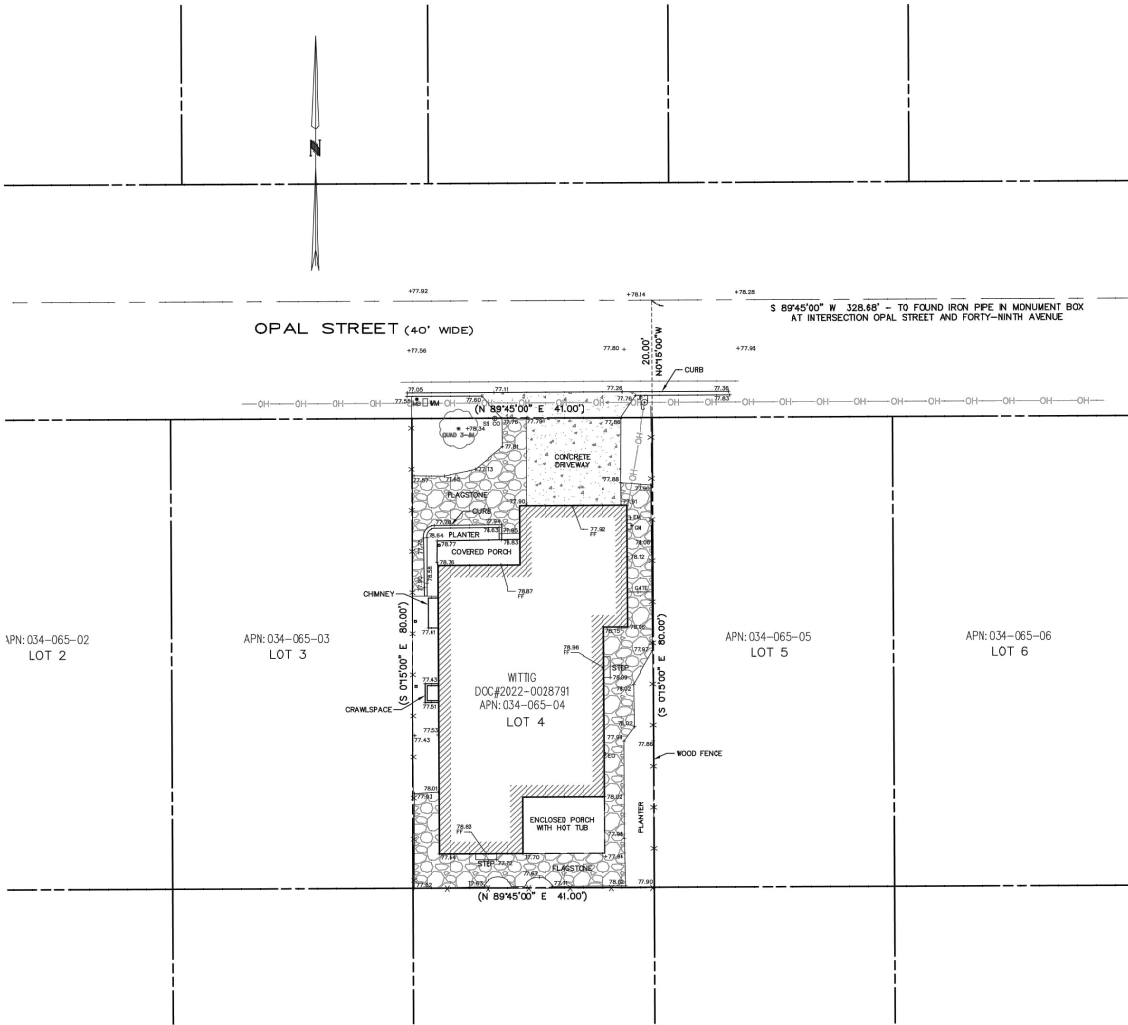


4770 OPAL
4770 OPAL ST, CARPENTERS, CA 95010
CATHY WITTING

TITLE SHEET

APN 034-085-04

G-001



BASIS OF BEARINGS

BEARINGS FOR THIS SURVEY ARE BASED ON THE CENTERLINE OF FORTY-NINTH AVENUE AS SHOWN ON THAT MAP FILED IN VOLUME 48 OF MAPS AT PAGE 53, SANTA CRUZ COUNTY RECORDS AND WAS ESTABLISHED BETWEEN FOUND MONUMENTS

NORTH 01°01'00" EAST

BASIS OF ELEVATIONS

ELEVATIONS FOR THIS SURVEY ARE BASED ON THE COUNTY OF SANTA CRUZ BENCHMARK #62A, LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF OPAL STREET AND FORTY-NINTH AVENUE.

BENCHMARK ELEVATION = 78.87 (NAV088)

TREE NOTE

TREE DIAMETERS ARE MEASURED AT APPROXIMATELY CHEST HEIGHT. USE CAUTION WHEN DESIGNING CLOSELY TO TREE TRUNKS BY TAKING INTO CONSIDERATION THE POSSIBLE "SPREAD" OR "LEAN" OF TREES.

UTILITY NOTE

UTILITY LOCATIONS ARE APPROXIMATE. UTILITIES SHOWN ON THIS MAP WERE DETERMINED FROM SURFACE EVIDENCE OF UNDERGROUND LOCATIONS, DURING A SURVEY BY ALPHA LAND SURVEYS IN JUNE 2023.

RECORD BOUNDARY NOTE

THE RECORD BOUNDARY SHOWN IS BASED ON FOUND MONUMENTS. A TITLE REPORT WAS NOT PROVIDED FOR THE PREPARATION OF THIS MAP. EASEMENTS SHOWN ARE PER RECORD DATA AS NOTED HEREON. PARCELS MAY BE SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD THAT ARE NOT SHOWN ON THIS MAP.

LEGEND

---	PROPERTY LINE
---	EASEMENT LINE
---	CONTOUR INTERVAL, MAJOR
---	CONTOUR INTERVAL, MINOR
---	DRIP LINE
---	FENCE LINE
---	OVERHEAD UTILITY LINE
---	TIE LINE
100	DISTANCE MEASURED
(100)	RECORD DATA
•	FOUND MONUMENT, AS NOTED
•	TREE, AS NOTED
•	SPOT ELEVATION

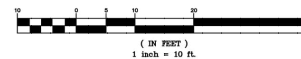
CONTOUR INTERVAL = 1 FOOT

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF

ABBREVIATIONS

APN	ASSESSORS PARCEL NUMBER
CO	CLEANOUT
DOC	DOCUMENT
EM	ELECTRIC METER
FF	FINISHED FLOOR
GM	GAS METER
JM	JAPANESE MAPLE
JP	UTILITY POLE
MB	MAILBOX
QUAD	QUADRUPLE
SD	STORM DRAIN
SS	SANITARY SEWER
WN	WATER METER

GRAPHIC SCALE



A. B. Paul

SANTA CRUZ COUNTY APN: 035-065-04

ALPHA LAND SURVEYS, INC.			
4444 SCOTTS VALLEY DR. #7	P.O. BOX 1148	TOPOGRAPHIC MAP	SHEET 1 OF ONE
SCOTTS VALLEY, CA 95066	MORGAN HILL, CA 95038	4770 OPAL STREET	
(831) 438-4483	(831) 438-4455	CITY OF CAPITOLA	
1" = 10'	DATE: 6/30/2023	JOB#: 2023-132	COUNTY OF SANTA CRUZ

DEMOLITION NOTES

- EXISTING STRUCTURE, COVERED PATIO, AND ALL HARDSCAPE TO BE ENTIRELY DEMOLISHED.
- EXISTING GAS SERVICE TO BE RELOCATED PER PROPOSED SITE PLAN.
- PRIOR TO DEMOLITION, CONSULT WITH MONTEREY BAY AIR QUALITY DISTRICT

SITE DATA	AREA (SQ. FT.)
LOT DIMENSIONS	
LENGTH	80'
WIDTH	41'
AREA	3,280 SF (0.075 ACRE)
FLOOR AREA RATIO	
MAX. ALLOWABLE FSR	1638.8 SF (0.56 X 3280)
EXISTING RESIDENCE	1092 SF
EXISTING ATTACHED GARAGE	338 SF
EXISTING DRIVEWAY (CONCRETE)	495 SF
EXISTING PATIOS (CONCRETE)	182 SF
IMPERVIOUS AREA (EXISTING)	2147 SF
LANDSCAPE AREA (EXISTING)	1133 (34.5%)

SITE PLAN GENERAL NOTES

- PROJECT PROPOSES COMPLETE DEMOLITION OF EXISTING SFPI AND ATTACHED GARAGE.
- NO VARIANCE APPROVALS ARE REQUIRED FOR THIS SCOPE OF WORK. ALL NEW WORK FALLS WITHIN THE PARAMETERS OF ESTABLISHED SETBACKS.
- NO LANDSCAPE LIGHTING IS PROPOSED. EXTERIOR LIGHTING IS LIMITED TO THAT WHICH IS CODE REQUIRED AT EXTERIOR DOOR LOCATIONS. SEE ELEVATIONS.
- VERIFY ALL GRADES/TOPOGRAPHY W/ DESIGN INTENT AND NOTIFY ARCHITECT OF ANY ISSUES THAT MAY REQUIRE ADDITIONAL STAIRS, RETAINING WALLS, ETC.
- THE LOCATION OF UTILITIES, LINES AND FACILITIES MUST BE DETERMINED BY FIELD EXPLORATION PRIOR TO EXCAVATION.
- A NATURAL DRAINAGE WAY DOES NOT CROSS THE PROPERTY AT THE LOCATION OF THE NEWLY PROPOSED CONST.
- THERE ARE NO STRUCTURES CLOSER TO THE EXCAVATION DEPTH ON THE ADJACENT NORTH AND SOUTH PROPERTIES.
- FIELD VERIFY (FV) DIMENSIONS FOR EXISTING CONDITIONS.
- FIELD VERIFY (FV) ALL GRADING POINTS CALLED OUT ON THE GRADING PLAN. ALL GRADING POINTS ARE APPROXIMATIONS BASED ON SITE SURVEY. NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO GRADING OF SITE. EXISTING EARTH TO SLOPE OUT AND AWAY FROM BUILDING PERIMETER.

