

City of Capitola

Planning Commission Meeting Agenda

Thursday, April 06, 2023 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Susan Westman

Commissioners: Courtney Christiansen, Paul Estey, Gerry Jensen, Peter Wilk

Please review the Notice of Remote Access for instructions on participating in the meeting remotely. The Notice of Remote Access is at the end of the agenda.

All correspondences 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.

All matters listed on the Regular Meeting of the Capitola Planning Commission Agenda shall be considered as Public Hearings.

1. Roll Call and Pledge of Allegiance

Commissioners Susan Westman, Courtney Christiansen, Paul Estey, Gerry Jensen, Peter Wilk

2. Oral Communications

A. Additions and Deletions to the Agenda

B. Public Comments

Please review the Notice of Remote Access for instructions. Short communications from the public concerning matters not on the Agenda. All speakers are requested to print their name on the sign-in sheet located at the podium so that their name may be accurately recorded in the Minutes. 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.

C. Commission Comments

D. Staff Comments

3. 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. 520 Riverview Drive

Permit Number: #22-0056

APN: 035-081-10

Design Permit to remodel a two-story residence with Variance requests for the required minimum setbacks and maximum floor area ratio. The project is located within the R-1 (Single-Family Residential) zoning district.

This project is in the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption 15301(e)

Property Owner: Tarra Gundersgaard

Representative: Martha Matson, Filed: 02.22.22

B. 207, 209, 209A, 211 Esplanade

Permit Number: 23-0104

APN: 035-211-03

Design Permit, Historic Alteration Permit, and Coastal Development Permit for façade modifications at 207, 209, 209A, and 211 Esplanade located in the Mixed Use Village (MU-V) zoning district.

Environmental Determination: Categorical Exemption 15331

Property Owner: Chuck Hammers

Representative: Dan Gomes, Fuse Architects

4. **Director's Report**
5. **Commission Communications**
6. **Adjournment**

Notice of In-Person & Remote Access

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:

<https://www.youtube.com/channel/UCJqSsB5qgoS7CcD8lq9Yw1g/videos>

To Join Zoom Application or Call in to Zoom:

Meeting link:

<https://us02web.zoom.us/j/84207035009?pwd=ZXlXQ3NUbXpEOS9DWWNTdUU5MG9Vdz09>

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

Meeting ID: **847 6909 2900**

Meeting Passcode: **379704**

To make a remote public comment:

Via Zoom Application: Use participant option to “raise hand”. The moderator will unmute you.

Via Zoom phone call: Dial ***9** on your phone to “raise your hand”. The moderator will unmute you.

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: Conditional Use Permit, Variance, and Coastal Permit. The decision of the Planning Commission pertaining to an Architectural and Site Review Design Permit can be appealed to the City Council within the (10) working days following the date of the Commission action. 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 writing, 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 five hundred dollar (\$500) 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 7 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.

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>

Capitola Planning Commission

Agenda Report



Meeting: April 6, 2023
From: Community Development Department
Topic: 520 Riverview Drive

Permit Number: #22-0056

APN: 035-081-10

Design Permit to remodel a two-story residence with Variance requests for the required minimum setbacks and maximum floor area ratio. The project is located within the R-1 (Single-Family Residential) zoning district.

This project is in the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption 15301(e)

Property Owner: Tarra Gundersgaard

Representative: Martha Matson, Filed: 02.22.22

Applicant Proposal:

The applicant is proposing to modify an existing single-family residence with additions totaling 115 square feet. The residence is located at 520 Riverview Drive on a triangular shaped lot within the R-1 (Single-Family Residential) zoning district. The application requires variance requests to the maximum floor area ratio and for the rear and side setbacks.

Background:

On March 2, 2023, the Planning Commission continued the application to the next hearing, so the applicant could address Public Works Department concerns relating to site distance visibility for the proposed driveway. Following the hearing, the applicant provided revised drawings and updated the proposed scope of work removing the ADU. These modifications sufficiently addressed concerns raised by the Public Works Department (Attachment 3).

On July 27, 2022, Development and Design Review Staff reviewed the application and provided the applicant with the following direction:

Public Works Representative: noted missing elements on the drainage/erosion control plan. Public Works staff noted concern regarding the proposed curb cut safety and site distance, specifically due to its proximity to the Riverview-Sunset intersection.

Building Official, Robin Woodman: informed the applicant that fire-rated walls would be necessary in areas near property lines and noted a demolition plan will be necessary with the building permit submittal.

Associate Planner, Sean Sesanto: discussed front-yard setbacks and parking requirements as well as the proposed driveway.

Development Standards:

The following table outlines the zoning code requirements for development in the Single-Family (R-1) zoning district. The additions require a variance to the required rear and side-yard setbacks.

R-1 (Single Family Residential) Zoning District

Lot Standards			
Building Height			
R-1 Regulation	Existing		Proposed
Primary Structure: 25 ft.	21 ft.		24 ft. 5 in.
Floor Area Ratio (FAR)			
	Existing		Proposed
Lot Size	2,241 sq. ft.		2,241 sq. ft.
Maximum Floor Area Ratio	58% (Max 1,300 sq. ft.)		58% (Max 1,300 sq. ft.)
First Story Floor Area	794 sq. ft.		880 sq. ft. (Total)
Second Story Floor Area	442 sq. ft. Deck: 133 sq. ft.		492 sq. ft. Deck: 133 sq. ft.
<i>Exemptions</i>	154 sq. ft.		175 sq. ft.
TOTAL FAR	54.2% (1,215 sq. ft.)		59.3% (1,330 sq. ft.) Variance Required
Yards			
	R-1 Regulation	Existing	Proposed
Front Yard 1st Story	15 ft.	6 ft. 3 in. Existing Nonconforming	6 ft. 3 in.
Front Yard 2nd Story	20 ft.	6 ft. 3 in. Existing Nonconforming Deck: 3 ft. 8 in.	6 ft. 3 in. Deck: 3 ft. 8 in.
Side Yard 1st Story (North Property Line)	10% lot width Lot width 70 ft. 1 in. 7 ft. min.	2 ft. 3 in. Existing Nonconforming	Expansion: 4 ft. Variance Required
Side Yard 2nd Story	15% of width Lot width 70 ft. 1 in. 10 ft. min	9 ft. 5 in. Existing Nonconforming	Expansion: 9 ft. 9 in. Variance Required
Rear Yard 1st Story (East Property Line)	Minimum interior side yard of adjacent property. 7 ft.	3 ft. 11 in. Existing Nonconforming	Existing: 3 ft. 11 in. Expansion: 4 ft. Variance Required
Rear Yard 2nd Story	Minimum interior side yard of adjacent property. 7 ft.	3 ft. 11 in. Existing Nonconforming	Existing: 3 ft. 11 in. Expansion: 7 ft. 6 in.
Encroachments (list all)	Existing raised deck encroaches front and rear setbacks		
Parking			
	Required	Existing	Proposed
SFD up to <u>1500</u> sq. ft. 2 spaces	2 spaces total 0 covered 2 uncovered	0 spaces total 0 covered 0 uncovered	0 spaces total* One substandard space proposed. See parking section below.
Underground Utilities: required with 25% increase in area			No

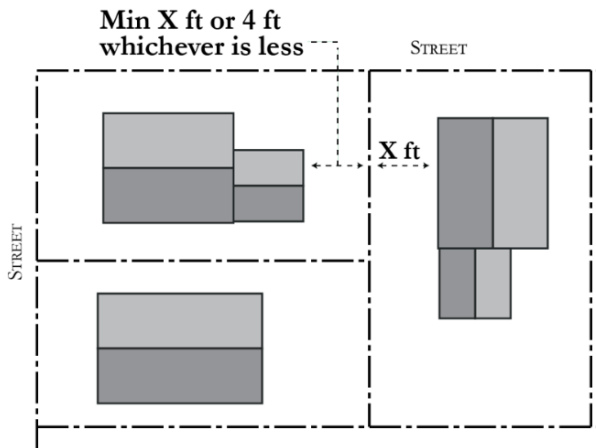
Discussion:

The existing single-family residence is located within the Riverview Terrace neighborhood near the intersection of Riverview Drive and Sunset Drive. The subject property is elevated above the street with a mild upslope. The lot has a highly irregular triangular shape. The lot is surrounded by one- and two-story single-family residences. The neighborhood is located in close proximity to the village and is challenged with limited on-street and off-street parking.

The project includes additions to the first- and second story. While the proposal seeks to substantially modify the shape and appearance of the existing structure, the net increase in floor area is about 115 square feet. The project simplifies the existing irregular articulation with a combination of minor structural additions and removals, particularly on the side and rear (north and east) elevations. Materially, the design replaces the existing shingle exterior with stucco siding and horizontal wood siding that accents the existing second-story deck.

Setbacks

Pursuant to §17.48.030(B), when unique circumstances exist, the community development director has the authority make determinations for lot configuration based on existing conditions and functions of the lot. The subject property is a three-sided triangular lot with limited space between the property lines and the existing structure. The community development director determined the northern property line (adjacent 502 Sunset Drive) functions as the side property line and the eastern property line (adjacent 505 Gilroy Drive) functions as the rear property. The rear setbacks of seven feet were determined using corner lot standards pursuant to §17.16.030(B)(5), which establishes a minimum rear setback using the minimum interior side yard of the adjacent property, but not less than four feet. The adjacent lot of 502 Sunset Drive has a minimum interior side yard setback of 7 feet.



Non-Conforming Structure

The existing structure is located within the required front, side, and rear setbacks and is therefore considered legal non-conforming. Pursuant to code section 17.92.070, structural alterations to an existing non-conforming structure may not exceed 80 percent of the present fair market value of the structure. Staff estimates that the project cost represents approximately 60 percent of the present fair market value, therefore the additions are permissible.

Variance

The applicant is seeking a variance to the minimum side and rear setbacks and maximum floor area ratio. The minimum side-setbacks are seven feet and ten feet for the first and second stories. The applicant is proposing additions within four feet and nine-feet, nine-inches of the north-side property line, respectively. The minimum first-story rear setback is four feet. The applicant is proposing additions with a four foot rear setback. The applicant is also proposing to exceed the maximum FAR of 58% (1,300 square feet) to 59.3% (1,330 square feet).

Pursuant to §17.128.060, the Planning Commission, on the basis of the evidence submitted at the hearing, may grant a variance permit when it finds:

- 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: The lot has a highly irregular right triangle shape, with its widest face being the street frontage. The lot is also small by Capitola standards at 2,241 square feet, whereas the smallest standard lots in the R-1 zone are typically 2,800 square feet. Due to its shape, if standard setback rules were applied, they would effectively impose side and rear setbacks equivalent to a lot nearly twice its size.

- 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: The strict application of conventional setback standards would create a building envelope insufficient to reasonably develop the property in a manner similar to that of properties of the same zone and in the vicinity of the property. Furthermore, the smallest standard lots in the R-1 zone, typically 2,800 square feet, would have a maximum floor area of 1,596 square feet, twenty percent larger than what is allowed on the subject property.

- 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: A variance is necessary to preserve the ability to develop the site. Any new development on the subject property would likely require a variance to reasonably develop the site.