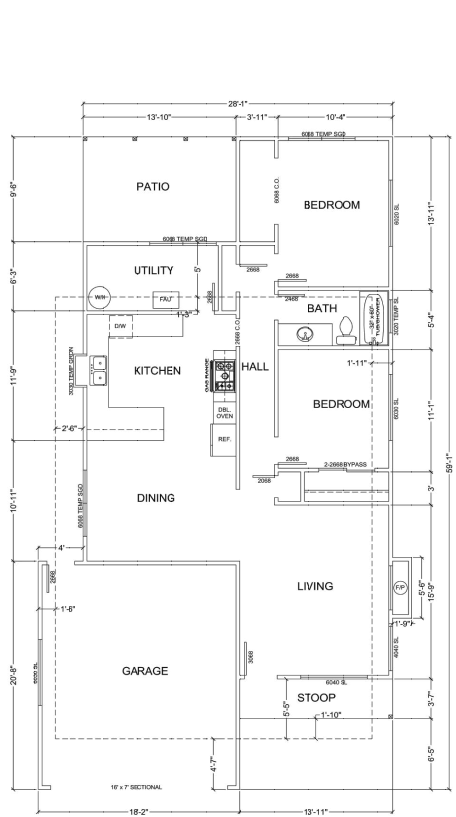
STORMWATER GENERAL NOTES

- CONCRETE WASHOUT**
CONTRACTOR SHALL ESTABLISH AND USE AN ADEQUATELY SIZED CONCRETE WASHOUT AREA TO CONTAIN WASHOUT WASTES ON SITE. IT IS LEGAL TO WASH CONCRETE, SLURRY, MORTAR, STUCCO, PLASTER AND THE LIKE INTO THE STORMWATER CONVEYANCE SYSTEM OR ANY RECEIVING WATER. CONTRACTOR SHALL POST A SIGN DESIGNATING THE WASHOUT LOCATION.
- CONSTRUCTION SITE ACCESS**
A STABILIZED CONSTRUCTION SITE ACCESS SHALL BE PROVIDED FOR VEHICLES EGRESS AND INGRESS TO PREVENT TRACKING DIRT OFF SITE. THIS SHALL INCLUDE USING MATERIAL SUCH AS GRAVEL AND/OR CORRUGATED STEEL PANELS/PLATES.
- CONSTRUCTION VEHICLES**
A SPECIFIC AREA AWAY FROM GUTTERS AND STORM DRAIN SHALL BE DESIGNATED FOR CONSTRUCTION VEHICLES PARKING, VEHICLE REFUELING, AND ROUTINE EQUIPMENT MAINTENANCE. ALL MAJOR REPAIRS SHALL BE MADE OFF-SITE.
- EROSION CONTROL**
EROSION CONTROL MUST BE PROVIDED FOR ALL EROSION SURFACES. SLOPED SURFACES ESPECIALLY SHALL BE PROTECTED AGAINST EROSION BY INSTALLING EROSION RESISTANT SURFACES SUCH AS EROSION CONTROL MATS, ADEQUATE GROUND COVER VEGETATION, AND BONDED FIBER MATRIX.
- NOTES:**
- NO EXCAVATION AND GRADING ACTIVITIES ARE ALLOWED DURING WET WEATHER.
 - DIVERSION DICES SHALL BE CONSTRUCTED TO CHANNEL RUNOFF AROUND THE CONSTRUCTION CONTRACTOR SHALL PROTECT CHANNELS AGAINST EROSION USING PERMANENT AND TEMPORARY EROSION CONTROL MEASURES.
 - REMOVE EXISTING VEGETATION ONLY WHEN ABSOLUTELY NECESSARY. LARGE PROJECTS SHALL BE CONDUCTED IN PHASES TO AVOID UNNECESSARY REMOVAL OF THE NATURAL GROUND COVER. DO NOT REMOVE TREES OR SHRUBS UNNECESSARILY. THEY HELP DECREASE EROSION.
 - TEMPORARY VEGETATION MUST BE PLANTED ON SLOPES OR WHERE CONSTRUCTION IS NOT IMMEDIATELY PLANNED FOR EROSION CONTROL PURPOSES. EROSION SHALL BE PREVENTED BY PLANTING FAST-GROWING ANNUAL AND PERENNIAL GRASSES TO SHIELD AND BIND THE SOIL.
 - PLANT PERMANENT VEGETATION AS SOON AS POSSIBLE. ONCE EXCAVATION AND GRADING ACTIVITIES ARE COMPLETE, WATER USAGE FOR DUST CONTROL SHALL BE MINIMIZED.
- ON-SITE CONSTRUCTION MATERIAL STORAGE**
STORED MATERIALS SHALL BE CONTAINED IN A SECURE PLACE TO PREVENT SEEPAGE AND SPILLAGE. CONTRACTOR SHALL STORE THESE PRODUCTS WHERE THEY WILL STAY DRY OUT OF THE RAIN. CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT FOR ALL FUEL STORED ON-SITE. ELIMINATE OR REDUCE POLLUTION OF STORMWATER FROM STOCKPILES KEPT ON-SITE. STOCKPILES MAY INCLUDE SOIL, PARKING MATERIALS, ASPHALT, CONCRETE, AGGREGATE BASE, ETC. STOCKPILES SHALL BE LOCATED AWAY FROM CONCENTRATED STORMWATER FLOWS AND STORM DRAIN INLETS. STOCKPILES SHALL BE COVERED OR PROTECTED WITH SOIL STABILIZATION MEASURES AND PROVIDED WITH A TEMPORARY SEDIMENT BARRIER AROUND THE PERIMETER AT ALL TIMES.
- TRAINING**
CONTRACTOR'S EMPLOYEES WHO PERFORM CONSTRUCTION IN THE CITY OF SAN DIEGO SHALL BE TRAINED TO BE FAMILIAR WITH THE CITY OF SAN DIEGO STORMWATER POLLUTION CONTROL REQUIREMENTS. THESE BMP NOTES SHALL BE AVAILABLE TO EVERYONE WORKING ON SITE. THE PROPERTY OWNERS AND THE PRIME CONTRACTOR MUST INFORM SUBCONTRACTORS ABOUT STORMWATER REQUIREMENTS AND THEIR OWN RESPONSIBILITIES.
- WASTE MANAGEMENT**
CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY DISPOSING OF ALL WASTE AND UNUSED CONSTRUCTION MATERIALS. DUMPING OF UNUSED OR WASTE PRODUCTS ON THE GROUND, WHERE WATER CAN CARRY THEM INTO THE CONVEYANCE SYSTEM IS STRICTLY PROHIBITED. NO SEEPAGE FROM DUMPSTER SHALL BE DISCHARGED INTO STORMWATER. BEANSKINS SHALL BE PLACED AROUND DUMPSTERS TO OVERTHE NATURAL STORM RUNOFF. DUMPSTERS SHALL BE CHECKED FREQUENTLY FOR LEAKS. DUMPSTER LIDS SHALL REMAIN CLOSED AT ALL TIMES. DUMPSTERS WITHOUT LIDS SHALL BE PLACED WITHIN STRUCTURES WITH IMPERVIOUS ROOFS OR COVERED WITH TARPIS IN ORDER TO AVOID RAIN CONTACT WITH ANY TRASH MATERIAL. MANY CONSTRUCTION MATERIALS, INCLUDING SOLVENTS, WATER-BASED PAINTS, VEHICLE FLUIDS, BROKEN ASPHALT AND CONCRETE, WOOD, AND CLEARED VEGETATION CAN BE RECYCLED. NON-RECYCLABLE MATERIALS MUST BE TAKEN TO AN APPROPRIATE LANDFILL OR DISPOSED OF AS HAZARDOUS WASTE. POLLUTANTS SHALL BE KEPT OFF EXPOSED SURFACES. PLACE TRASH CANS AND RECYCLING RECEPTACLES AROUND THE SITE. PORTABLE TOILETS MUST BE IN GOOD WORKING ORDER AND CHECKED FREQUENTLY FOR LEAKS. CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT AND LOCATE PORTABLE TOILETS AWAY FROM STORMWATER INLETS ON PERVIOUS SURFACES. ALL CONSTRUCTION DEBRIS SHALL BE KEPT AWAY FROM THE STREET, GUTTER, AND STORMDRAIN. CONTRACTOR MUST ROUTINELY CHECK AND CLEAN UP MATERIAL THAT MAY HAVE TRAVELED AWAY FROM CONSTRUCTION SITE.

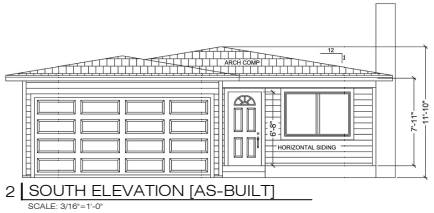
ENGINEERING NOTES

- SITE PREPARATION:**
OVER-EXCAVATION AND RECOMPACTION TO BE PERFORMED IN ACCORDANCE WITH RECOMMENDATIONS FROM GEOTECHNICAL REPORT & STRUCTURAL ENGINEERING DOCUMENTS.
- DRAINAGE:**
SURFACE DRAINAGE: POSITIVE DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE STRUCTURES AT A MINIMUM GRADIENT OF 3 PERCENT FOR 10 FEET (OR TO PROPERTY LINE), PER GEOTECHNICAL REPORT.
- UTILITIES:**
CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) EROSION CONTROL MEASURES (E.G. BONDED FIBER MATRIX, VEGETATIVE COVER, JUTE MATTING) MUST BE IMPLEMENTED WHERE APPLICABLE TO PREVENT SOIL EROSION ON SITE. SEDIMENT CONTROL MEASURES (E.G. Silt Fencing, Fiber Rolls, Detention Basins) MUST BE PLACED TO PREVENT ERODED SOIL FROM LEAVING THE SITE. MATERIALS MANAGEMENT BMP MUST ALSO BE FOLLOWED TO ENSURE NO CONTACT OF RAINWATER WITH MATERIALS THAT MAY CONTRIBUTE TO WATER QUALITY DEGRADATION DOWNSTREAM (E.G. CONCRETE OR STUCCO WASHOUT AREAS, COVERED STORAGE AREAS FOR HAZARDOUS MATERIALS, PLACEMENT OF PORTABLE TOILETS OVER A PERVIOUS SURFACE).
- POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP)** NO DIRECTLY CONNECTED IMPERVIOUS AREAS (DCA) SHALL BE ALLOWED. DCA MEANS STORM RUNOFF GENERATED AND CONVEYED VIA IMPERVIOUS AREAS, SUCH AS ROOF, ROOF DRAIN, DRIVEWAY, AND STREET. BMP MEASURES SHALL BE IDENTIFIED ON THE SITE PLAN.
- MOST COMMON MEASURES ARE DESIGNATED TURF AREAS, WHICH RECEIVE ROOF DRAINS AND RUNOFF FROM IMPERVIOUS AREAS. TURF AND LANDSCAPED AREAS THAT ARE DESIGNED FOR BMPs SHALL BE DELINEATED ON PLANS AND A NOTE PLACED ON PLANS PROHIBITING MODIFICATION OR REMOVAL OF THE BMP LANDSCAPE AREAS WITHOUT A COUNTY PERMIT.**
- GRADING/IMPROVEMENT PLANS PERMITS IF A GRADING/IMPROVEMENT PLAN IS APPROVED FOR THE PROJECT SITE, IT SHALL SUPERSEDE ALL GRADING, DRAINAGE, ON-SITE, OFF-SITE, AND STORM WATER BEST MANAGEMENT PRACTICE IMPROVEMENTS CONTAINED IN THESE PLANS IN THE EVENT OF CONFLICT.**

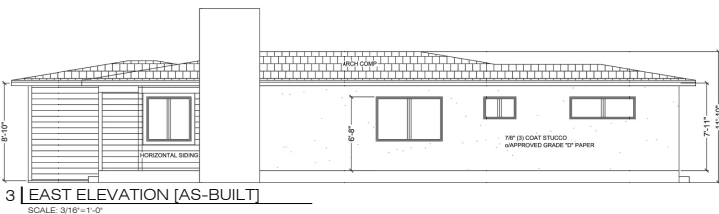
NOTE: THE CAL GREEN MANDATORY REQUIREMENTS ARE LOCATED ON SHEET GB.1



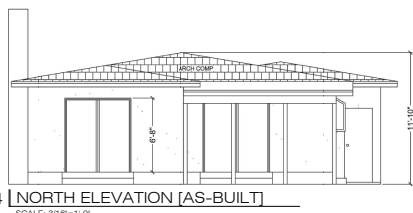
1 | FLOOR PLAN [AS-BUILT]
SCALE: 3/16"=1'-0"



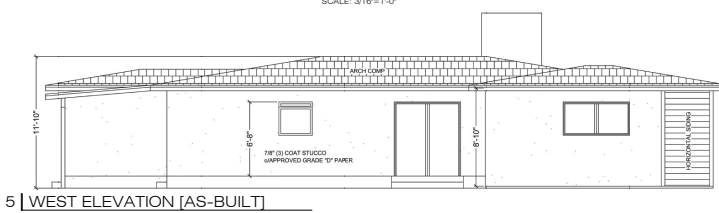
2 | SOUTH ELEVATION [AS-BUILT]
SCALE: 3/16"=1'-0"



3 | EAST ELEVATION [AS-BUILT]
SCALE: 3/16"=1'-0"



4 | NORTH ELEVATION [AS-BUILT]
SCALE: 3/16"=1'-0"



5 | WEST ELEVATION [AS-BUILT]
SCALE: 3/16"=1'-0"