- 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.**

Staff Analysis: The project involves a remodel of an existing single-family dwelling. Approval of the variance would allow a residence that maintains neighborhood scale and provides setbacks similar to those applied by code to typical corner lots. 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: Granting a variance for setbacks would allow the subject property to be developed using setbacks commonly applied to properties in the vicinity and would not constitute a grant of special privilege. Granting a variance for the floor area ratio would allow a larger residence closer in size to residences commonly found in the vicinity or zone.

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

Staff Analysis: The granting of a variance will not have adverse impacts on coastal resources.

Parking

Single-family dwellings with a floor area less than 1,500 square feet are required to provide two parking spaces, neither of which must be covered. The lot currently provides no on-site parking and is therefore nonconforming in terms of parking. The proposal includes one substandard parking space which measures 9 feet wide by sixteen-feet, 6-inches deep. Pursuant to CMC §17.76.020(C)(2), the full amount of parking to serve the residential use is required when the floor area is increased by more than ten percent. The proposed project will not increase the floor area more than ten percent (9.5%) and is therefore not required to bring onsite parking into compliance.

Initial designs of an on-site driveway created were not supported by the Public Works Department due to safety concerns and limited visibility of the street and nearby intersection. The applicant submitted revised drawings that located the proposed driveway further from the intersection and included the removal of a front yard fence and two small trees to improve visibility. The applicant also provided a signed informal agreement from the owner of 502 Sunset Drive consenting to remove their garage wing-wall that projects into the public right-of-way towards the Riverview Drive and Sunset Drive intersection. Following the resubmittal, the Public Works Director provided a memo (Attachment 3) stating that the safety concerns were now addressed provided the front yard fence and small trees were removed as noted on the plans. Staff has included those stipulations as condition #4. The Public Works Director also supports the removal of the adjacent property's garage wing wall.

CEQA:

This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations, which exempts minor additions and alterations of existing private structures that will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The project increases the floor area by less than 10% and less than 2,500 square feet.

Recommendation:

Staff recommends the Planning Commission **approve** application #22-0056 based on the Conditions and Findings for Approval.

Attachments:

1. 520 Riverview Drive – Plan Set
2. 520 Riverview Drive – Material Information
3. Public Works Updated Memo on 520 Riverview Drive Parking
4. Design Review Criteria

Conditions of Approval:

1. The project approval consists of 120 square-feet of first- and second-story additions. The maximum Floor Area Ratio for the 2,241 square foot property is 58% (1,300 square feet). The total FAR of the project is 59.3% with a total of 1,330 square feet. The approval includes a variance for the required setbacks and maximum floor area ratio. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on April 6, 2023, 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. Prior to issuance of building permits, the construction plans shall indicate the removal of the existing front yard fence, lattice, and two small trees. Prior to a project final, the front yard between the residence and the adjacent property at 502 Sunset Drive shall be clear of any obstruction that would impact driveway visibility and safety to the satisfaction of the Public Works Director.
5. 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.
6. 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.
7. 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.
8. 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.
9. Prior to issuance of building permit, all Planning fees associated with permit #22-0056 shall be paid in full.
10. 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.

11. 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.
12. 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).
13. 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.
14. 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.
15. 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
16. 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.
17. 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.
18. 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 17.156.080.
19. 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.
20. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.

21. 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.

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 approval of a variance, the proposed remodel of a single-family residence complies with the development standards of the R-1 (Single-Family Residential) 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 remodel of a single-family residence. With approval 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(e) of the CEQA Guidelines exempts additions and alterations of existing private structures that will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The project involves the remodel of an existing single-family residence which will increase the net floor area by less than 10% and less than 2,500 square feet. The project is located 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 remodel of a single-family residence 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 project 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 all reviewed the application for the proposed project. The design of the home will fit nicely with the existing neighborhood. 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.**

Staff Analysis: The lot has a highly irregular right triangle shape, with its widest face being the street frontage. The lot is also small by Capitola standards at 2,241 square feet, whereas the smallest standard lots in the R-1 zone are typically 2,800 square feet. Due to its shape, if standard setback rules were applied, they would effectively impose side and rear setbacks equivalent to a lot nearly twice its size.

- 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: The strict application of conventional setback standards would create a building envelope insufficient to reasonably develop the property in a manner similar to that of properties of the same zone and in the vicinity of the property. Furthermore, the smallest standard lots in the R-1 zone, typically 2,800 square feet, would have a maximum floor area of 1,596 square feet, twenty percent larger than what is allowed on the subject property.

- 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: A variance is necessary to preserve the ability to develop the site. Any new development on the subject property would likely require a variance to reasonably develop the site.

- 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.**

Staff Analysis: The project involves a remodel of an existing single-family dwelling. Approval of the variance would allow a residence that maintains neighborhood scale and provides setbacks similar to those applied by code to typical corner lots. 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: Granting a variance for setbacks would allow the subject property to be developed using setbacks commonly applied to properties in the vicinity and would not constitute a grant of special privilege. Granting a variance for the floor area ratio would allow a larger residence closer in size to residences commonly found in the vicinity or zone.

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

Staff Analysis: The granting of a variance will not have adverse impacts on coastal resources.

Prepared By: Sean Sesanto

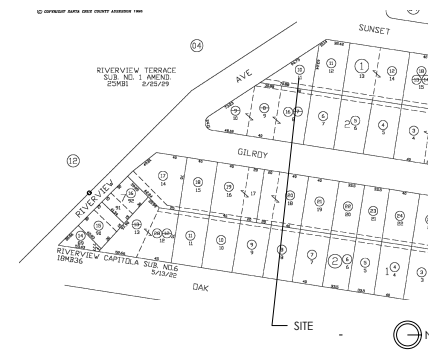
ABBREVIATIONS

&	AND	H.B.	HOSE BIB
L, A	ANGLE	HDR.	HEADER
@	AT	HDWR.	HARDWARE
°	DEGREE	HORIZ.	HORIZONTAL
A.B.	ANCHOR BOLT	HT., H.	HEIGHT
(A)	ABOVE	ID.	INSIDE DIAMETER
A.C.I.	AMERICAN CONCRETE INSTITUTE	IN.	INCH(ES)
ADJ.	ADJACENT	INSUL.	INSULATION
A.F.F.	ABOVE FINISH FLOOR	INT.	INTERIOR
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	JT.	JOINT
ALT.	ALTERNATE	K.P.	KING POST
ALUM.	ALUMINUM	L.	LENGTH
APPROX.	APPROXIMATELY	LIN.	LINEAR
ARCH.	ARCHITECTURAL	MAX.	MAXIMUM
A.S.T.M.	AMERICAN SOCIETY OF TESTING MATERIALS	M.B.	MACHINE BOLT
(B)	BELOW	MEMB.	MEMBRANE
BD.	BOARD	MFR.	MANUFACTURER
BLDG.	BUILDING	MIN.	MINIMUM
BLKG.	BLOCKING	MISC.	MISCELLANEOUS
BM.	BEAM	MTL.	METAL
B.N.	BOUNDARY NAILING	MW.	MICROWAVE
B.O.	BOTTOM OF	N.	NEW
BOT.	BOTTOM	N.T.S.	NOT TO SCALE
BOTT.	BOTTLE	O/	OVER
BTWN.	BETWEEN	O.C.	ON CENTER
CAB.	CABINET	O.D.	OUTSIDE DIAMETER
C.B.	CEILING BEAM	O.H.	OPPOSITE HAND
C.J.	CEILING JOIST	O.V.	OVEN
CLG.	CEILING	N.I.C.	NOT IN CONTRACT
CLR.	CLEAR	PL.	PLATE
COL.	COLUMN	PLYWD.	PLYWOOD
CONC.	CONCRETE	PKG.	PARKING
CONT.	CONTINUOUS	P.S.F.	POUNDS PER SQUARE FOOT
CTR.	CENTER	P.S.I.	POUNDS PER SQUARE INCH
CL	CENTERLINE	QTY.	QUANTITY
Db	BAR DIAMETER	RAD.	RADIUS
DBL.	DOUBLE	R.B.	ROOF BEAM
DEG.	DEGREE	RCP.	REFLECTED CEILING PLAN
DEMO.	DEMOLISH	RE.	REFERENCE
DET., DTL.	DETAIL	REF.	REFRIGERATOR
D.W.	DISHWASHER	REINF.	REINFORCED
DWG.	DRAWING	REQ'D.	REQUIRED
DWN.,	DOWN	RM.	ROOM
DN.	DOWN	R.O.	ROUGH OPENING
(E)	EXISTING	R.R.	ROOF RAFTER
EA.	EACH	SCHED.	SCHEDULE
E.N.	EDGE NAILING	SF.,	SQUARE FOOT
EL.	ELEVATION	SQ. FT.	SQ. FT.
ELEV.	ELEVATOR	SHTG.	SHEATHING
ENG.	ENGINEER	SHT.	SHEET
EQ.	EQUAL	SIM.	SIMILAR
EXT.	EXTERIOR	SL.	SLOPED
E.W.	EACH WAY	SPKL.	SPRINKLER
F.B.	FLOOR BEAM	SQ.	SQUARE
F.F.	FINISHED FLOOR FINISH(ED)	STAGG.	STAGGER
FN.	FINISH(ED)	STD.	STANDARD
F.J.	FLOOR JOIST	STL.	STEEL
FL.	FLUSH	STR.	STRUCTURAL
FLR.	FLOOR	STRUCT.	STRUCT.
F.N.	FIELD NAILING	T&B	TOP & BOTTOM
FND.	FOUNDATION	T&G	TONGUE & GROOVE
F.O.	FACE OF	THK.	THICK
FP.	FIREPLACE	T.O.	TOP OF
F.R.	FIRE RATED	T.P.	TOILET PAPER
FT.	FOOT OR FEET	TYP.	TYPICAL
FIG.	FOOTING	U.B.C.	UNIFORM BUILDING CODE
FZR.	FREEZER	VERT.	VERTICAL
GA.	GAUGE	W.	WIDTH
GALV.	GALVANIZED	WD.	WOOD
G.B.	GRADE BEAM	WH.	WATER HEATER
GLB.	GLU-LAM BEAM		
GYP. BD.,	GYPSSUM WALL BOARD		
G.W.B.			

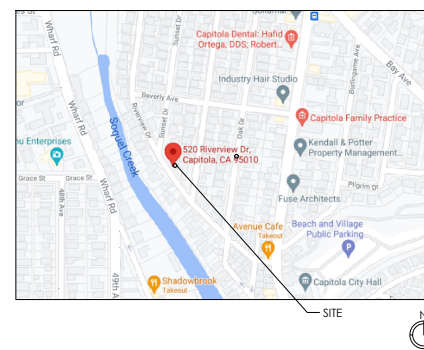
GUNDERSGAARD

REMODEL/ADDITION
520 RIVERVIEW DRIVE
CAPITOLA, CA 95010

VICINITY MAP



PARCEL MAP



CONSULTANTS

ARCHITECT:	MATSON BRITTON ARCHITECTS 728 N. BRANCIFFORTE SANTA CRUZ, CA 95062 PHONE: 831-425-0544
SURVEYOR:	HANAGAN LAND SURVEYING, INC. 305-C SOQUEL AVE SANTA CRUZ, CA 95062 831-469-3428
CIVIL ENGINEER:	RICHARD IRISH ENGINEERING, INC. POYRETO ST #42 SANTA CRUZ, CA 95060 (831) 425-3901

PROJECT INFORMATION

OWNER:	TARRA GUNDERSGAARD 520 RIVERVIEW DRIVE CAPITOLA, CA 95010
A. P. N.:	03508110
ZONING:	R-1
OCCUPANCY GROUP:	R-3 (PER 2019 CBC)
CONSTRUCTION TYPE:	V-B (NOT SPRINKLERED)

PROJECT DESCRIPTION

REMODEL OF EXISTING 2 STORY, 2 BEDROOM 2 BATH RESIDENCE AND CONVERSION ADU.

SHEET INDEX

P1	TITLE SHEET
P2	SITE PLAN
P3	EXISTING FLOOR PLANS
P4	EXISTING ELEVATIONS
P5	PROPOSED FLOOR PLANS
P6	PROPOSED ELEVATIONS
SU-1	SURVEY
C-1	STORM WATER PLAN

PROJECT CALCULATIONS

PARCEL AREA	2241.4 S.F.
<u>EXISTING AREAS</u>	
FIRST FLOOR CONDITIONED	761 S.F.
SECOND FLOOR CONDITIONED	416 S.F.
TOTAL EXISTING CONDITIONED AREA	1177 S.F.
<u>EXISTING UNCONDITIONED AREAS:</u>	
STORAGE ACCESSORY BUILDING	58 S.F.
ATTACHED MECHANICAL	19 S.F.
ATTACHED STORAGE CLOSET	12 S.F.
COVERED DECKS	125 S.F.
<u>PROPOSED AREAS</u>	
<u>MAIN HOUSE</u>	
FIRST FLOOR AREA EXISTING TO REMAIN	777 S.F.
FIRST FLOOR AREA PROPOSED	103 S.F.
SECOND FLOOR AREA	419 S.F.
TOTAL AREA MAIN HOUSE	1299 S.F.
NOTE: COVERED & UNCOVERED DECKS TO REMAIN	
ALLOWABLE F.A.R. = 2241 S.F. X .58 = 1300 S.F.	
PROPOSED F.A.R. = 1299 S.F. / 2241 S.F. = 49.9%	



FOR ALL BRANCIFFORTE
TARRA GERRY
CAPITOLA, CA 95010
ED: 1-25-2024

NOTICE
THIS DOCUMENT IS CONFIDENTIAL
UNLESS OTHERWISE SPECIFIED, ALL RIGHTS
RESERVED. NO PART OF THIS DOCUMENT
MAY BE REPRODUCED OR TRANSMITTED IN
ANY FORM OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION
SYSTEMS WITHOUT PERMISSION IN WRITING
FROM MATSON ARCHITECTS-CAPITOLA, CALIFORNIA

REVISIONS
 REVISION 1/27/2022
 REVISION 10/24/2022
 RESPONSE 03/17/2023

GUNDERSGAARD RESIDENCE
520 RIVERVIEW
CAPITOLA, CA 95010
APN: 03508110

TITLE SHEET



D A T E	10/14/2022
D R A W N	NH
J O B	GUNDERSGAARD
S H E E T	P1



THE M. BRANCO/FRONTIER
LANDING GROUP
C.A. 950810
8311-455-0544

NOTICE
THIS DOCUMENT IS CONFIDENTIAL,
INCORPORATING REVISIONS, AND NOT
BE LOANED, REPRODUCED, COPIED, OR
OTHERWISE DISCLOSED TO ANY OTHER
PERSON WITHOUT THE WRITTEN CONSENT
OF THE ARCHITECT OR ENGINEER.

REVISIONS

REVISION 1	10/14/2022
REVISION 2	10/24/2022
REVISION 3	11/17/2022

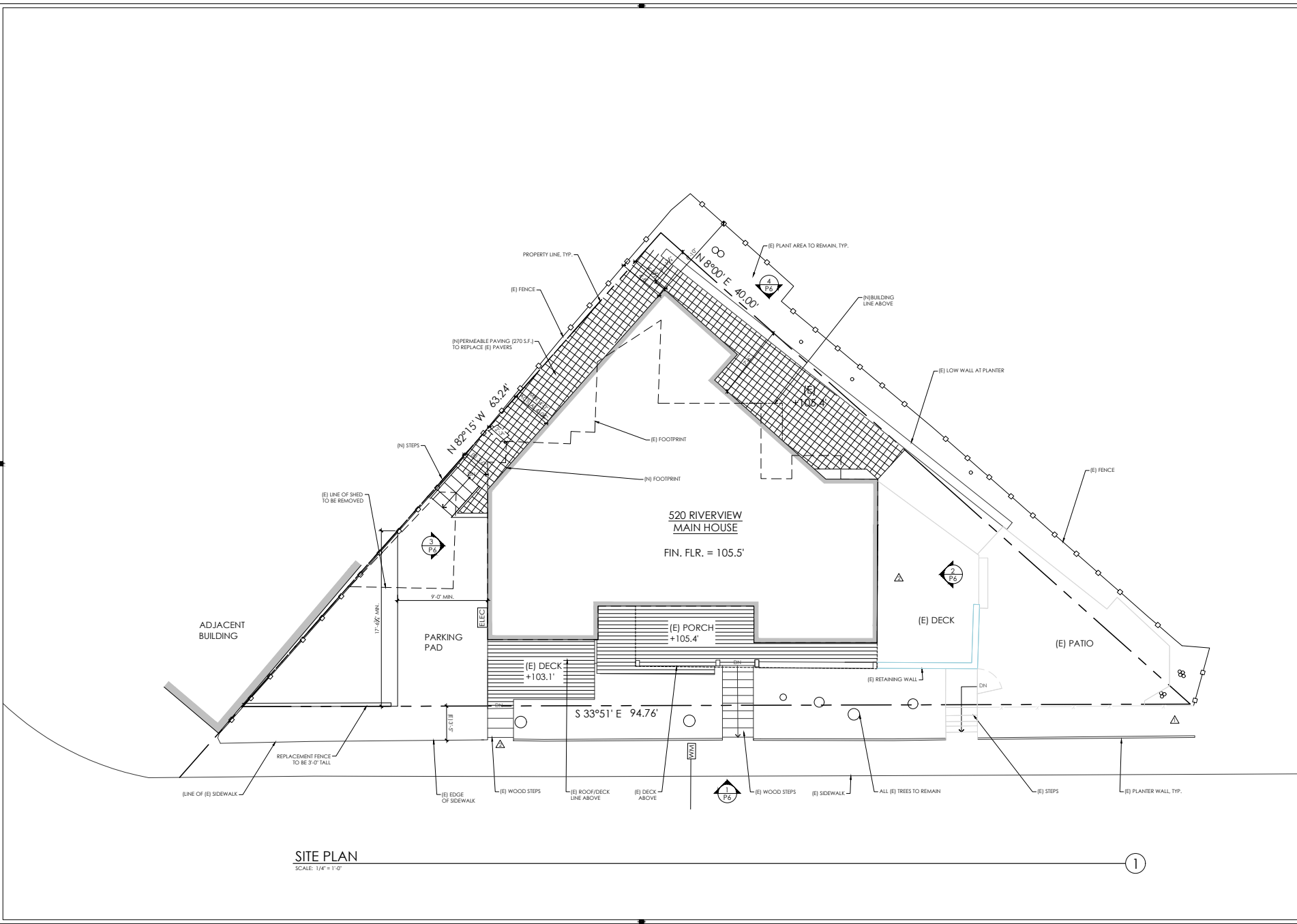
GUNDERSGAARD RESIDENCE
520 RIVERVIEW
CAPITOLA, CA 95010
APN: 03008110

SITE PLAN



DATE	10/14/2022
DESIGNER	NH
PROJECT	GUNDERSGAARD
SHEET	1

P2



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

1



700 N BRANDBURGH
SANTA CRUZ
CA 95062
831.425.0544

NOTICE
THIS DOCUMENT IS CONFIDENTIAL AND NOT BE LOANED, REPRODUCED, COPIED, REPRODUCED, OR DISCLOSED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF MATSON ARCHITECTS AND ENGINEERS.

REVISIONS

REVISION 1	7/21/2022
REVISION 2	10/24/2022
RESPONSE 03	11/22/22

GUNDERSGAARD RESIDENCE
520 RIVERVIEW
CAPITOLA, CA 95010
APN: 03508110

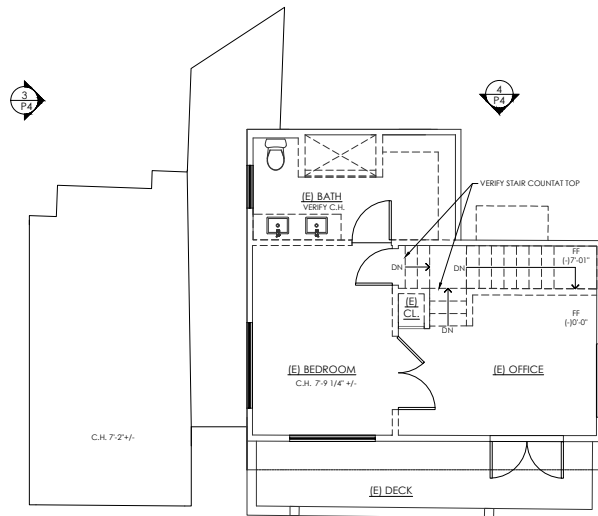
EXISTING FLOOR PLANS



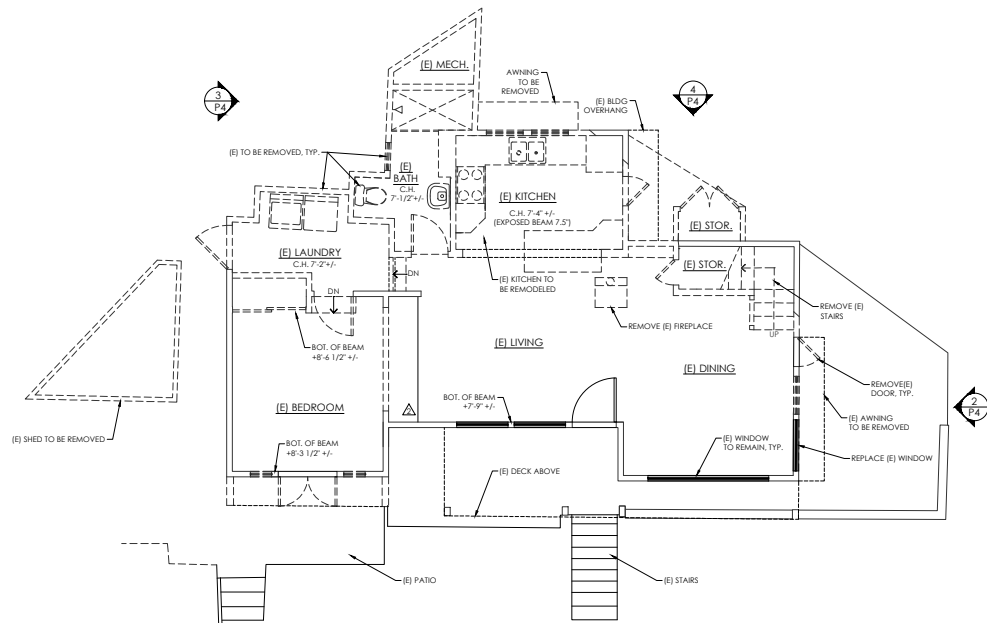
DATE	10/14/2022
DESIGNER	NH
PROJECT	GUNDERSGAARD
SHEET	P3

P3

WALL LEGEND	
	(E) TO BE REMOVED
	(E) TO REMAIN
	(N) WALL



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



THE ARCHITECTURE
FAMILY, CRED.
C.A. 950810
831.457.0544

NOTICE

THIS DOCUMENT IS CONFIDENTIAL AND NOT BE LOANED, REPRODUCED, COPIED, REPRODUCED, OR OTHERWISE DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF MATSON ARCHITECTURE. ANY UNAUTHORIZED DISCLOSURE OR REPRODUCTION OF THIS DOCUMENT IS STRICTLY PROHIBITED.