DOWN-FACING
WALL-MOUNTED EXTERIOR
LIGHTING

COMP. SHINGLE ROOF W/
EXPOSED RAFTER TAILS

REDWOOD SIDING:
1x6 T&G, LIGHT STAIN

METAL GUTTERS & DOWNSPOUTS TO MATCH TRIM

EXPOSED RAFTER TAILS

(E) 6' REDWOOD PERIMETER FENCING TO REMAIN

(E) JAPANESE MAPLE TO REMAIN

DRIVEWAY: APPROACH &
DRIVEWAY PER CITY
STANDARDS

GARAGE DOOR:
WOOD, COLOR TO
MATCH TRIM

STUCCO:
LIGHT COLORED
@ FIRST FLOOR

WINDOWS/DOORS:
ALUMINUM OR
WOOD FRAMES W/
WOOD TRIM

FENCING:
30" REDWOOD
FENCE @ STREET

FENCING:
DECORATIVE 30"
SLAT FENCE @
PATIO



Prepared by Taylor Bode

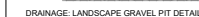
Signed

Date 03/10/2025

Rev. No. Date

DDR 05/01/2025

NOTE: THE CAL GREEN MANDATORY REQUIREMENTS ARE LOCATED ON SHEET GB.1

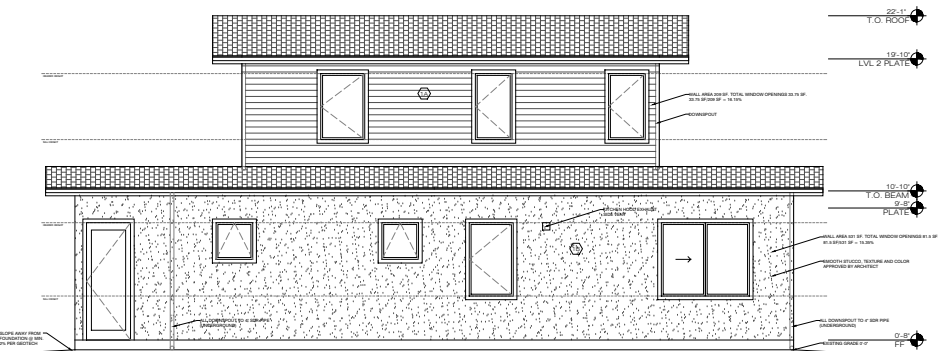
DRAINAGE: LANDSCAPE GRAVEL PIT DETAIL

EXTERIOR ELEVATION NOTES

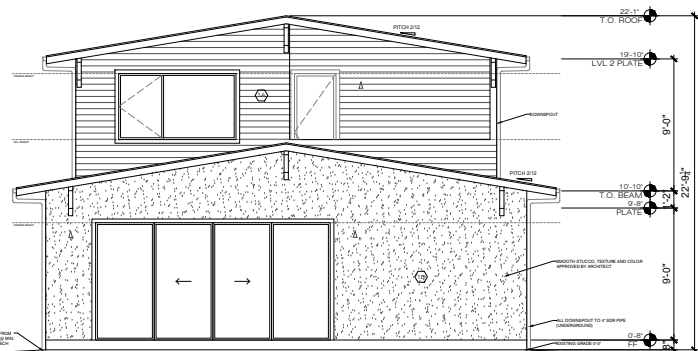
1. DURING BIDDING / PRICING PHASE, GC SHALL DETERMINE AVAILABILITY OF ALL MATERIALS. ANY DELIVERY SCHEDULE THAT MAY CAUSE COORDINATION PROBLEMS SHALL BE REVIEWED BY ARCHITECT PRIOR TO ORDER AND INSTALL.
2. NOTIFY ARCHITECT OF ALL SITE RELATED P.U. AND GRADING REQUIREMENTS.
3. COORDINATE UTILITY ENTRANCES W/ SURVEY, CIVIL AND FIELD VERIFICATIONS. PAINT UTILITY CABINETS, METERS & ASSOCIATED PIPING PER ARCHITECT'S DIRECTION.
4. VERIFY ALL DIMENSIONS INDICATED AS "YIELD VERIFY" OR "Y/V" ON THE DRAWINGS PRIOR TO CONSTRUCTION. REPORT ANY ISSUES TO ARCHITECT.
5. COORDINATE ALL FOUNDATION DEPTHS AND LOCATIONS W/ STRUCTURAL DRAWINGS.
6. PROVIDE WATERPROOFING AT ALL AREAS WHERE INTERIOR SLAB IS BELOW GRADE. COORDINATE W/ ARCHITECTURAL DETAILS, STRUCTURAL DRAWINGS AND SPICES.
7. ALL LIGHT FIXTURES LOCATED AT EXTERIOR OPENINGS WILL BE CENTERED OVER THAT OPENING, UNO.
8. ALL LOCATIONS & ALIGNMENTS OF WALL MOUNTED DEVICES / ELEMENTS NEEDS TO BE REVIEWED BY ARCHITECT PRIOR TO INSTALL.
9. PROVIDE TEMPERED GLAZING WHERE REQUIRED BY CODE.
10. ALL LEVEL DIMENSIONS ARE TO FINISH UNLESS NOTED OTHERWISE.
11. ALL OUTDOOR LIGHTING SHALL COMPLY WITH ALL RELEVANT STANDARDS PURSUANT TO CAPITOLA MUNICIPAL CODE (CMC) SECTION 17.36.110, INCLUDING THAT ALL OUTDOOR LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD SUCH THAT THE LIGHTING IS NOT DIRECTLY VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR ADJOINING PROPERTIES.

EXTERIOR FINISHES

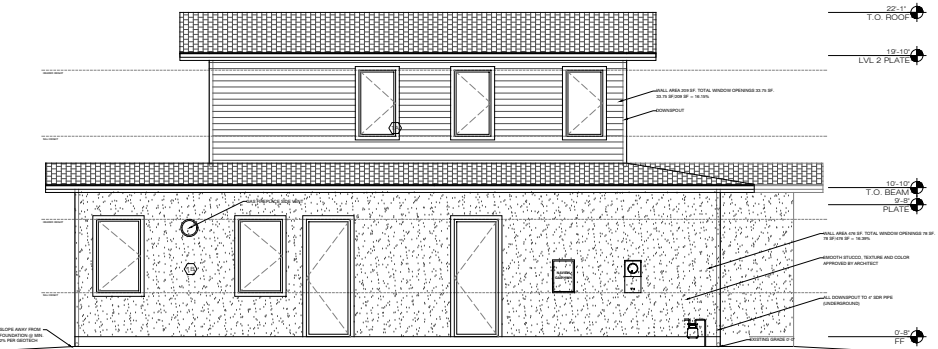
- 1. REDWOOD SIDING (1/4" TAG, STAIN APPROVED BY ARCHITECT)
- 2. STUCCO (COLOR AND TEXTURE APPROVED BY ARCHITECT)



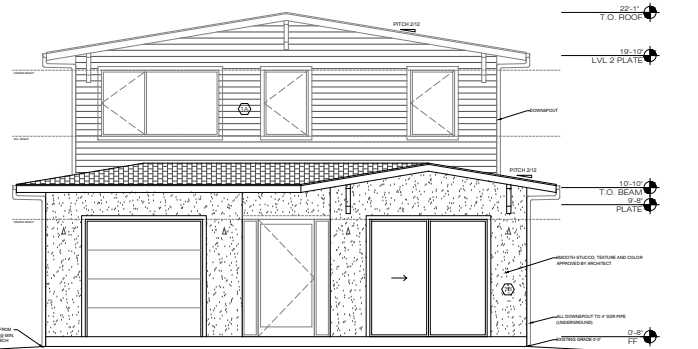
1 | EAST ELEVATION
SCALE: 1/4"=1'-0"



2 | SOUTH ELEVATION
SCALE: 1/4"=1'-0"



3 | WEST ELEVATION
SCALE: 1/4"=1'-0"



4 | NORTH ELEVATION
SCALE: 1/4"=1'-0"

NOTE: THE CAL GREEN MANDATORY REQUIREMENTS ARE LOCATED ON SHEET GB.1

santacruz
GREEN BUILDERS



Prepared by Taylor Bode

Signed

Date 03/16/2025

Rev. No. Date
DOR 05/01/2025



4770 OPAL
4770 OPAL ST. CAPITOLA, CA 95010
CATHY WITIG

ELEVATIONS

APN 034-085-04

A-201



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

santacruz
GREEN BUILDERS
3800 N. 10th St., Suite 100
 San Jose, CA 95131
 Phone: (408) 261-1414

Prepared by Taylor Bode

Signed

Date 03/16/2025

Rev. No.	Date
DOR	05/01/2025

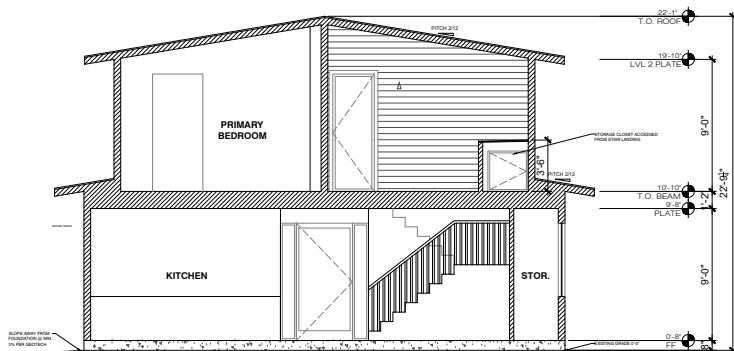
4770 OPAL
 4770 OPAL ST. CAPITOLA, CA 95010
 CATHY WITTEG

RENDERED ELEVATIONS

APN 034-085-04

A-211

28



1 | SHORT SECTION
SCALE: 1/4"=1'-0"

Prepared by Taylor Bode

Signed

Date	03/18/2025
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Rev. No.	Date
DDR	05/01/2025



4770 OPAL
4770 OPAL ST. CAPITOLA, CA 95010
CATHY WITTIG

SECTIONS

APN	034-065-04
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A-301

Design Permit Design Review Criteria

17.120.070 Design review criteria. When considering design permit applications, the city shall evaluate applications to ensure that they satisfy the following criteria, comply with the development standards of the zoning district, conform to policies of the general plan, the local coastal program, and any applicable specific plan, and are consistent with any other policies or guidelines the city council may adopt for this purpose. To obtain design permit approval, projects must satisfy these criteria to the extent they apply.

- A. Community Character. The overall project design including site plan, height, massing, architectural style, materials, and landscaping contribute to Capitola's unique coastal village character and distinctive sense of place.
- B. Neighborhood Compatibility. The project is designed to respect and complement adjacent properties. The project height, massing, and intensity is compatible with the scale of nearby buildings. The project design incorporates measures to minimize traffic, parking, noise, and odor impacts on nearby residential properties.
- C. Historic Character. Renovations and additions respect and preserve existing historic structure. New structures and additions to non-historic structures reflect and complement the historic character of nearby properties and the community at large.
- D. Sustainability. The project supports natural resource protection and environmental sustainability through features such as on-site renewable energy generation, passive solar design, enhanced energy efficiency, water conservation measures, and other green building techniques.
- E. Pedestrian Environment. The primary entrances are oriented towards and visible from the street to support an active public realm and an inviting pedestrian environment.
- F. Privacy. The orientation and location of buildings, entrances, windows, doors, decks, and other building features minimizes privacy impacts on adjacent properties and provides adequate privacy for project occupants.
- G. Safety. The project promotes public safety and minimizes opportunities for crime through design features such as property access controls (e.g., placement of entrances, fences), increased visibility and features that promote a sense of ownership of outdoor space.
- H. Massing and Scale. The massing and scale of buildings complement and respect neighboring structures and correspond to the scale of the human form. Large volumes are divided into small components through varying wall planes, heights, and setbacks. Building placement and massing avoids impacts to public views and solar access.
- I. Architectural Style. Buildings feature an architectural style that is compatible with the surrounding built and natural environment, is an authentic implementation of appropriate established architectural styles, and reflects Capitola's unique coastal village character.
- J. Articulation and Visual Interest. Building facades are well articulated to add visual interest, distinctiveness, and human scale. Building elements such as roofs, doors, windows, and

porches are part of an integrated design and relate to the human scale. Architectural details such as trim, eaves, window boxes, and brackets contribute to the visual interest of the building.

- K. **Materials.** Building facades include a mix of natural, high quality, and durable materials that are appropriate to the architectural style, enhance building articulation, and are compatible with surrounding development.
- L. **Parking and Access.** Parking areas are located and designed to minimize visual impacts and maintain Capitola's distinctive neighborhoods and pedestrian-friendly environment. Safe and convenient connections are provided for pedestrians and bicyclists.
- M. **Landscaping.** Landscaping is an integral part of the overall project design, is appropriate to the site and structures, and enhances the surrounding area.
- N. **Drainage.** The site plan is designed to maximize efficiency of on-site drainage with runoff directed towards permeable surface areas and engineered retention.
- O. **Open Space and Public Places.** Single-family dwellings feature inviting front yards that enhance Capitola's distinctive neighborhoods. Multifamily residential projects include public and private open space that is attractive, accessible, and functional. Nonresidential development provides semi-public outdoor spaces, such as plazas and courtyards, which help support pedestrian activity within an active and engaging public realm.
- P. **Signs.** The number, location, size, and design of signs complement the project design and are compatible with the surrounding context.
- Q. **Lighting.** Exterior lighting is an integral part of the project design with light fixtures designed, located, and positioned to minimize illumination of the sky and adjacent properties.
- R. **Accessory Structures.** The design of detached garages, sheds, fences, walls, and other accessory structures relates to the primary structure and is compatible with adjacent properties.
- S. **Mechanical Equipment, Trash Receptacles, and Utilities.** Mechanical equipment, trash receptacles, and utilities are contained within architectural enclosures or fencing, sited in unobtrusive locations, and/or screened by landscaping.

Capitola Planning Commission

Agenda Report

Meeting: June 5, 2025

From: Community Development Department

Topic: Partner Agencies Presentation



Project Description: Partner Agencies Presentation

Recommended Action: This item is informational only. No action is required. Staff recommends the Planning Commission receive the presentations and may ask questions or provide feedback to agency representatives.