REVISIONS

- REVISION 1 (10/2022)
- REVISION 1 (10/24/2022)
- REVISION 1 (11/2022)

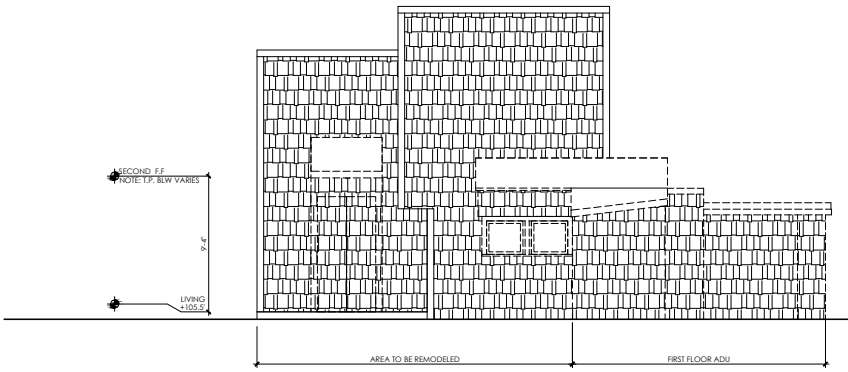
GUNDERGAARD RESIDENCE
520 RIVERVIEW
CAPITOLA, CA 95010
APN: 0308110

EXISTING ELEVATIONS

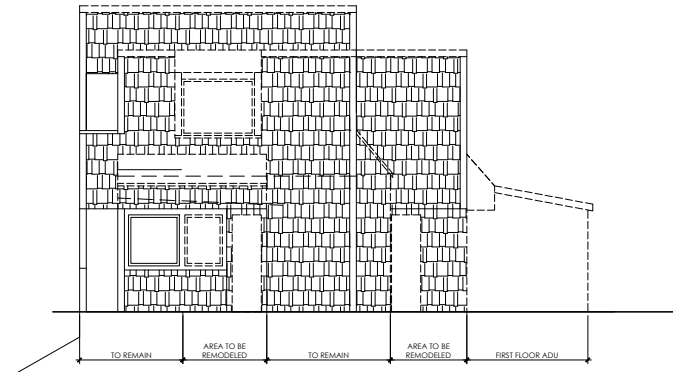


DATE	10/14/2022
DESIGNER	NH
PROJECT	GUNDERGAARD
SHEET	

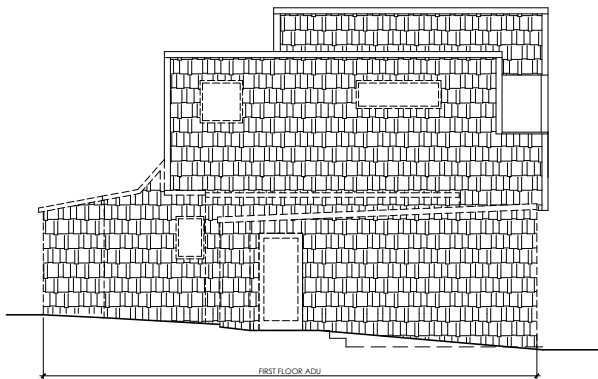
P4



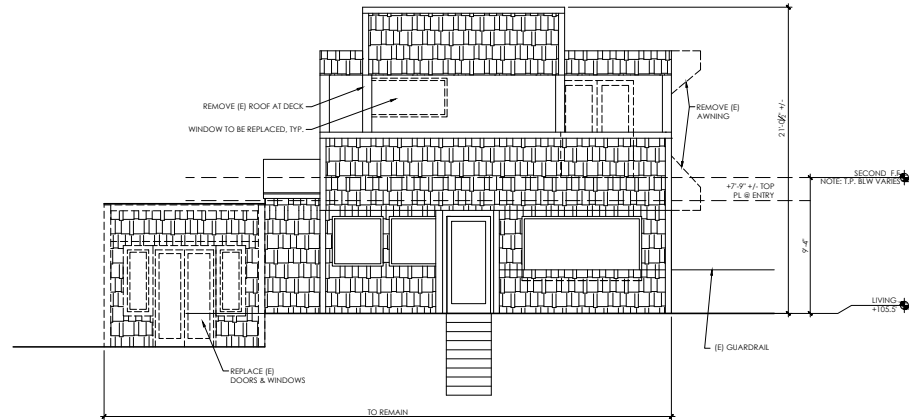
ELEVATION
SCALE: 1/4" = 1'-0" ④



ELEVATION
SCALE: 1/4" = 1'-0" ②



EAST ELEVATION
SCALE: 1/4" = 1'-0" ③



ELEVATION
SCALE: 1/4" = 1'-0" ①



THE ARCHITECTURE
 JANITA CRUZ
 G.A. 035882
 031-455-0544

NOTICE
 THE DOCUMENT IS CONSIDERED
 A CONTRACT DOCUMENT. ANY
 CHANGES TO THE DOCUMENT
 MUST BE APPROVED BY THE ARCHITECT
 BEFORE CONSTRUCTION BEGINS.
 THE ARCHITECT IS NOT RESPONSIBLE
 FOR THE ACCURACY OF THE
 INFORMATION PROVIDED BY OTHER
 PROFESSIONALS.

REVISIONS

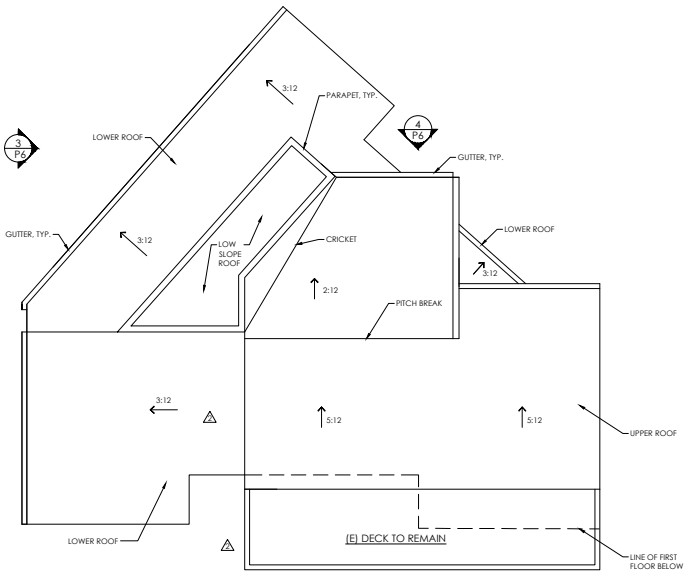
- REVISION 1 10/14/2022
- REVISION 1 10/24/2022
- REVISION 1 01/17/2022

GUNDERSGAARD RESIDENCE
 520 RIVERVIEW
 CAPITOLA, CA 95010
 APN: 03098110

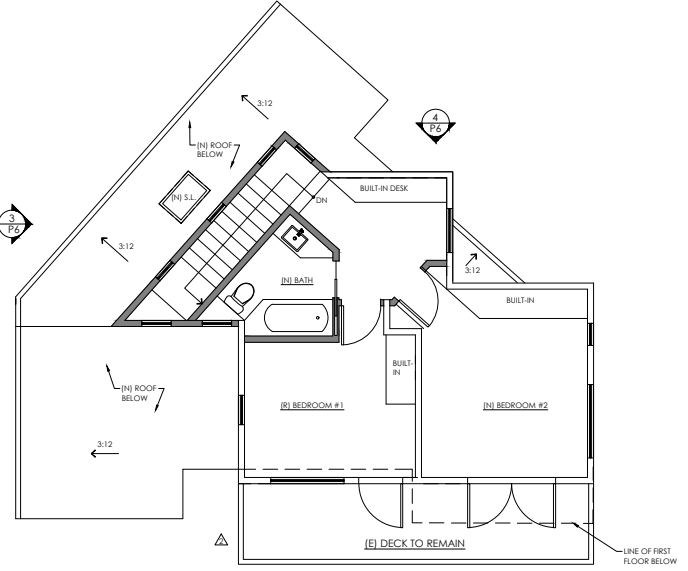
PROPOSED FLOOR PLANS



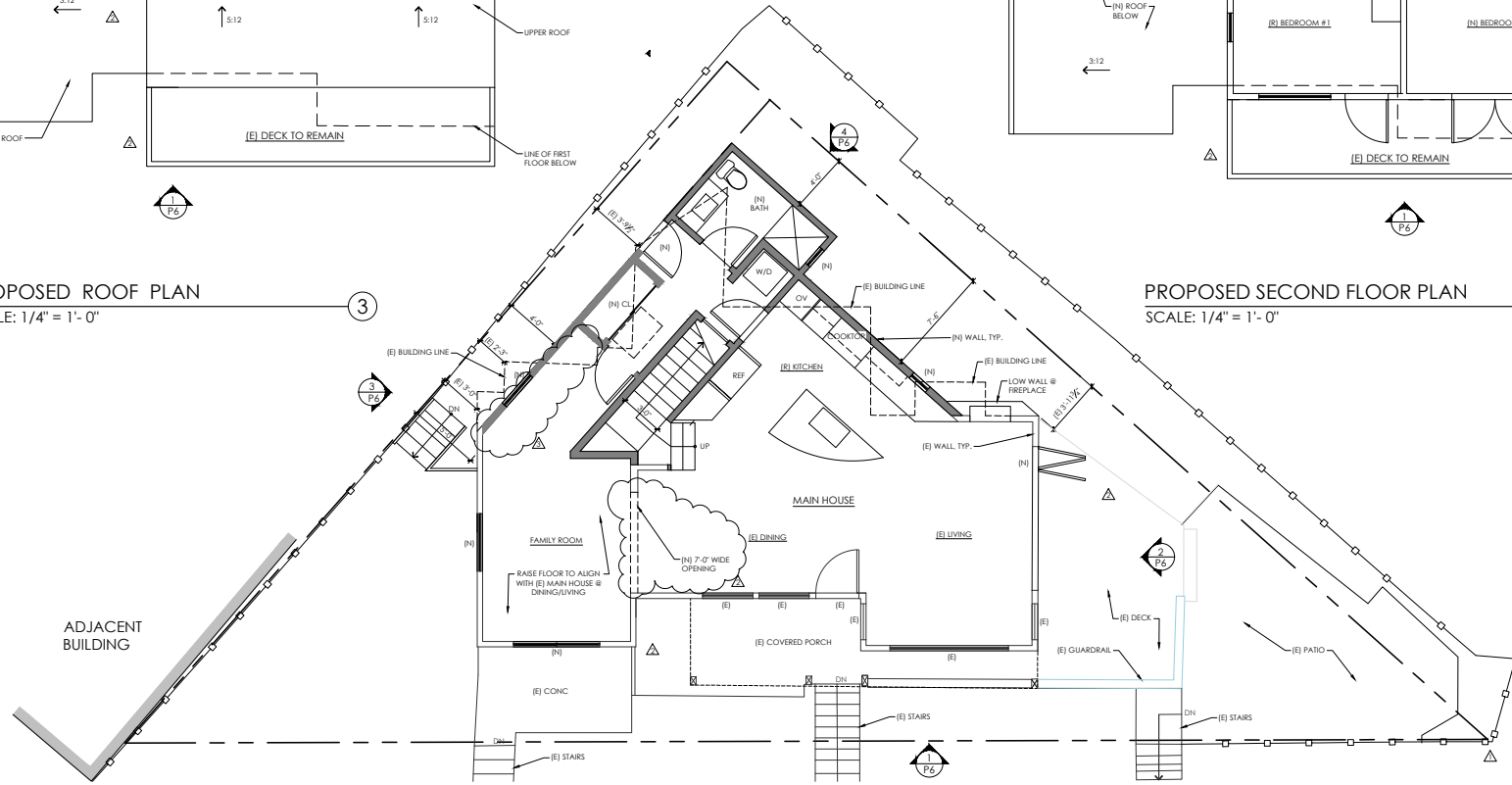
DATE	10/14/2022
DESIGNER	NH
PROJECT	GUNDERSGAARD
SHEET	P5