Background: The City of Capitola is not a full-service city, meaning we do not operate our own water, wastewater, or fire protection services. Instead, Capitola relies on outside agencies for the provision of these essential services. As the City plans for future growth, coordination with these agencies is critical to ensuring that infrastructure and public services can support new development.

In light of Capitola's Regional Housing Needs Allocation (RHNA) of 1,336 new housing units for the 6th housing cycle (2023–2031), it is important for the Planning Commission to understand how our partner agencies evaluate capacity, participate in the building permit process, and plan for future growth.

The meeting will feature brief presentations from key partner agencies:

- Santa Cruz Water Department
 - Heidi Luckenbach, Water Director
 - Sarah Easley Perez, Principal Planner
- Soquel Creek Water District
 - Melanie Mow Schumacher, General Manager
 - Alyssa Abbey, Staff Analyst
- Santa Cruz County Sanitation District
 - Ashleigh Trujillo, Senior Civil Engineer
- Central Fire District of Santa Cruz County
 - Jason Nee, Fire Chief

Representatives from each agency will provide an overview of their role in the building plan review process, how they evaluate proposed development projects, and their long-term planning strategies to accommodate future growth, including anticipated new housing.

These presentations are intended to inform the Planning Commission and the public about interagency roles involved in land use planning and how these service providers are preparing to meet the City's housing and infrastructure needs.

Report Prepared By: Sean Sesanto, Associate Planner

Reviewed By: Rosie Wyatt, Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director

Capitola Planning Commission

Agenda Report

Meeting: June 5, 2025

From: Community Development Department

Address: 4820 Opal Cliff Drive



Project Description: REQUEST TO CONTINUE. Application #25-0231. APN: 034-463-04. Coastal Development Permit for a pin pier wall bluff retreat mitigation device in the R-1 (Single Family) Zoning District and CZ (Coastal Overlay) zone. This project requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Statutory Exemption

Property Owner: Jon Khazam, HOA Representative

Representative: Jon Khazam HOA Representative, Filed: 5/01/2025

Recommended Action: Staff recommends the Planning Commission continue the item to a date uncertain to allow the applicant more time to provide updated project information.

Capitola Planning Commission

Agenda Report

Meeting: June 5, 2025

From: Community Development Department

Address: 511 Escalona Drive



Project Description: Application #25-0066. APN: 036-125-02. Design Permit amendment and Variance request to construct an upper-story deck that deviates from applicable design standards. Original project includes first- and second-story additions to a single-family dwelling and a conversion Accessory Dwelling Unit (ADU), located within the R-1 (Single-Family Residential) zoning district. The project is in the Coastal Zone but does not require a Coastal Development Permit. Environmental Determination: Categorical Exemption

Recommended Action: Consider application #25-0066 and **approve** the project based on the attached Conditions and Findings for Approval.

Property Owner: Christine Meserve

Representative: Valerie Hart, Filed: 5/9/25

Background: On July 18, 2019, the Planning Commission approved a design permit for a second story addition, ADU, and encroachment permit. In the original application, the approved plans included a flat roof above the garage facing Sacramento Avenue. No access onto the flat roof was proposed, as a second story deck would have exceeded the maximum allowable floor area ratio (FAR). The 2019 staff report noted a pending zoning code update, which would allow an exception to FAR for street facing second-story decks. The report also noted the applicant's intent to apply for a future change order if the proposed code change took effect. However, the owner did not apply for a modification to convert the flat roof to a deck.

On February 20, 2020, the Planning Commission approved modifications to the original approval relating to the ADU. At some point during construction, a door was installed providing access to the flat roof without the required amendment to the building permit.

On March 8, 2023, the Coastal Commission certified the City's amendment to the zoning code in which FAR exception for a second story deck was removed from the zoning code and replaced with a flat credit of up to 150 square feet.

On October 5, 2023, the Planning Commission approved modifications to the previously approved exterior materials. In its approval, the Commission required the door be removed prior to project final.

On May 8, 2025, the Coastal Commission certified the City's most recent zoning code amendments, including changes to upper-story deck standards which, among others, allow greater deck projections.

On May 9, 2025, the applicant submitted the current application to utilize the flat roof along Sacramento Avenue as an upper-story deck.

Development Standards: The following table outlines zoning code requirements related to Floor Area Ratio for development within the R-1 zoning district.

Development Standards	
Floor Area Ratio (FAR)	
R-1 Regulation	Proposed
Lot size	5,513 sq. ft.
Maximum Floor Area Ratio	49% (Max 2,701 sq. ft.)
Primary Dwelling Unit	1 st Story: 1,261 sq. ft. 2 nd Story: 1,438 sq. ft. <i>150 sq. ft. deck area exempt</i>
Accessory Dwelling Unit	1 st Story: 761 sq. ft.
Total FAR	62.8% (3,460 sq. ft.) <i>Guaranteed Allowance for 761 sq. ft. of ADU</i>

Discussion: The applicant and owner have continued discussions with staff for the past two years regarding ongoing zoning amendments and the goal of permitting a second-story deck. The most recent code amendments have brought the proposal closer to compliance, with only one setback standard necessitating a variance.

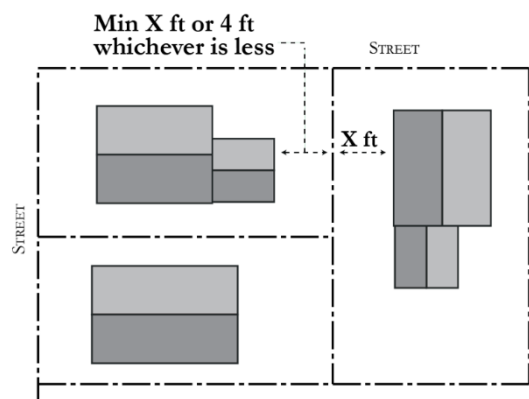
The property is located on a corner lot in the R-1 zone. Capitola Municipal Code §17.16.030(B)(5), outlines how development standards are applied on corner lots, as follows:

5. Corner Lots.

a. The minimum rear setback for reverse corner lots shall be the minimum interior side yard of the adjacent property, but no less than four feet. See Figure 17.16-2.

b. On a corner lot, the front line of the lot is ordinarily construed as the least dimension of the parcel facing the street. The community development director has the discretion to determine the location of the front yard based on existing conditions and functions.

Figure 17.16-2: Reverse Corner Lot Rear Setback



Capitola Municipal Code §17.16.030(B)(1), outlines the development standards for upper-story decks. Staff prepared analysis for the following upper-story deck standards. The applicant is seeking a variance to the minimum required rear yard setback.

a. An upper floor deck in excess of one hundred fifty square feet is included in the floor area ratio calculation.

Staff Analysis: The project is credited with 150 square feet for the deck.

b. A second-story deck or balcony may not face an interior side parcel line abutting a lot with a single-family dwelling.

Staff Analysis: The deck predominantly faces the street side property line along Sacramento Avenue. There is a single-family home abutting the rear property line at 205 Sacramento Avenue.

c. A second-story deck or balcony must comply with the minimum parcel line setback requirements as shown in the following table:

R-1 Upper Story Deck Setbacks		
	Minimum Setback	Proposed Setback
Front	15 ft.	54 ft. 2 in.
Interior Side		
Decks located further than 25 ft. from front property line	10 ft.	28 ft. 8 in.
Street Side (Sacramento)	10 ft.	12 ft.
Rear	25% parcel depth 27 ft. 8 in.	11 ft. 6 in. Variance Requested

Staff Analysis: A variance is requested for the minimum rear setback. The second story deck standards do not include specific standards for corner lots. The rear setback on a corner lot is equal to the minimum interior side yard of the adjacent property, but no less than four feet. For 511 Escalona Drive, the minimum rear yard setback is four feet. The second story deck has a required rear yard setback of 27 feet, 8 inches. The second story deck is 11 feet, 6 inches from the rear property line.

d. To address neighbor privacy impacts, the Planning Commission may require permanent privacy screening (e.g., opaque glass, solid materials, vegetation) for an upper floor deck or balcony.

Staff Analysis: The deck is adjacent to the front corner of the home at 205 Sacramento Avenue. Staff did not recommend screening along 205 Sacramento.

e. A second-story deck or balcony facing the rear of the parcel may not project further than ten feet from the exterior upper-story building wall to which it is attached.

Staff Analysis: The deck faces the street side property line.

f. The area of a second-story deck shall not exceed the habitable second-story floor area of the building to which it is attached.

Staff Analysis: The deck area is less than the habitable second-story floor area.

g. Roof decks are prohibited in the R-1 zoning district.

Staff Analysis: The deck is connected to the second floor of the building and is not considered a roof deck.

h. The elevation of a freestanding deck or platform not attached to a building may not exceed thirty-five inches above the adjoining grade.

Staff Analysis: The deck is not freestanding.

Design Review Criteria: When considering design permit applications, the city shall evaluate applications to ensure that they satisfy the Design Review Criteria listed in 17.120.070, comply with the development standards of the zoning district, conform to policies of the general plan, the local coastal program, and any applicable specific plan, and are consistent with any other policies or guidelines the city council may adopt for this purpose. To obtain design permit approval, projects must satisfy these criteria to the extent

they apply. Staff prepared analysis for the following Design Review Criteria directly applicable to the proposed project. The complete list of Design Review Criteria is included as Attachment #3.

- F. Privacy. The orientation and location of buildings, entrances, windows, doors, decks, and other building features minimize privacy impacts on adjacent properties and provide adequate privacy for project occupants.

The deck location is located along a street frontage, with the adjacent residence at 205 Sacramento Avenue having exposure only along its front corner. The deck is designed and situated to provide adequate privacy.

Variance: The applicant is requesting a variance to convert a portion of the first-story roof along Sacramento Avenue to an upper-story deck. Upper-story decks have a minimum rear setback of 25% of the average lot depth, or 27-feet, 8-inches. The applicant is requesting a variance to reduce the rear setback to 11-feet, six-inches. The primary justification for the variance is due to the property being a reverse corner lot.

Pursuant to §17.128.060, the Planning Commission may grant a variance when it makes all of the following underlined findings:

- A. There are unique circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, that do not generally apply to other properties in the vicinity or in the same zone as the subject property.

Staff Analysis: Compared to regular lots, corner lots have a more restrictive 10-foot street side setback and relaxed rear setback, in this case four feet. However, rear setbacks for upper-story decks are not differentiated for corner lots. Therefore, the difference between setbacks requirements of the habitable space and upper-story deck pose a unique circumstance in that the home can be located four feet from the rear property line but the second story deck must be located 27 feet, 8 inches from the property line.

- B. The strict application of the zoning code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity or in the same zone as the subject property.

Staff Analysis: Rear and side setbacks on corner lots are adjusted in response to having multiple street frontages, with increased setbacks on the street side and reduced setbacks along the rear property line. However, the strict application of zoning code requirements does not provide similar relaxed rear setback for decks on corner lots; therefore, the requirements would deprive the subject property of comparable privileges enjoyed by other properties in the vicinity and within the R-1 zone.

- C. The variance is necessary to preserve a substantial property right possessed by other property in the vicinity or in the same zone as the subject property.

Staff Analysis: The minimum side yard setback for decks is 10 feet. The applicant is requesting an 11-foot, 6-inch rear setback. Rear yards of reverse corner lots are treated similar to the side yards of typical lots. The requested variance requests a setback that is comparable to an interior side setback which is necessary to preserve opportunities afforded properties in the vicinity and within the R-1 zone.

- D. The variance will not be materially detrimental to the public health, safety, or welfare, or be injurious to the property or improvements in the vicinity or in the same zone as the subject property.

Staff Analysis: The proposed deck faces a public street with minimal impacts to adjacent properties. Approval of the variance will not negatively impact the public, properties, or improvements in the vicinity or in the same zone as the subject property.

- E. The variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity or in the same zone as the subject property.

Staff Analysis: Staff identified at least three corner lots within the Depot Hill neighborhood that have non-conforming upper-story decks with respect to the rear setback, side setback, or both. Non-conforming upper-story decks on typical lots are more numerous with examples along all property sides. Therefore, the granting of a variance for the rear yard setback would not constitute a grant of special privilege.

- F. The variance will not have adverse impacts on coastal resources.

Staff Analysis: The project does not impact coastal resources.

CEQA: Section 15301 of the CEQA Guidelines exempts minor alterations to existing private structures involving negligible or no expansion of existing or former use.