PROPOSED ROOF PLAN
 SCALE: 1/4" = 1'-0"

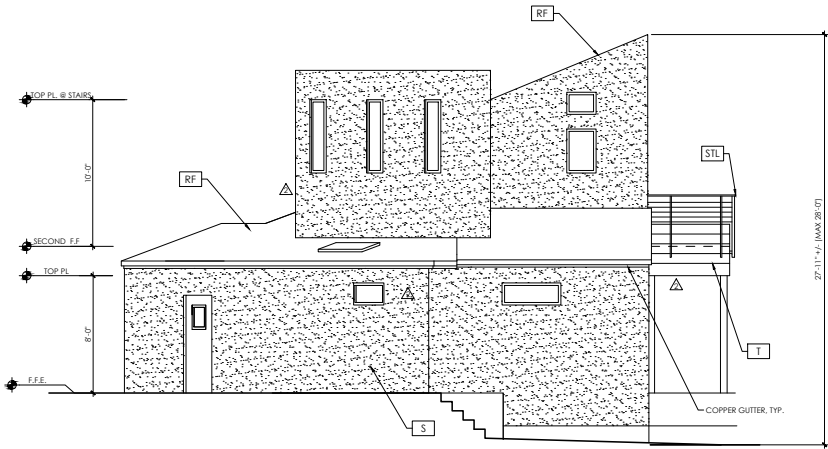


PROPOSED SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"



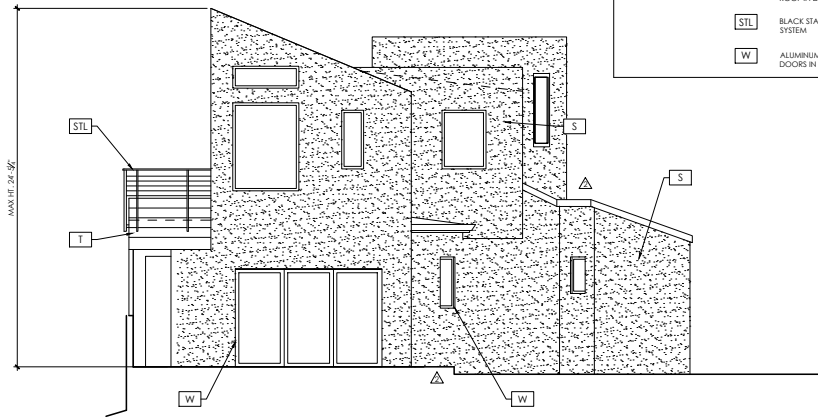
PROPOSED FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

ADJACENT BUILDING



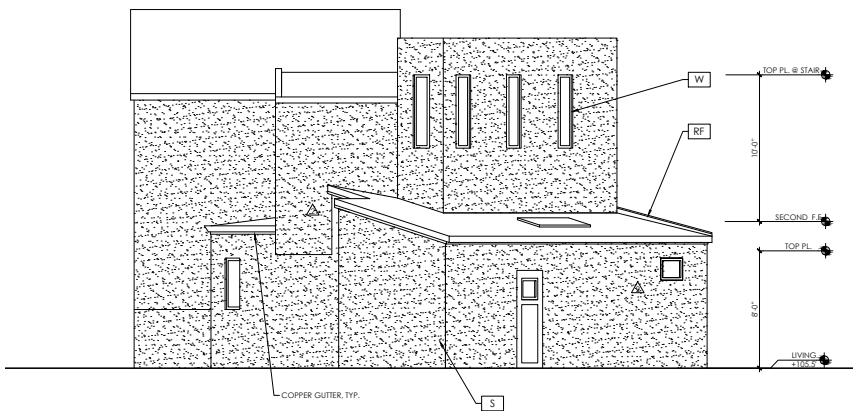
SIDE ELEVATION
SCALE: 1/4" = 1'-0"

4



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

2



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

3



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

1

LEGEND

	T	WOOD TILE EXTERIOR FINISH
	S	HARD TROWEL STUCCO WITH INTEGRAL COLOR IN WHITE
	RF	HIGH PROFILE ASPHALT SHINGLE ROOF IN DARK GRAY
	STL	BLACK STAINLESS STEEL CABLE RAIL SYSTEM
	W	ALUMINUM CLAD WINDOWS & DOORS IN BLACK FINISH



FOR A BRANDED HOME
SANTA CRUZ
C.A. 95062
831.455.0544

NOTICE
THIS DOCUMENT IS CONFIDENTIAL
AND NOT BE LOANED, REPRODUCED, COPIED,
REPRODUCED, OR DISTRIBUTED IN ANY MANNER
WITHOUT THE WRITTEN PERMISSION OF
MATSON ARCHITECTURE & INTERIOR DESIGN

REVISIONS

REVISION 1	7/27/2022
REVISION 2	10/24/2022
REVISION 3	11/17/2022

GUNDERSGAARD RESIDENCE
520 RIVERVIEW
CAPITOLA, CA 95010
APN: 03308110

PROPOSED ELEVATIONS



DATE	10/14/2022
DESIGNER	NH
JOB	GUNDERSGAARD
SHEET	P6



APPROVED
Paul Haugan
 Paul Haugan, L.S. 7787

HANAGAN LAND SURVEYING
 305-C BOQUEL AV.
 SANTA CRUZ, CA 95062
 PHONE (831) 469-2428



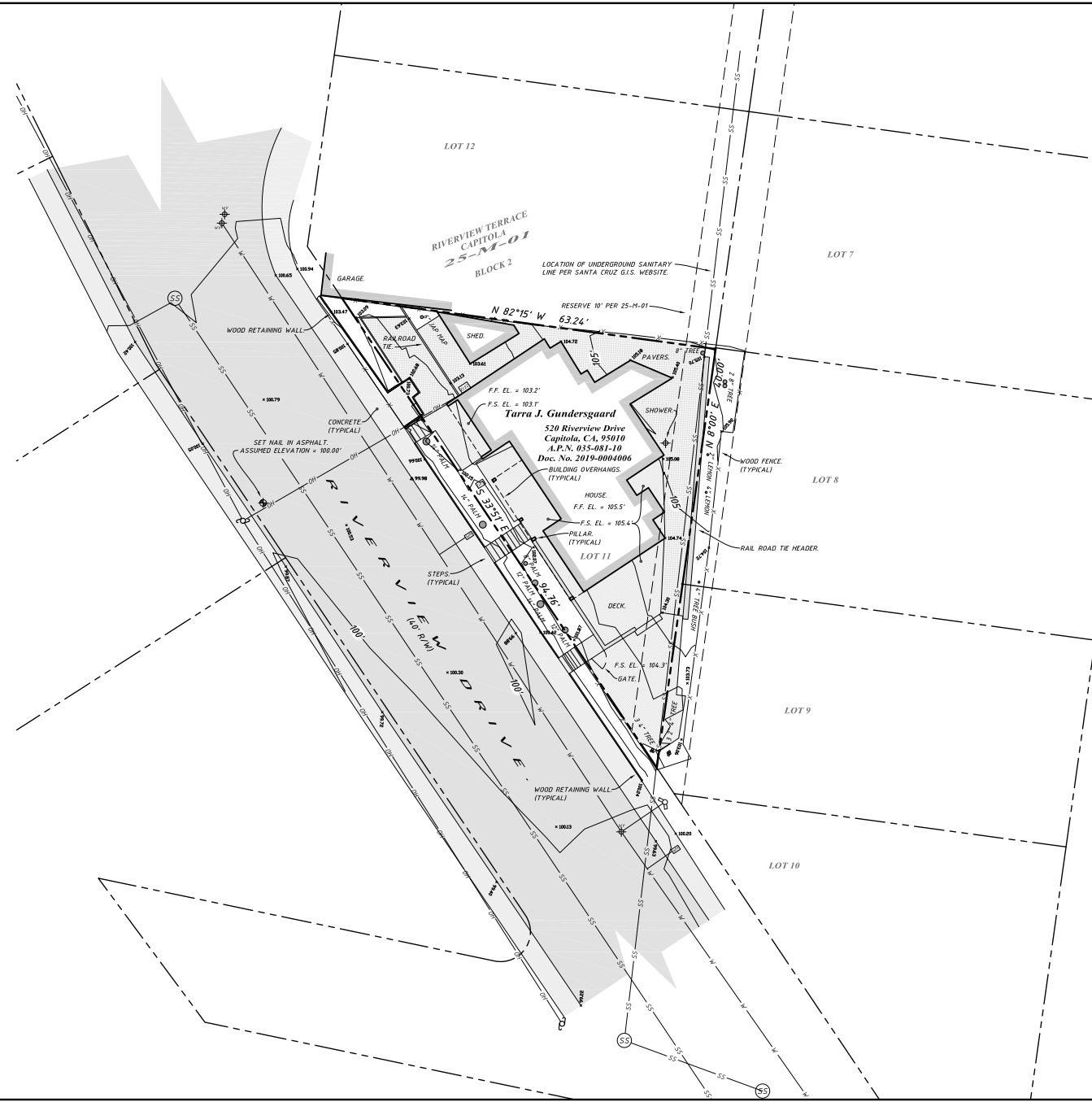
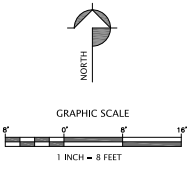
Tarra J. Gundersgaard
 Topographic & Boundary Map, The Lands Of:
 520 Riverview Drive, Capitola, CA, 95010

Santa Cruz County
 A.P.N. 035-081-10
 DATE 5-18-2021
 DESIGN
 SCALE 1" = 8'
 BRAWN J. KANEG

SHEET
SU-1
 OF 1 SHEETS
 21056
 JOB NO.

Basis of Bearings
 The basis of bearing for this map is N 8°00' E between found monuments on the eastern side line of Sunset Drive per that certain record Subdivision Map filed in Volume 25 of Maps, on Page 1, in the Santa Cruz County Records.

Basis of Elevation
 An assumed elevation of 100.00 feet was used on a set nail in asphalt, as shown on this map.
 The contour interval is 1 foot.



This drawing was prepared by the author or under his direct supervision and he is a duly Licensed Professional Land Surveyor in the State of California. He is responsible for the accuracy of the information shown on this drawing. The information shown on this drawing is based on the information provided to him by the client and he is not responsible for the accuracy of the information provided to him by the client. The information shown on this drawing is not to be used for any other purpose than that for which it was prepared. The information shown on this drawing is not to be used for any other purpose than that for which it was prepared. The information shown on this drawing is not to be used for any other purpose than that for which it was prepared.

GENERAL NOTES

THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. THE CONTRACTOR IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.

THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER AND THE CITY OF CAPITOLA DEPARTMENT OF PUBLIC WORKS.

ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER ACCOMPANIED BY A DETAILED SKETCH FOR REVIEW BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.

ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS) LATEST EDITION, THE CITY OF CAPITOLA DESIGN CRITERIA AND ALL APPLICABLE ORDINANCES AND REGULATIONS.

THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM RECORD DRAWINGS AND MAY NOT REPRESENT TRUE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.

THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE CITY OF CAPITOLA PRIOR TO THE START OF WORK.

CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES CONTRACTOR WILL BE REQUIRED TO ASSUME SITE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONTRACTOR FURTHER AGREES TO SECURE, INDEMNIFY AND HOLD PROJECT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.

GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATIONS AND THE REQUIREMENTS OF THE CITY OF CAPITOLA.

THE CONTRACTOR SHALL NOTIFY THE CITY GRADING INSPECTOR, GEOTECHNICAL ENGINEER, THE CITY CONSTRUCTION ENGINEER AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. WEEKDAYS. NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.

DESIGNATE A "DISTURBANCE COORDINATOR" TO RESPOND TO CITIZEN COMPLAINTS AND INQUIRE REGARDING CONSTRUCTION NOISE AND DUST. THE NAME, PHONE NUMBER AND TELEPHONE NUMBER OF THE DISTURBANCE COORDINATOR SHALL BE POSTED ON A SIGN EASILY VISIBLE FROM OFFSITE PRIOR TO THE START OF CONSTRUCTION. THE DISTURBANCE COORDINATOR SHALL INVESTIGATE THE COMPLAINT AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HOURS OF RECEIVING A COMPLAINT OR INQUIRY.

ALL FIGURE (FIG) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD DRAWINGS IN THE CURRENT EDITION OF THE "CITY OF CAPITOLA STANDARD DETAILS".

NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS THE PLANNING DIRECTOR APPROVES A SEPARATE WINTER EROSION CONTROL PLAN.

BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY BEFORE COMPLETION OF THE PROJECT. ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.

THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.

WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.

DURING ALL GRADING AND SUBSURFACE EXCAVATIONS (INCLUDING UTILITY-LINE TRENCHING), CONSTRUCTION WILL BE HALTED WITHIN 25 METERS (150 FEET) OF THE FIND IF SIGNIFICANT ARCHAEOLOGICAL RESOURCES ARE DISCOVERED. SIGNIFICANT ARCHAEOLOGICAL RESOURCES SHALL INCLUDE THE REMAINS OF PREHISTORIC INDIAN LIVING AREAS OR HUMAN BURIALS. IN THE INSTANCE OF INDIAN LIVING AREAS, THESE OBJECTS SHALL BE RECORDED AND MARKED ON THE PLAN. IN THE EVENT OF HUMAN BURIALS ARE DISCOVERED DURING EXCAVATION, WORK SHALL BE HALTED AND THE COUNTY CORONER, THE NORTHERN CALIFORNIA GENEALOGICAL PROTECTIVE ASSOCIATION (NCPA), AND OTHER APPROPRIATE AUTHORITIES SHALL BE NOTIFIED. MITIGATION MEASURES DEVELOPED BY THE APPROPRIATE ARCHAEOLOGISTS SHALL BE SUBJECT TO THE APPROVAL OF THE PLANNING DEPARTMENT. ANY INFORMATION DEVELOPED AS A RESULT OF THIS ARCHAEOLOGICAL SURVEY SHALL BE FORWARDED TO THE COUNTY ARCHAEOLOGICAL SOCIETY, THE COUNTY HISTORICAL MUSEUM AND THE CAPITOLA COLLECTION UNIVERSITY OF CALIFORNIA LIBRARY.

ALL CONSTRUCTION STAKING FOR CURB, GUTTER, SIDEWALK, SANITARY SEWER, STORM DRAINS AND WATER LINES SHALL BE DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER.

THE DIRECTOR OF PUBLIC WORKS, OR HIS AUTHORIZED REPRESENTATIVE, SHALL HAVE THE AUTHORITY TO "STOP WORK" IF THE WORK IS NOT BEING DONE IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF CONSTRUCTION QUANTITIES PRIOR TO BIDDING ON ANY ITEM. QUANTITY REFERENCES SHOWN ON THESE PLANS, OR ENGINEER'S ESTIMATES ARE FOR ESTIMATING PURPOSES ONLY AND SHALL NOT BE CONSIDERED AS A BASIS FOR CONTRACTOR PAYMENT. CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY FLUCTUATIONS IN SUCH QUANTITIES AND ESTIMATES.

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.

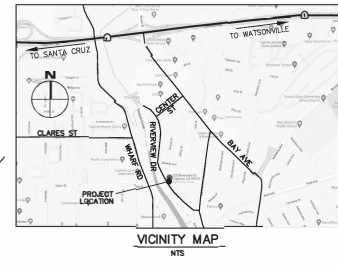
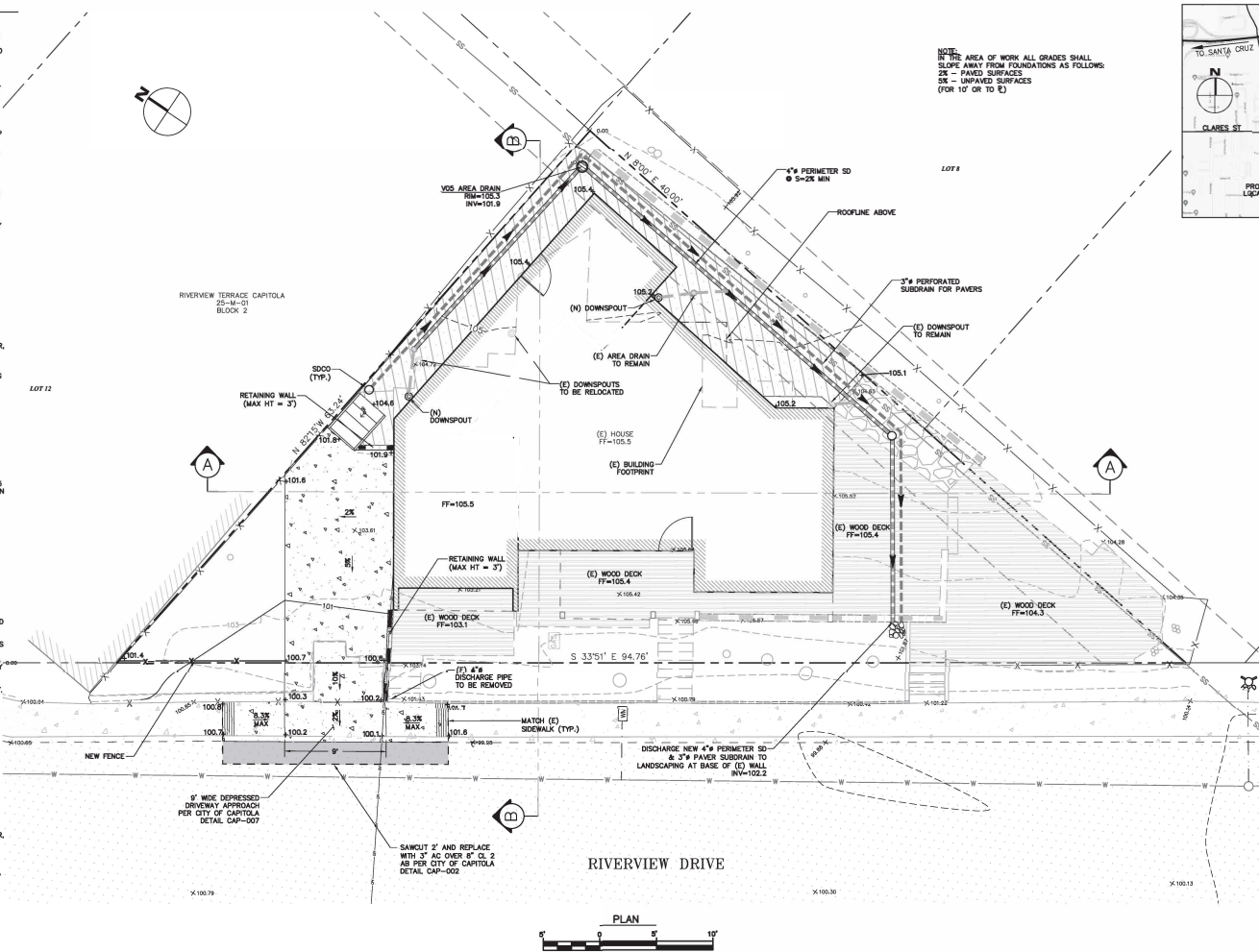
ON-SITE LATERAL PIPING SERVING ALL SEWERED BUILDINGS SHALL BE REMOVED. ALL UNUSED LATERALS SHALL BE ABANDONED AT THE PROPERTY LINE AND INSPECTED BY A SANITATION DISTRICT REPRESENTATIVE. BUILDINGS SHALL NOT BE DEMOLISHED OR RELOCATED WITHOUT PIPE REMOVAL AND LATERAL ABANDONMENT.

UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY UTILITY AGENCIES, AND ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS OF AFFECTED UTILITY LINES PRIOR TO ANY TRENCHING OR EXCAVATING AND POTENTIAL POSSIBLE AREAS WHERE POTENTIAL CONFLICT EXIST OR MORE DATA IS OTHERWISE INCOMPLETE. FOR LOCATION, CALL USA 1-800-824-1444.

ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.

EARTHWORK AND GRADING

- 1. WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.
2. ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS, AND SHALL ALSO BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF CAPITOLA. THE MOST STRINGENT REGULATIONS SHALL PREVAIL.
3. THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN AND SHALL SECURE THE SERVICES OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE.
4. STRIPPED AREAS SHOULD BE SCARIFIED TO A DEPTH OF ABOUT 6" WATER-CONDITIONED TO BRING THE SOIL'S WATER CONTENT TO ABOUT 2% ABOVE THE OPTIMUM, AND COMPACTED TO A DENSITY EQUAL TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY OF THE SOIL ACCORDING TO ASTM D1557 (LATEST EDITION). SUBGRADES AND ADEQUATE BASE ROCK FOR PAVEMENTS SHOULD BE COMPACTED TO A MINIMUM OF 95%.
5. ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 4" IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
6. BARE GROUND WITHIN 10' OF FOUNDATIONS SHALL BE SLOPED AWAY @ 5% MINIMUM OR 2% MINIMUM FOR PAVED SURFACES.