Design Permit Findings:

- A. The proposed project is consistent with the general plan, local coastal program, and any applicable specific plan, area plan, or other design policies and regulations adopted by the city council.**

Community Development Staff and the Planning Commission have reviewed the project. With the granting of a variance, the proposed deck complies with development standards of the R-1 zoning district. The project secures the purpose of the General Plan, and Local Coastal Program, and design policies and regulations adopted by the City Council.

- B. The proposed project complies with all applicable provisions of the zoning code and municipal code.**

Community Development Staff and the Planning Commission have reviewed the application for the upper-story deck. With the granting of a variance, the project complies with all applicable provisions of the zoning code and municipal code.

- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).**

Section 15301 of the CEQA Guidelines exempts minor alterations to existing private structures involving negligible or no expansion of existing or former use. This approval is a modification to prior 2019, 2020, and 2023 approvals, which are cumulatively exempt under Section 15301(e). The modified approval involves aesthetic alterations which do not result in an expansion of use within the R-1 (Single-Family Residential) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

- D. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.**

The Planning Commission reviewed the project and determined that the proposed deck will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

- E. The proposed project complies with all applicable design review criteria in Section 17.120.070 (Design review criteria).**

The Community Development Staff and the Planning Commission have reviewed the application. The proposed deck complies with all applicable design review criteria in Section 17.120.070.

F. The proposed project maintains the character, scale, and development pattern of the neighborhood.

Community Development Staff and the Planning Commission have reviewed the application for the upper-story deck. The proposed deck blends with the overall design of the home with cement fiber shingle and is located along a street frontage. The project will maintain the character, scale, and development pattern of the neighborhood.

Variance Findings:

A. There are unique circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, that do not generally apply to other properties in the vicinity or in the same zone as the subject property.

Compared to regular lots, corner lots have a more restrictive 10-foot street side setback and relaxed rear setback, in this case four feet. However, rear setbacks for upper-story decks are not differentiated for corner lots. Therefore, the difference between setbacks requirements of the habitable space and upper-story deck pose a unique circumstance in that the home can be located four feet from the rear property line but the second story deck must be located 27 feet, 8 inches from the property line.

B. The strict application of the zoning code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity or in the same zone as the subject property.

Rear and side setbacks on corner lots are adjusted in response to having multiple street frontages, with increased setbacks on the street side and reduced setbacks along the rear property line. However, the strict application of zoning code requirements does not provide similar relaxed rear setback for decks on corner lots; therefore, the requirements would deprive the subject property of comparable privileges enjoyed by other properties in the vicinity and within the R-1 zone.

C. The variance is necessary to preserve a substantial property right possessed by other property in the vicinity or in the same zone as the subject property.

The minimum side yard setback for decks is 10 feet. The applicant is requesting an 11-foot, 6-inch rear setback. Rear yards of reverse corner lots are treated similar to the side yards of typical lots. The requested variance requests a setback that is comparable to an interior side setback which is necessary to preserve opportunities afforded properties in the vicinity and within the R-1 zone.

D. The variance will not be materially detrimental to the public health, safety, or welfare, or be injurious to the properties or improvements in the vicinity or in the same zone as the subject property.

The proposed deck faces a public street with minimal impacts to adjacent properties. Approval of the variance will not negatively impact the public, properties, or improvements in the vicinity or in the same zone as the subject property.

E. The variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity or in the same zone as the subject property.

Staff identified at least three corner lots within the Depot Hill neighborhood that have non-conforming upper-story decks with respect to the rear setback, side setback, or both. Non-conforming upper-story decks on typical lots are more numerous with examples along all property sides. Therefore, the granting of a variance for the rear yard setback would not constitute a grant of special privilege.

F. The variance will not have adverse impacts on coastal resources.

The property will not impact nearby coastal resources.

Conditions of Approval:

1. The project approval includes a design permit amendment to convert a first-story roof to an upper-story deck, modifying the previously approved second-story addition and internal conversion ADU (approved ministerially). The permit amendment does not affect the floor area of the previous application. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on June 5, 2025, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.
7. Prior to issuance of building permit, all Planning fees associated with permit #25-0066 shall be paid in full.
8. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
9. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
10. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection. Site runoff shall not drain onto adjacent parcels or over sidewalks.
11. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
12. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.

13. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
14. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
15. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
16. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
17. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
18. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
19. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
20. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties.
21. At time of submittal for building permit review, a water will serve letter for the second dwelling unit must be submitted to the City.
22. Prior to a Building Department final and/or issuance of a Certificate of Occupancy, final inspections by the Planning and Public Works Departments are required.
23. Before obtaining a building permit for a secondary dwelling unit, the property owner shall file with the county recorder a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:
 - a. The accessory dwelling unit may not be used for vacation rentals; and
 - b. The secondary dwelling unit shall not be sold separately from the primary dwelling.

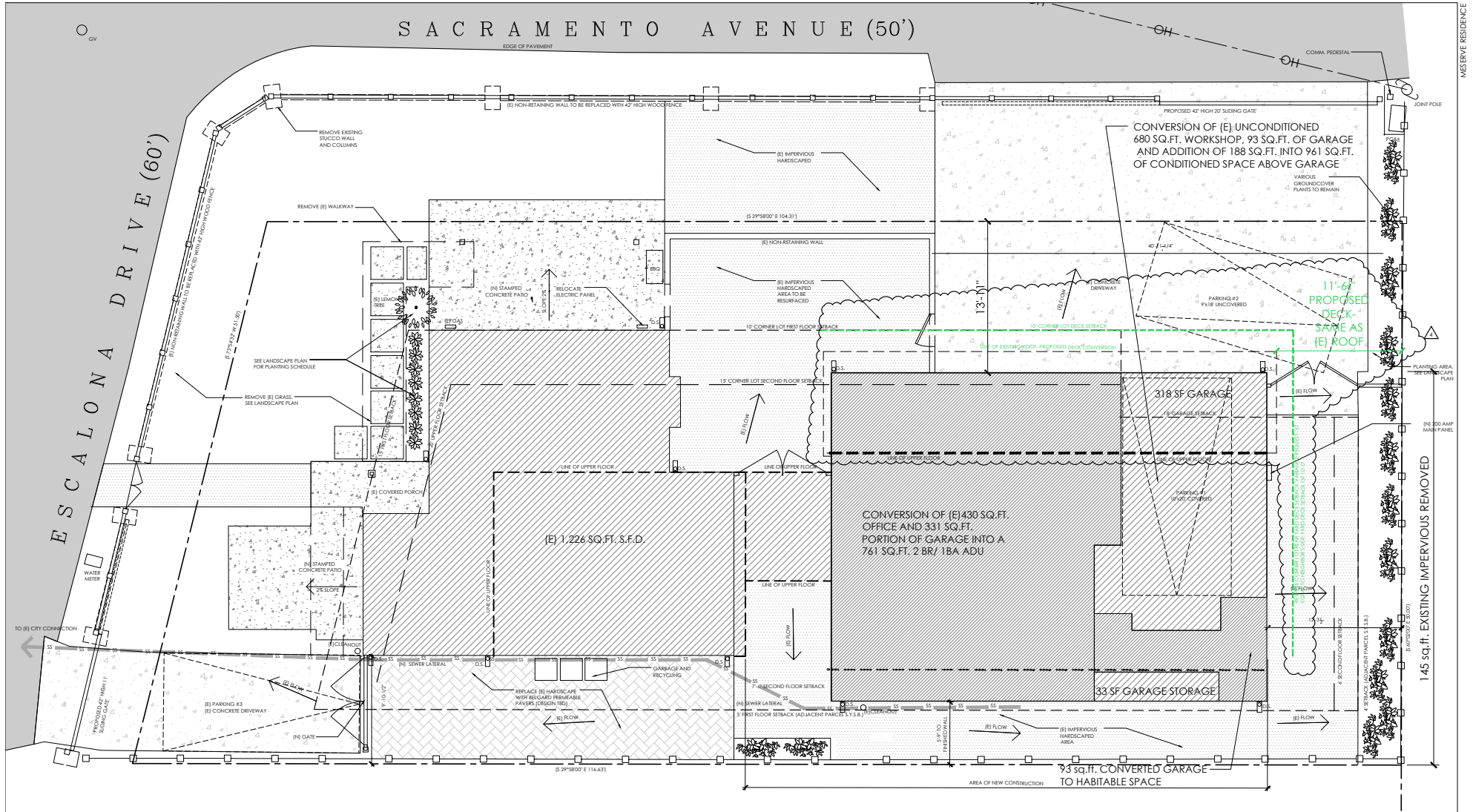
Attachments:

1. 511 Escalona Drive – Plan Set
2. 511 Escalona Drive – Variance Application Letter
3. 511 Escalona Drive – Owner Statement
4. Design Permit Design Review Criteria
5. 511 Escalona Drive - Comments in Support

Report Prepared By: Sean Sesanto, Associate Planner

Reviewed By: Rosie Wyatt, Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director



STUCCO WALL REMOVAL NOTE: THE FOLLOWING MEASURES MUST BE TAKEN TO PREVENT STUCCO DEBRIS FROM POLLUTING THE SITE WHEN REMOVING THE STUCCO WALL IN THE R.O.W.: <ul style="list-style-type: none">NO STUCCO TO BE REMOVED WITHIN 24 HRS. OF A RAIN EVENTDROP CLOTH OR EQ. TO BE PROVIDED TO CONTAIN DEBRIS FROM THE REMOVAL OF THE STUCCO WALLNO EXCESS MATERIAL TO BE STORED IN THE R.O.W.	EROSION CONTROL NOTE: FIBER ROLL SHALL BE PLACED AROUND PERIMETER AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION. NOTE: PER DANIELLE UHARRETT - FIBER ROLL DEEMED UNNECESSARY DUE TO SITE CONDITIONS	DRAINAGE NOTES: CONDUITS TO DISCHARGE INTO CONCRETE SPLASH BLOCKS AND RETAIN THE EXISTING SURFACE FLOW PATTERN. ARROWS INDICATED DIRECTION OF FLOW. DRAINAGE DIRECTED TO THE ADJACENT PARCELS SHALL BE REDUCED TO THE MAXIMUM EXTENT POSSIBLE.	IMPERVIOUS COVERAGE CALC <u>(E) IMPERVIOUS COVERAGE</u> BUILDING: 2,037 S.F. HARDSCAPE: 2,404 S.F. TOTAL (E): 4,441 S.F. <u>(N) IMPERVIOUS COVERAGE</u> BUILDING: 2,037 S.F. HARDSCAPE: 2,404 S.F. TOTAL (N): 4,441 S.F. <u>ADDED IMPERVIOUS COVERAGE</u> -142 S.F.	NOTE: PRIOR TO ANY WORK IN THE CITY ROAD RIGHT OF WAY, AN ENCROACHMENT PERMIT SHALL BE ACQUIRED BY THE CONTRACTOR PERFORMING THE WORK. NO MATERIAL OR EQUIPMENT STORAGE MAP BE PLACED IN THE ROAD RIGHT OF WAY.	SEWER LATERAL NOTE: LOCATION OF EXISTING SEWER LATERAL SHOWN ON SHEET A1.1 NEW SEWER LATERAL TO BE: 8" 80' IN LENGTH 8" SDR PIPE MATERIAL 8" SLOPE OF EACH LINE SEGMENT (2% MINIMUM) CONNECTION TO EXISTING PUBLIC SEWER MAIN IN THE STREET SHALL CONSIST OF TWO 45° TURNS, NO NEW CITY CONNECTION REQUIRED.	OWNER HAS AGREED TO FULL REPLACEMENT OF SEWER LATERAL AND CLEANOUT(S) WITHOUT SUBMITTING VIDEO TO THE COUNTY PER PERMIT #SS-191448
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PROPOSED SITE PLAN

SCALE: 1/4" = 1'-0"

VALERIE HART RESIDENTIAL DESIGN
3680 N. RODEO GULCH RD. SOQUEL, CA 95073
(831) 239-1609 valerie95062@yahoo.com

meserve residence

511 escalona drive, capitola, ca 95010
apn: 036-125-02

building submital:
plan check one:
plan check two:
change order:
change order:

AUGUST 30, 2019
OCTOBER 24, 2019
MARCH 06, 2020
OCTOBER 12, 2023
MAY 16, 2025

SHEET: A1.2

CPC 907.4 - Sealing Enclosure of Water Heaters
Sealing shall be at least within the upper 18" and the lower 18" of the water heater's vertical dimensions. At the lower point, a minimum distance of four (4) inches shall be maintained above the capillary to the strip. Other methods and location may be acceptable, check with the Building & Safety Division.

CPC 908.6 - Temperature and Pressure (T & P) Relief Valve
1.8.1 relief valves shall be provided with a drain to the outside of the building, not smaller than the relief valve outlet, of either galvanized steel, hot-drawn copper, CPVC, or black steel. The T & P valve shall be installed with the T & P valve piping run to the outside.

CPC 909.6.1 - Water Heater Venting
Type B gas vents shall extend in a generally vertical direction with offsets not exceeding 45 degrees, except that a vent system having not more than one 90 degree offset shall be permitted. Any single vent run shall be supported by the vent. The horizontal distance of a vent, shall be not greater than 75 percent of the vertical height of the vent.

CPC 909.6.2.1 - Water Heater Venting
Type B gas vents shall terminate at least 5 feet in vertical height above the water heater.

CPC 909.6.2.2 - Water Heater Vent Termination
Vents shall terminate above the roof surface at a listed cap or listed roof assembly. Provide at least 8 feet horizontal clearance from any opening into the building.

CPC 907.13 & 907.13.1 - Water Heaters in Garages
Water heaters in garages and in adjacent spaces that open to a garage shall be installed so that all burners and burner-ignition devices are located not less than 18 inches above the floor, unless listed as flameless vapor system resistant. Water heaters shall be located or protected so that they are not subject to physical damage by a moving vehicle.

CPC 906.4.1 (1) & (2) - Combustion Air Opening
Two permanent openings, one commencing within 12 inches of the top and one commencing within 12 inches of the bottom of the water heater enclosure shall be provided. The openings shall communicate directly, or by ducts, with the outdoors or spaces that freely communicate with the outdoors. Combustion air openings shall not be less than 100 square inches.

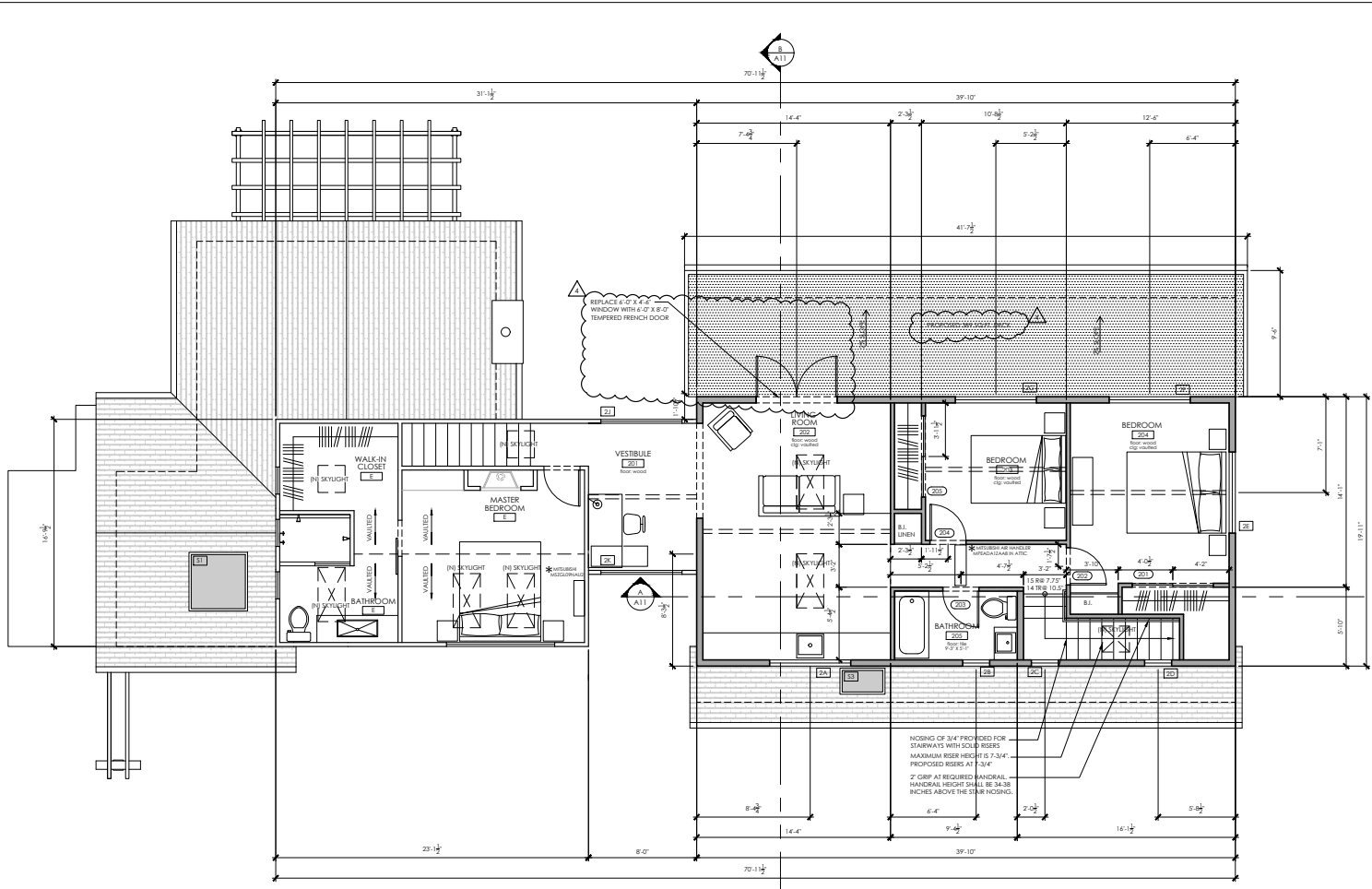
CPC 1321.8 - Sediment Trap
A sediment trap shall be installed downstream of the applicant shut-off valve, as close to the list of the appliance as practical, at the time of installation.

TOP VIEW
WALL INSTALL
CORNER INSTALL
STRAPPING DETAIL
LAG DETAIL

SEDIMENT TRAP DETAIL

WATER HEATER STRAPPING

Stair & Handrail Specifications



GENERAL NOTES

THE FOOD PREPARATION AREA WITHIN THE SECOND-STORY LIVING SPACE ABOVE GARAGE IS LIMITED TO A MINIMUM CONVENIENCE AREA. THE MINIMUM CONVENIENCE AREA IS LIMITED TO A SMALL REFRIGERATOR, A MICROWAVE OVEN, AND A SMALL SINK WITH A DRAIN SEE LESS THAN ONE AND ONE-HALF INCHES. NO GAS LINE OR TWO HANDED TWENTY ELECTRIC SERVICE IS PERMITTED WITHIN THIS AREA. ONLY ONE SUCH AREA IS PERMITTED WITHIN A DWELLING IN ADDITION TO THE KITCHEN. INTERNAL ACCESS WITHIN THE DWELLING MUST BE MAINTAINED. THE INTERNAL ACCESS MUST BE MAINTAINED BETWEEN THE CONDENSED SPACE OF THE MAIN HALL AND THE MINIMUM CONVENIENCE AREA. THE STAIRCASE TO THE GARAGE FROM THE SECOND STORY IS NOT CONSIDERED INTERNAL ACCESS WITHIN THE DWELLING. AS THE GARAGE IS UNCONDITIONED SPACE.

WALL LEGEND

- NEW 2 X 4 STUD WALL
- NEW 2 X 6 STUD WALL
- EXISTING STUD WALL

PROPOSED UPPER FLOOR PLAN

SCALE: 1/4" = 1'-0"



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(831) 239-1609 valerie95062@yahoo.com

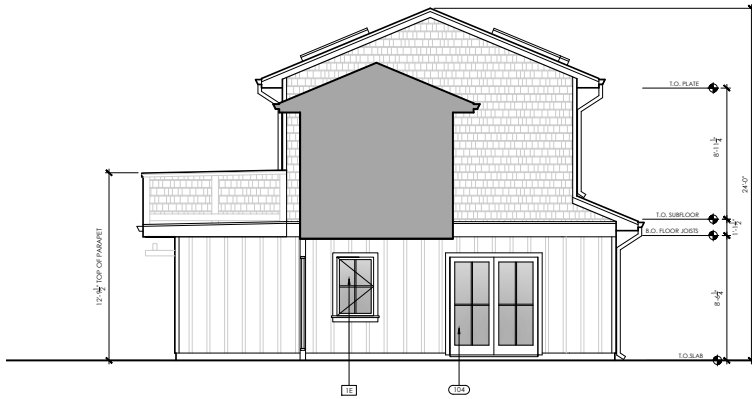
meserve residence

511 escalona drive, capitola, ca 95010
apt: 036-125-02

building submit: AUGUST 30, 2019
plan check one: OCTOBER 24, 2019
plan check two: MARCH 06, 2020
change order: OCTOBER 12, 2023
change order: MAY 16, 2025

SHEET: A7

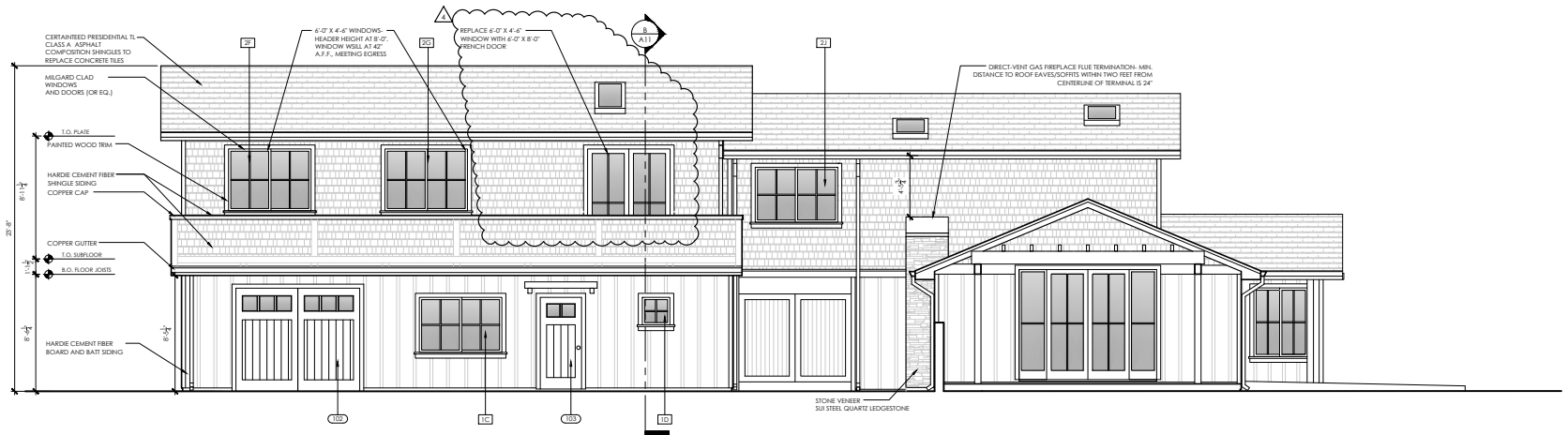
MESERVE RESIDENCE



PROPOSED NORTH ELEVATION AT CORRIDOR



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

PROPOSED ELEVATIONS

SCALE: 1/4" = 1'-0"

VALERIE HART RESIDENTIAL DESIGN

3680 N. RODEO GULCH RD. SOQUEL, CA 95073
(831) 239-1609 valerie95062@yahoo.com

meserve residence

511 escalona drive, capitola, ca 95010
apn: 036-125-02

building submittal: AUGUST 30, 2019
plan check one: OCTOBER 24, 2019
plan check two: MARCH 06, 2020
change order: OCTOBER 12, 2023
change order: MAY 16, 2025

SHEET: A9

January 27, 2025

Property Address: 511 Escalona Drive, Capitola, CA 95010
APN: 036-125-02
Existing FAR: 2,901 sq.ft. (52.6%)
Proposed FAR: 2,629 sq.ft. (47.7%)
MAXIMUM FAR: 2,701 sq.ft. (49%)

Proposed variance to reduce the rear yard setback on a reverse corner lot at 511 Escalona Drive from 26'-0" to 11'-9.5, and to allow the deck to extend from the building 9'-6" as opposed to 6'-0". The proposed deck dimensions are 41'-7.5" x 9'-6", with a total area of 389 square feet, same as the current roof.

Please explain your Variance request and the development standard(s) which you would like to modify.

1. We are requesting a variance to allow the rear yard setback for a second story deck to be 11'-9.5" as opposed to a 25% percent of property depth setback, which would be 25% of 104.31' equaling 26'. Important to note is that this property is considered a **reverse corner lot**. Reverse corner lot setbacks are calculated differently than typical rear yard setbacks and the current deck code does not take that into account. Reverse corner lot rear yard setbacks are calculated as equal to the neighboring side yard setback. The neighbor's side yard setback allowance for decks is 10'-0" and we are asking for 11'-9.5".
2. We are requesting a variance to allow the upper floor deck to project 9'-6" from the exterior building wall instead of the current allowance of 6'-0". The only change to the exterior of the building would be French doors in lieu of windows leading out to the deck, which has parapet walls 42" high. The deck would be within the required 10' setback from the exterior side yard property line.