LEGEND

- (E) AC
(E) CONCRETE
PROPOSED CONCRETE
PROPOSED AC
PROPOSED PERMEABLE PAVERS
(E) FLOWLINE
(E) RETAINING WALL
PROPERTY LINE
PROPOSED SETBACK
PROPOSED LIMIT OF GRADING
PROPOSED RETAINING WALL
PROPOSED AC BERM
PROPOSED SMALE
PROPOSED SDO
PROPOSED PERIMETER SD
PROPOSED SDOO
PROPOSED CB

ABBREVIATIONS

- BW BOTTOM OF WALL
CB CATCH BASIN
CONST CONSTRUCT
DA DRAINAGE
DS DOWNSPOUT
DT DETAIL
DWY DRIVEWAY
(E) EXISTING
EL ELEVATION
EOP END OF PAVEMENT
FF FINISH FLOOR
FG FINISH GRADE
HP HIGH POINT
INVERT
LF LINEAR FEET
L.P. NOT TO SCALE
MAX MAXIMUM
N.C.S. NOT TO SCALE
R.W. RETAINING WALL
RM ELEVATION
S SLOPE
S.S.DOO SANITARY SEWER CLEANOUT
S.DOO STORM DRAIN CLEANOUT
TYP TYPICAL
TW TOP OF WALL
WS WATER SERVICE

DRAINAGE NOTE

RE ENGINEERING HAS REVIEWED THE EXISTING AND PROPOSED DRAINAGE PATTERS. EXISTING DRAINAGE CONDITIONS WILL REMAIN UNCHANGED. THE PROJECT WILL RESULT IN A NEGOTIABLE INCREASE IN RUNOFF AND NO FORESEEN ADVERSE IMPACT TO THE PUBLIC RIGHT OF WAY OR NEIGHBORING PROPERTIES IS ANTICIPATED. THE PROJECT WILL RESULT IN LESS THAN 2,500 SF OF NEW/REPLACED IMPERVIOUS AREA AND IS THEREFORE EXEMPT FROM POST CONSTRUCTION STORMWATER MITIGATION REQUIREES FOR THE CITY OF CAPITOLA REGULATIONS AND THE CALIFORNIA STATE WATERBOARD.

TOPOGRAPHIC SURVEY

THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION PROVIDED HEREIN WAS COMPLETED BY HANAGAN LAND SURVEYING, INC. ENGINEERING INC. MAKES NO GUARANTEE AS TO THE ACCURACY OF BOTH THE CONTRACTOR SHALL VERIFY THE BOUNDARY LOCATION AND TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK.

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS MAP IS N 87°07' E BETWEEN FOUND MONUMENTS ON THE EASTERN SIDE LINE OF SANSET DRIVE PER THAT CERTAIN RECORD SUBDIVISION MAP FILED IN VOLUME 25 OF MAPS, ON PAGE 1, IN THE SANTA CRUZ COUNTY RECORDS.

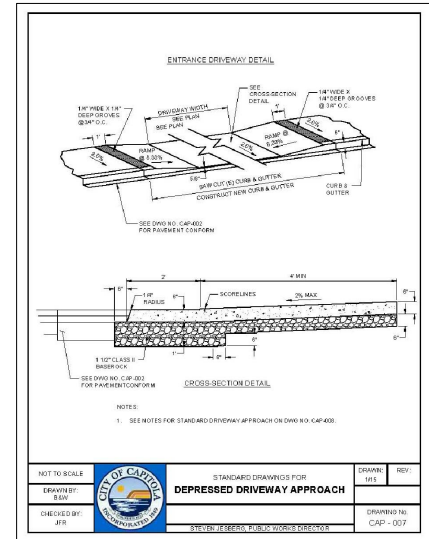
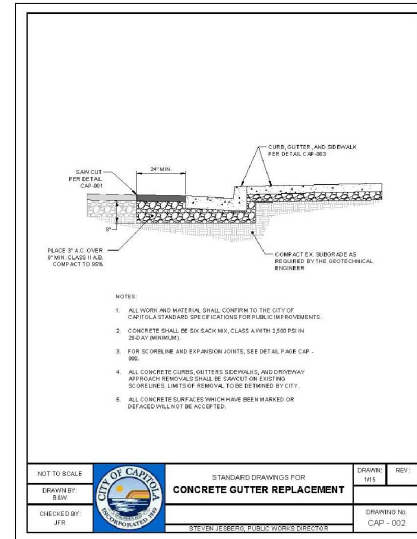
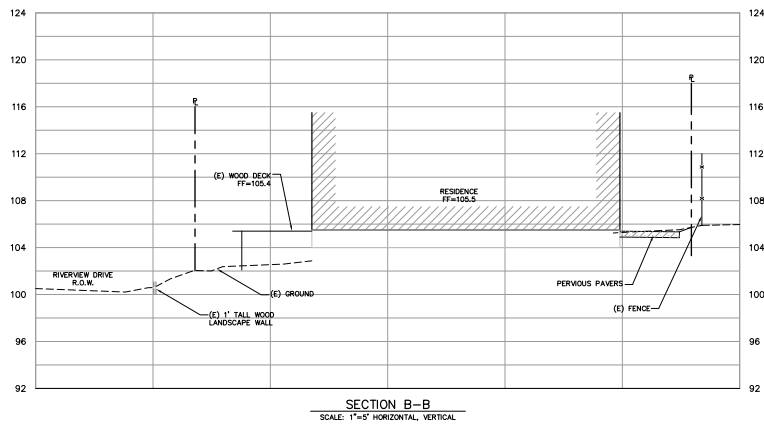
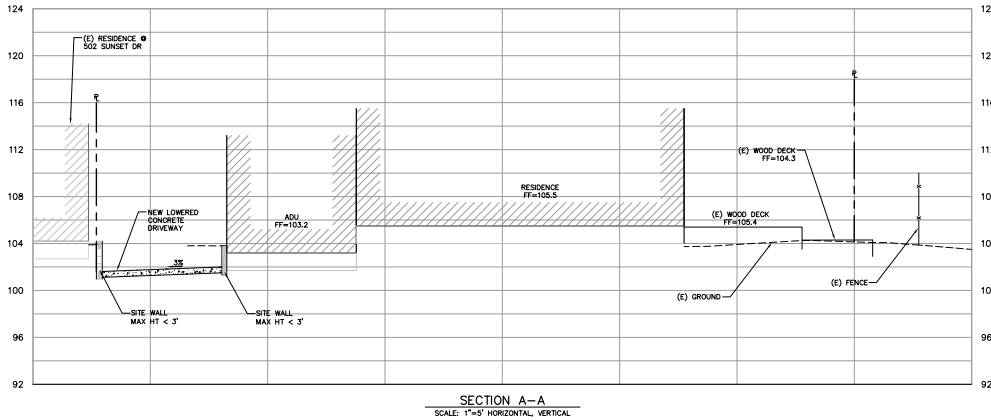
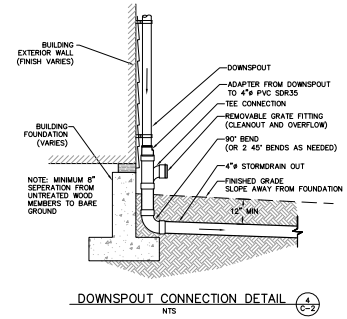
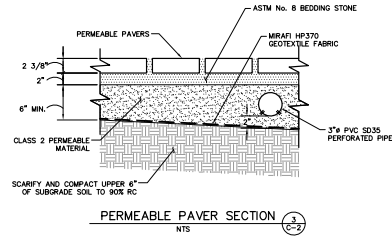
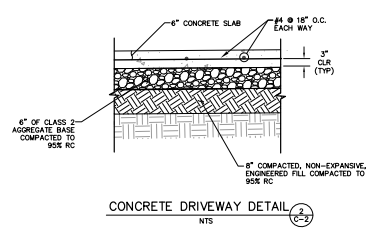
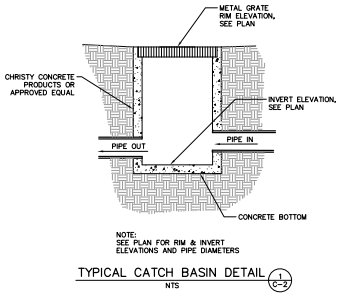
BASIS OF ELEVATION

AN ASSUMED ELEVATION OF 100.00 FEET WAS USED ON A SET NAIL IN ASPHALT, AS SHOWN ON THIS MAP.

R.I Engineering, Inc. logo and contact information: 303 Polanco St., Suite 402-202, Santa Cruz, CA 95060, 851-425-3501, www.rienengineering.com

RESIDENTIAL ADDITION & REMODEL
FOR TARRA GUNDERSGAARD
500 RIVERVIEW DRIVE
APT. 058-081-10
GRADING & DRAINAGE PLAN
project no. 21-088-1
date DECEMBER 2022
scale AS SHOWN
dwg name CIVIL1.DWG

C-1
BUILDING PERMIT SUBMITTAL



R.I. Engineering, Inc.
303 Palomero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