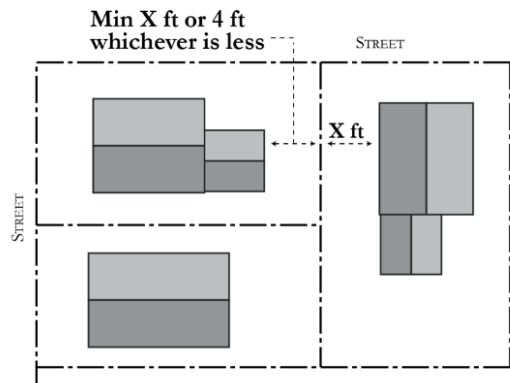
Please provide the reasons you believe the following findings can be made to support your Variance request. Note any special circumstances related to your property, including lot size, dimensions, shape, structure, topography, and/or historic structure. Attach additional pages as necessary.

A. There are unique circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, that do not generally apply to other properties in the vicinity or in the same zone as the subject property.

1. The lot is a **reverse corner lot**. Setbacks are determined differently for reverse corner lots in that it's recognized that the rear of the property is backing up to a side yard as opposed to another rear yard. Per 17.16.4.a of the municipal code:

The minimum rear setback for reverse corner lots shall be the minimum interior side yard of the adjacent property, but no less than four feet. See Figure 17.16-2.

Figure 17.16-2: Reverse Corner Lot Rear Setback



We are proposing the second story deck uses the same methodology for the unusual circumstances of a reverse corner lot to determine the 2nd story deck setback- using the side yard setback for decks of the neighboring property, which is 10'-0". We are proposing a deck that is 11-9.5" from the rear property line. The deck fully fronts public space on all sides.

2. "Normal" lots have setbacks that allow for the front yard (15 feet), interior side yards (10% of parcel width- no less than 3', no greater than 7'), street side setback of 10', and a rear yard equal to 20% of the parcel depth. In the case of reverse corner lots, the rear yard is equal to the neighboring side yard setback, in this case, 4'. The ground level of the existing home has not changed in the plans currently under construction. The garage is located on the street side portion of the property, so the driveway and parking take up approximately 540 sq.ft. of outdoor area. With the existing unique configuration of the home, and the conditions allowed with the reverse corner lot, there is little usable outdoor private area. The deck facing the street would allow for another space providing the outdoor usable area other properties enjoy. The current maximum deck projection of 6'-0" creates an uncomfortably narrow and long area and does not allow the same enjoyment of deck area that other properties enjoy. Recently, the city recognized that 6'-0" is insufficient and the city council approved a maximum of 10'-0", which is up for review by the coastal commission before becoming fully part of the new code. While the new deck code has not been instituted, the fact remains that there is consensus that 6' is inadequate and too restrictive a projection.

B. The strict application of the zoning code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity or in the same zone as the subject property.

By limiting the upper deck to 25% of the property depth (26'-0") the subject property is unable to enjoy the same side yard deck length that other properties do. The deck does not project beyond the approved rear yard setback (see discussion A above) and would simply be located upon existing construction. All other requirements- setbacks, FAR, lot coverage, height are complying with the current code. The overall height from the ground to the top of the railings on the proposed deck will not exceed 13', keeping the massing down. In theory, this area could be developed up to 25'-0", as habitable area, meeting code requirements. We are simply proposing a deck which is less imposing. Other decks on Depot Hill are not restricted by the 6'-0" limitations, and in fact, the current limitations are currently going before the coastal commission as the city planners and commissioners determined 10'-0" to be a more reasonable maximum.

C. The variance is necessary to preserve a substantial property right possessed by other property in the vicinity or in the same zone as the subject property.

Other properties can have their decks fronting the public Right of Way span the frontage, with the newly required 10' side yard deck setback minimums. That is what we are asking for. The subject property would like the ability to span the area to within 10' of the property line. It will have no impact on the neighbor's privacy as it is fronting public spaces.

Other properties enjoy decks not constricted by the 6'-0" maximum rule, which was put in place back in April of 2023 after a 1.5-year span where there were **zero** maximums and no restrictions on FAR. We are only asking for a reasonable extension where we still meet the exterior side yard setback maximum of 10'-0" and apply the same rule for reverse corner lots to determine the setback for the deck at the rear (same as the neighbor's setback, which would be 10'-0")

D. The variance will not be materially detrimental to the public health, safety, or welfare, or be injurious to the property or improvements in the vicinity or in the same zone as the subject property.

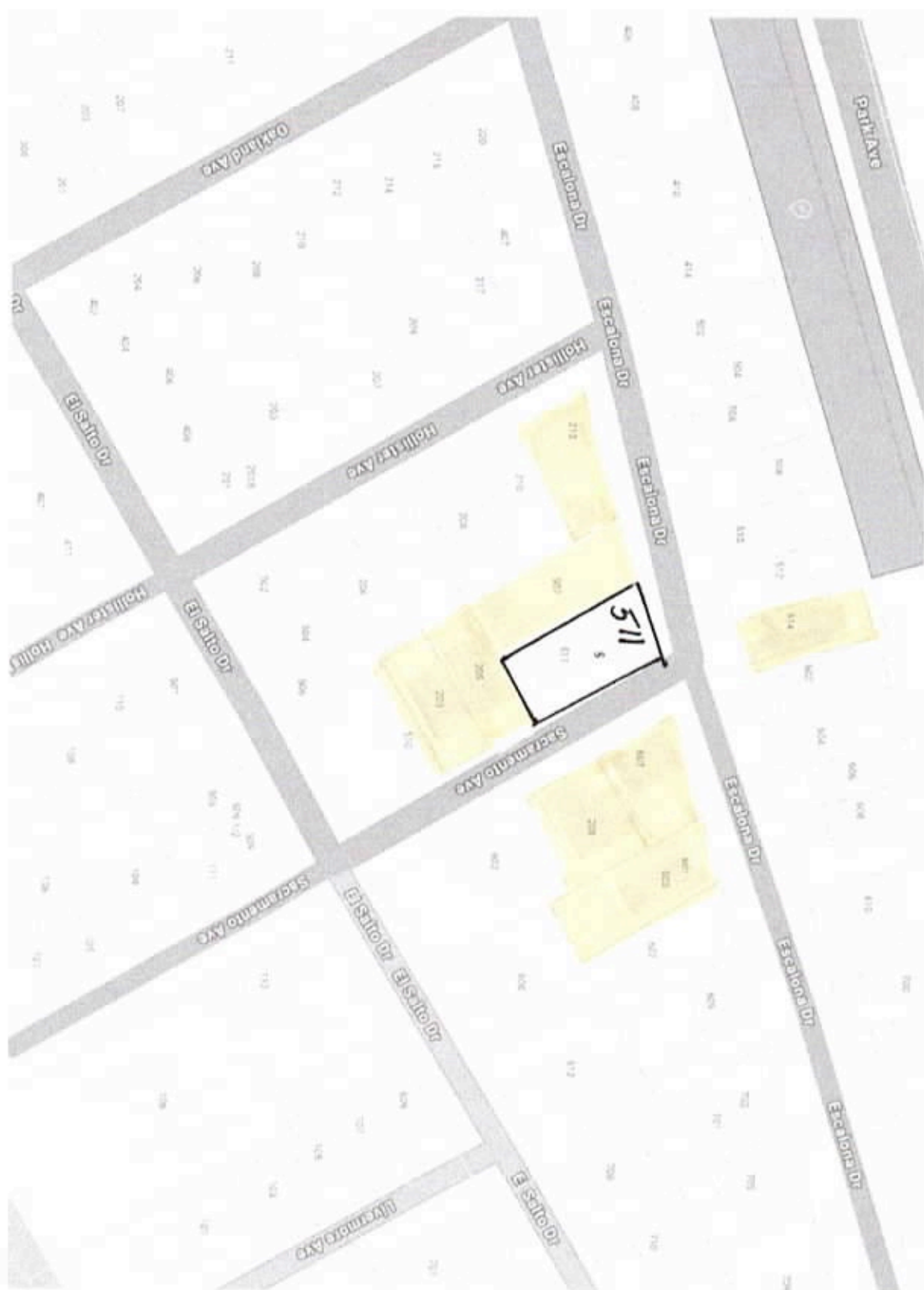
Allowing the deck to extend to within 11'-9.5" of the neighboring property has no impact on public health, safety, or welfare and will not adversely impact the neighboring properties or improvements in the vicinity. The parapet is already in place. The only change would be to change the approved window to a French door out to the deck. Nothing and no one are impacted by this change. This applies to both variance requests.

E. The variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity or in the same zone as the subject property.

Other properties on typical lots are allowed to have decks facing the public right of way with allowances for the side yard setbacks- the intent being that the neighbor's privacy is not being impeded. The same intent and privilege should be extended to this reverse corner lot, where the street facing deck would impede nothing and no one's privacy.

F. The variance will not have adverse impacts on coastal resources.

No coastal resources are affected by allowing a reduction in the rear yard setback for the subject property.



WRITTEN OR VERBAL Support
FOR VARIANCE

Property address: 511 Escalona Drive

APN: 036-125-02 Owner: Christine Meserve

Owner's Statement:

If approved, the deck will be called Sparrow's Landing. See, my Dad's nickname has been Sparrow since he was in high school, and he loves sitting outside and looking down towards the ocean. This will be our spot. To drink our coffee, to be together, and to cherish the time we have together.

The roof top design and parapet wall were originally approved knowing it would likely be approved to be converted to a deck. This was mentioned in the original hearing, and I had hoped this would be the plan all along. Unfortunately, at the time that I would have needed to submit a modification request, I was reeling from my contractor dying in an auto accident. Aside from losing a dear friend and someone I trusted, it was impossible to find a new contractor. It was Covid, there were supply chain issues, costs were doubling and tripling, and I spent months meeting possible new contractors only to be told they were scheduled out years...that is unless I wanted to pay a massive premium.

To say I was distracted was an understatement. Not because I was careless, as it was suggested at the last hearing by the city council, but because there was an unmanageable tsunami of demands, changes, and decisions trying to bring my new contractor up to speed. During this time, I was physically in the planning office or on the phone with them many times. The building inspector was at my home several times after the door was installed. Nothing about changing the code was mentioned. At no point did anyone say anything to me or my representatives about the deck code changing during these many visits to the planning department. That is, until the time-period to submit had closed.

Had my professionals, or I been told at any time that the deck code was changing, we would have immediately submitted the deck modification. We were trying to be efficient and submit all of the changes at once. That decision proved to be devastating, stressful, and expensive.



Current exterior with approved parapet wall.

The parapet wall does not change its exterior look with or without the variance.



The look of the door does not change from the look of the window. The look is the same from any angle.



This is what you see from a standing position looking out from the double doors. You can barely see the exterior doors of my neighbor's Stan's home. You cannot see inside Stan's home from my deck.

The distance exceeds all side yard setbacks and is over Sacramento.

Stan is in full support of the variance.

Because this exact space met code at the time, and the parapet wall was already approved, I ordered the door with the other windows that took 6 months to ship knowing we would submit for the modification.

Without the variance, I will have to wait for the approved window to ship at another 3-4 month delay.



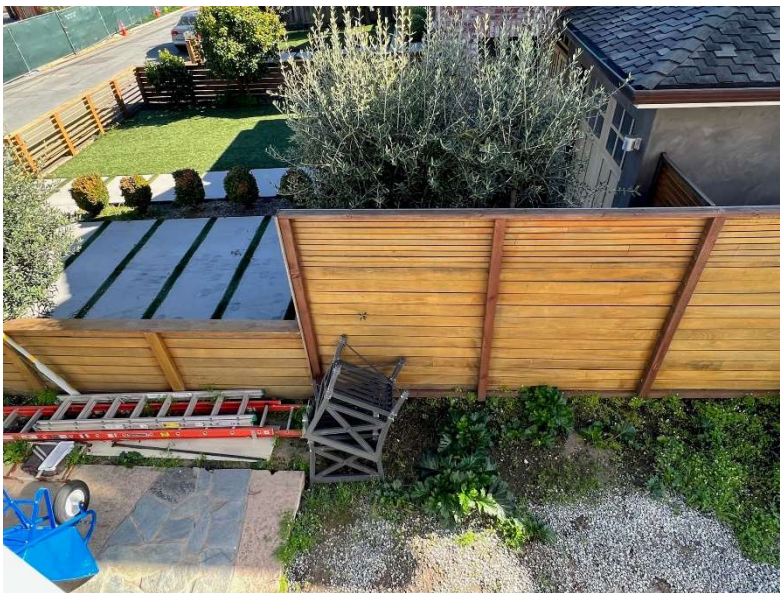
This is the view from the deck down Sacramento. My home sits forward from the homes beside me on Sacramento, thus you cannot see in any of their windows at all.

The roof you can see in the photo is 3 doors down on the corner of Sacramento and El Salto.

Every neighbor that borders my home (plus many others) have given their blessing and approval for the variance.

My neighbor Nick at 205 Sacramento that immediately borders my property on this side even wrote a letter of support.

This space does not impede the enjoyment of or violate any right to privacy for any of my neighbors.



Standing at the very end and looking down towards 205 Sacramento. **NOTE- this view will not be possible to anyone standing on the deck. There will be a low profile outdoor seating that does not allow for anyone standing at that edge of the deck.

The setbacks meet side yard setbacks. Being a reverse corner lot, most setbacks for planning and building are treated as a side yard setback. Only the side yard and the front of the garage is visible at 205 Sacramento.

This distance is further than most newly approved projects (for example- Hollister) where there are window-to-window views at 8 feet apart. The distance to the nearest window is over 20 feet.



This is the view looking towards Escalona. The roof line straight up from the deck is my own.

The white home to the right is 514 Escalona. These neighbors are in support of the variance and have written a letter of their support.

The door to the left shown is 3 feet wide. A 6 feet limitation means the same size amount of space would extend from the edge of the door, and something else would have to be built to block the right 2.5 feet. It is not enough space to have a seating area and to be able to walk around it.

The cost would be punitive and create additional hardship. The size would be punitive, and the space would be completely unfunctional. By limiting the extension of the deck to 6 feet, the roof top materials may be compromised by further construction.

To say that this has been a long road is the understatement of the century. One that I wouldn't wish on anyone. Both my neighbors and I just want this to be finished. My Mom need's to be able to move into the ADU. I started this whole project to do right by my family, and to be a caring and contributing part of this community. I am eternally grateful to my neighbors for their patience. I really look forward to this all being behind me, and to completing the project without any further delays or construction to the exterior of the home.



Just a reminder to where it all began. This home looked like this for decades. It was infested with rodents and pests. It even had an existing gas leak that had gone undetected. It had been rented without smoke or CO2 detectors. It was not safe or cared for in any way.

Yes, it has been a long road, and yet it has come a long way. Once completed, this home will be a stunning part of this neighborhood for the first time in over 30 years.

Design Permit Design Review Criteria

17.120.070 Design review criteria. When considering design permit applications, the city shall evaluate applications to ensure that they satisfy the following criteria, comply with the development standards of the zoning district, conform to policies of the general plan, the local coastal program, and any applicable specific plan, and are consistent with any other policies or guidelines the city council may adopt for this purpose. To obtain design permit approval, projects must satisfy these criteria to the extent they apply.

- A. **Community Character.** The overall project design including site plan, height, massing, architectural style, materials, and landscaping contribute to Capitola's unique coastal village character and distinctive sense of place.
- B. **Neighborhood Compatibility.** The project is designed to respect and complement adjacent properties. The project height, massing, and intensity is compatible with the scale of nearby buildings. The project design incorporates measures to minimize traffic, parking, noise, and odor impacts on nearby residential properties.
- C. **Historic Character.** Renovations and additions respect and preserve existing historic structure. New structures and additions to non-historic structures reflect and complement the historic character of nearby properties and the community at large.
- D. **Sustainability.** The project supports natural resource protection and environmental sustainability through features such as on-site renewable energy generation, passive solar design, enhanced energy efficiency, water conservation measures, and other green building techniques.
- E. **Pedestrian Environment.** The primary entrances are oriented towards and visible from the street to support an active public realm and an inviting pedestrian environment.
- F. **Privacy.** The orientation and location of buildings, entrances, windows, doors, decks, and other building features minimizes privacy impacts on adjacent properties and provides adequate privacy for project occupants.
- G. **Safety.** The project promotes public safety and minimizes opportunities for crime through design features such as property access controls (e.g., placement of entrances, fences), increased visibility and features that promote a sense of ownership of outdoor space.
- H. **Massing and Scale.** The massing and scale of buildings complement and respect neighboring structures and correspond to the scale of the human form. Large volumes are divided into small components through varying wall planes, heights, and setbacks. Building placement and massing avoids impacts to public views and solar access.
- I. **Architectural Style.** Buildings feature an architectural style that is compatible with the surrounding built and natural environment, is an authentic implementation of appropriate established architectural styles, and reflects Capitola's unique coastal village character.
- J. **Articulation and Visual Interest.** Building facades are well articulated to add visual interest, distinctiveness, and human scale. Building elements such as roofs, doors, windows, and

porches are part of an integrated design and relate to the human scale. Architectural details such as trim, eaves, window boxes, and brackets contribute to the visual interest of the building.

- K. **Materials.** Building facades include a mix of natural, high quality, and durable materials that are appropriate to the architectural style, enhance building articulation, and are compatible with surrounding development.
- L. **Parking and Access.** Parking areas are located and designed to minimize visual impacts and maintain Capitola's distinctive neighborhoods and pedestrian-friendly environment. Safe and convenient connections are provided for pedestrians and bicyclists.
- M. **Landscaping.** Landscaping is an integral part of the overall project design, is appropriate to the site and structures, and enhances the surrounding area.
- N. **Drainage.** The site plan is designed to maximize efficiency of on-site drainage with runoff directed towards permeable surface areas and engineered retention.
- O. **Open Space and Public Places.** Single-family dwellings feature inviting front yards that enhance Capitola's distinctive neighborhoods. Multifamily residential projects include public and private open space that is attractive, accessible, and functional. Nonresidential development provides semi-public outdoor spaces, such as plazas and courtyards, which help support pedestrian activity within an active and engaging public realm.
- P. **Signs.** The number, location, size, and design of signs complement the project design and are compatible with the surrounding context.
- Q. **Lighting.** Exterior lighting is an integral part of the project design with light fixtures designed, located, and positioned to minimize illumination of the sky and adjacent properties.
- R. **Accessory Structures.** The design of detached garages, sheds, fences, walls, and other accessory structures relates to the primary structure and is compatible with adjacent properties.
- S. **Mechanical Equipment, Trash Receptacles, and Utilities.** Mechanical equipment, trash receptacles, and utilities are contained within architectural enclosures or fencing, sited in unobtrusive locations, and/or screened by landscaping.

Sesanto, Sean

From: Stan Ketner <scketner@gmail.com>
Sent: Monday, May 19, 2025 12:16 PM
To: PLANNING COMMISSION
Cc: Froelich, Brian
Subject: Re: 511 Escalona dr

I just realized that I sent this with the wrong address, sorry for any confusion.

Dear Members of the Capitola Planning Commission,

I am writing to express my support for the proposed upstairs deck at 511 Escalona Drive. Upon careful consideration, I believe that this addition will enhance the property while preserving the character of our neighborhood. Furthermore, I do not anticipate any negative impact on the privacy of surrounding properties.

I would also like to bring to your attention that the project has experienced significant delays. It is my hope that the project will be completed in a timely manner to minimize any further inconvenience to the community

**Stan Ketner
603 Escalona dr.
Capitola, ca 95910
408-497-0548**

May 28, 2025

To Whom it May Concern,

My name is Phil Collyer, and I live at 514 Escalona Drive in Capitola.

I am writing to express my support for the variance requested by Christine Meserve at 511 Escalona Drive for her deck. The deck does not block our view or overlook my home in any way and certainly does not impede my property or the enjoyment of it. From our perspective there is no reason why Christine should not be allowed this second-story deck space.

This home is a dramatic improvement to what has stood on this lot for over two decades. The attention to detail in this home and the quality craftsmanship is a huge enhancement to the neighborhood. The deck is seamlessly integrated into the house and actually improves the overall aesthetic of the property. It is a design decision I would have made for myself had this been my own property.

As you may or may not know, the original contractor died in an auto accident during a time when the deck could and would have been approved by the city. At that time, and in the face of a global pandemic, Christine was diligently searching for a replacement contractor to complete the work. This was a particularly challenging period, as many contractors had waiting lists of two to three years due to the pandemic. Despite many trips to the planning department and operational challenges in the city, no doubt caused by the pandemic, Christine was never informed of the changes in regulations that would impact her deck's approval and for these reasons the current situation exists.

Due to the unique conditions of this lot, a deck would not only add functional value to Christine's property but will also ensure that her family has access to a much-needed private outdoor space, a luxury that is otherwise unattainable without this deck. Additionally, the thoughtful design of the deck, combined with the parapet wall, demonstrates a commitment to maintaining privacy and harmony with the neighborhood.

My understanding is that Christine's property was always intended to include a rooftop deck. I believe this was even discussed at the original planning meeting, recognizing that decks would be allowed in the near future.

In summary. This is a beautiful property. It was designed to integrate perfectly into the surrounding homes and spaces. In no way should this deck be an issue. It will greatly improve Christine's enjoyment of her home while creating ZERO downside for any of the surrounding neighbors or bordering homes. This should be a non-issue and my hope is that Christine can move forward as soon as possible with her original plans that include this deck.


Phil Collyer

May 27, 2025

Item 6 C.

City of Capitola Planning Department

RE: 511 Escalona Dr. Submitted Variance Request- APN: 036-125-02

To whom it may concern,

We are writing to provide our full support of the variance that is being requested by Christine Meserve at 511 Escalona Drive for the existing flat roof to be turned into a deck.

We support the requested variance for the following reasons.

1. The proposal conforms with the characteristics of the nearby properties.
2. It in no way impedes in the enjoyment of our property.
3. It doesn't appear to provide any privacy concerns for the surrounding properties that immediately border 511 Escalona Dr.
4. The property is very well built with beautiful aesthetics and materials that match surrounding properties.
5. This space would be the only private space on the property given the layout of the reverse corner lot and the low fence requirements of corner lots.
6. The variance will allow for the use and enjoyment of the space that most neighbors are able to enjoy with their back yards.
7. Reverse corner lot's rear yards are treated as a side yard for setbacks when it comes to other planning and building guidelines. Thus, this should be treated the same for this purpose.
8. It is important to note that as a deck or a roof, the look is exactly the same without any material changes to the exterior of the 2nd story. It just has French doors instead of a window and access.
9. Additional comments:

Printed Name(s): Kathryn + Gordon Collins
Address: 204 Oakland Ave
Phone: 408 458 0920
Signature(s): Kat Collins

5-20-25

To whom it may concern,

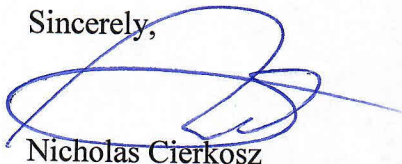
I live at 205 Sacramento Ave and am the house behind 511 Escalona Drive. I am writing and providing my support for the variance on the deck that is being asked for from 511 Escalona Drive. It does not look into or over my home in any way which would affect my privacy, thus I support the variance. It does not impede my property or the enjoyment of my property with Christine having the second story deck. My home is set back further on the lot, and the deck is located near the front of my home with no direct view into my windows or home.

My understanding is that this property was planning on converting a portion of the rooftop to a deck from the beginning. It was even spoken about at the original planning meeting knowing that decks were going to soon be allowed. The only reason this change was not submitted on time is Christine was not notified of the pending changes at any point during her many trips to the planning department. It appears there was a lack of clarity and accurate information about changes in the building code at the time, especially in regards to decks. Had she or her representatives been told of the change, they most certainly would have acted on this information in the time that the deck would have been approved with a simple written request. And all of the time and money over this change would not have been necessary.

It is equally unfortunate that it is so difficult to follow all of the changes and requirements the city has regarding the rules and codes. Even in my own situation, I would be told one guideline only to find out that it had changed, or was mis interpreted. As residents, we need to be able to rely on that information that we are provided, and to know when changes occur or could occur. There have been 3-4 sets of changes in 4 years around decks, and nothing to the residents to say changes were coming.

The deck does not have any significant effect on any properties bordering this home. Due to the configuration of 511 Escalona Drive, the property does not feature a back yard. The deck allows the owner the right to the same enjoyment that others have in their backyards. In addition, the variance allows Christine to complete her project as she intended without further delays. It must be considered under the previous ownership, the property was not well cared for, and Christine is trying to complete the home while trying to match and coordinate with the rest of the neighborhood.

Sincerely,

A handwritten signature in blue ink, appearing to read "Nicholas Cierkosz", with a large, stylized loop at the end.

Nicholas Cierkosz