RESIDENTIAL ADDITION & REMODEL
FOR
TARRA GUNDERSGAARD
520 RIVERVIEW DRIVE
APR 05E-081-10

project no.
21-088-1

DATE
DECEMBER 2022

scale
AS SHOWN

dwg name
CIVIL1.DWG

TOTAL AREA OF DISTURBANCE = 2,200 SQFT

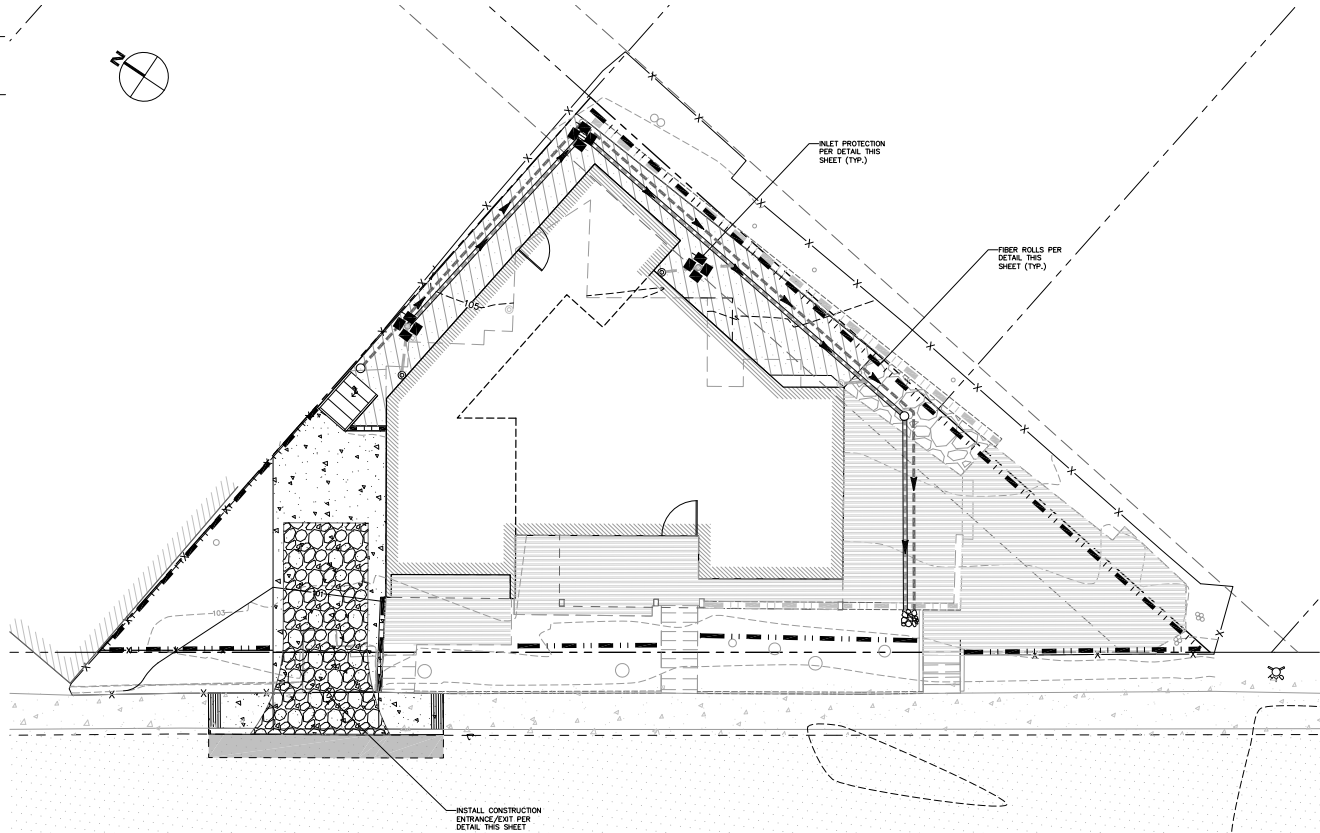
SITE HOUSEKEEPING REQUIREMENTS

- EQUIPMENT AND VEHICLE MAINTENANCE AND CLEANING**
1. INSPECT EQUIPMENT AND VEHICLES FREQUENTLY AND REPAIR ANY LEAKS AS SOON AS POSSIBLE. CONTAIN AND CLEAN UP LEAKS, SPILLS AND DRIPS OF HAZARDOUS MATERIALS AND CHEMICALS AS QUICKLY AS POSSIBLE TO MINIMIZE RUN-OFF OR SOAK IN. THIS INCLUDES FUEL AND MOTOR OIL, HYDRAULIC FLUID, AND GLYCOL BASED ANTI-FREEZE FROM VEHICLES. USE DRY CLEANUP METHODS IF POSSIBLE. PERFORM MAJOR MAINTENANCE AND REPAIRS OFF-SITE.
 2. REMOVE UNCONTAINED ANTI-FROST FUELS/TANKS (AND THEIR CONTENTS) IN A MANNER CONSISTENT WITH METHODOLOGY APPROVED BY BOTH THE CITY AND THE CAPITOLA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
 3. IF REPAIR OR REFUELING OF VEHICLES AND EQUIPMENT MUST BE DONE ON-SITE, USE A DESIGNATED LOCATION AWAY FROM STORM DRAIN SHEETS, WATER BODIES AND OTHER SENSITIVE AREAS.
 4. IF EQUIPMENT IS WASHED ON-SITE, WASH WATER MAY NOT BE DISCHARGED INTO THE STORM DRAIN SYSTEM. IF POSSIBLE, WASH VEHICLES AT AN APPROPRIATE OFF-SITE FACILITY.
 5. RECYCLE USED MOTOR OIL, OTHER VEHICLE FLUIDS, AND VEHICLE PARTS WHENEVER POSSIBLE.

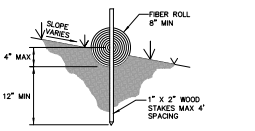
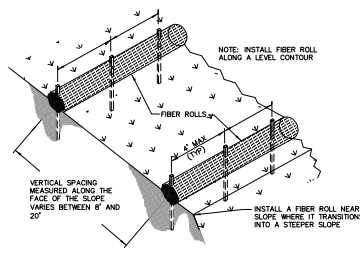
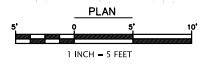
- MATERIAL STORAGE AND SOIL STOCKPILES**
1. LOCATE MATERIAL AND SOIL STOCKPILES AWAY FROM GUTTERS, STORM DRAIN INLETS, AND WATER BODIES. IN ADDITION, KEEP STOCKPILES AWAY FROM STEEP SLOPES AND UNSTABLE SOIL IN ORDER TO MINIMIZE THE CHANCE OF AN ACCIDENTAL RELEASE TO THE ENVIRONMENT. STOCKPILES MAY NEVER BE STORED ON A STREET OR IN AN ALLEY UNLESS SPECIFICALLY APPROVED BY THE PUBLIC WORKS DEPARTMENT.
 2. STORE MATERIALS INCLUDING STOCKPILES AND EXCAVATION SPILLS UNDER COVER AND PROTECTED FROM WIND, RAIN, AND RUNOFF. COVER PILES OF SOIL, CONSTRUCTION MATERIALS AND WASTES WITH PLASTIC SHEETING OR TARPS.
 3. DURING THE RAINY SEASON, AFTER OCTOBER 1ST OR SOONER IF RAIN IS FORECAST, IMPLEMENT CONTROL MEASURES FOR THE ITEMS LISTED BELOW IF STORED OUTSIDE IN ORDER TO PREVENT SEDIMENT, LITTER, AND OTHER POLLUTANTS FROM LEAVING THE SITE AND/OR BEING DISCHARGED INTO THE STORM DRAIN SYSTEM.
 1. MATERIAL STOCKPILES
 2. SOIL STOCKPILES
 3. EXCAVATION SPILLS
 4. CONSTRUCTION MATERIALS (SUCH AS PLASTER OR CONCRETE) STORED INDOORS IF POSSIBLE. IF STORED OUTSIDE, THEY MUST BE COVERED OR GULCHED. DURING THE RAINY SEASON THEY MUST BE KEPT WITH SECONDARY CONTAINMENT.
 5. STORE PAINTS, CHEMICALS, SOLVENTS, AND OTHER HAZARDOUS MATERIALS INSIDE OR WITHIN A SHED WITH DOUBLE CONTAINMENT.
 6. KEEP DUMPSTER LIDS CLOSED AND SECURED FOR DUMPSTERS OR BINS THAT DON'T HAVE A LID. COVER THEM WITH PLASTIC SHEETING OR A TARP DURING RAINY OR WINDY WEATHER.

ADDITIONAL NOTES:

- CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs): PROJECT CONSTRUCTION AND DEMOLITION ACTIVITIES SHALL COMPLY WITH THE CITY'S STORM WATER BEST MANAGEMENT PRACTICES FOR CONSTRUCTION. SEE THE CITY WEBSITE AT: [HTTP://WWW.CITYOFSANTACRUZ.COM/HOME/SHOWDOCUMENT?id=6031](http://www.cityofsantacruz.com/home/showdocument?id=6031)
- BMPs, SUCH AS FIBER ROLLS OR MATS, SHALL BE INSPECTED PERIODICALLY DURING CONSTRUCTION AND AFTER EACH SIGNIFICANT RAIN EVENT, AND ANY NEEDED REPAIRS MADE IMMEDIATELY.
- CHECK THE SIDEWALK AND STREET DAILY DURING THE DEMOLITION AND CONSTRUCTION PHASES FOR SOIL OR SEDIMENT DRAG-OUT, AND SWEEP IF NEEDED.



RIVERVIEW DRIVE



TYPICAL FIBER ROLL INSTALLATION
NTS

FIBER ROLL DETAIL IN SLOPE AREA
NTS

EROSION CONTROL MEASURES

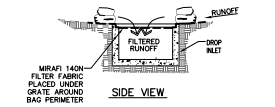
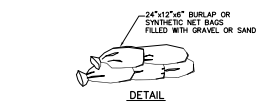
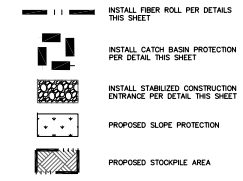
1. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BY OCTOBER 15.
2. UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THE PLAN, ALL COLLECTED RUNOFF SHALL BE CARRIED TO DRAINAGE COURSES IN LINED CONDUITS. DISCHARGE SHALL BE IN THE LOCATIONS SHOWN ON THE PLANS.
3. THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL, SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF THE SITE. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY EROSION MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. IF FAILED INSPECTIONS BY CITY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES MAY BE REQUIRED.
4. ALL DISTURBED AREAS NOT CURRENTLY BEING USED FOR CONSTRUCTION SHALL BE SEEDDED WITH THE FOLLOWING SEED MIXTURE:
WINTER BARLEY 25#/ACRE
5. AFTER SEEDING, STRAW MULCH WILL BE APPLIED IN 4" (AVG.) LAYERS.
6. AMMONIUM PHOSPHATE FERTILIZER, 0-3-3, SHALL BE APPLIED AT A RATE OF 30 LBS. PER ACRE. ON SLOPES GREATER THAN 20% EROSION CONTROL BLANKET (NORTH AMERICAN GREEN) SHALL BE APPLIED.
7. SILT BARRIERS SHALL BE PLACED END TO END AND STAKED DOWN ALONG THE BOTTOM OF ALL GRADED SLOPES.

ALL EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO SILT FENCES, FIBER ROLLS AND SLOPE PROTECTION SHALL BE IN PLACE BY OCTOBER 15TH. THE ENGINEER OF RECORD SHALL INSPECT ONCE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

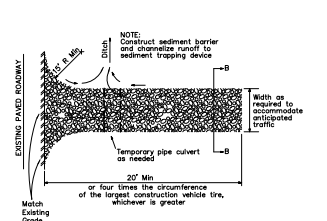
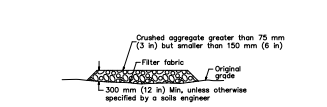
EXPOSED SLOPE MEASURES

1. COVER ALL EXPOSED SLOPES
2. STRAW 2 TONS/ACRE ON SLOPES < 20% WITH SOIL BINDER
3. USE NORTH AMERICAN GREEN C125 OR EQUAL ON SLOPES 20%+

EROSION CONTROL LEGEND



GRAVEL BAG CATCH BASIN PROTECTION
NTS



CONSTRUCTION ENTRANCE DETAIL
NTS



R.I. Engineering, Inc.
303 Palomero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

RESIDENTIAL ADDITION & REMODEL
FOR
TARRA GUNDERSSGAARD
520 RIVERVIEW DRIVE
APRIL 08/2017-10
STORM WATER POLLUTION CONTROL PLAN

project no. 21-088-1
DATE: DECEMBER 2022
SCALE: AS SHOWN
DWG NAME: CIVIL1.DWG

C-3



PLAN

1 INCH = 10 FEET



R.I. Engineering, Inc.

303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rienengineering.com

RESIDENTIAL ADDITION & REMODEL
FOR BA GUINDESSARD
520 RIVERVIEW DRIVE
CAPITOLA, CA
APN: 035-081-10

DRIVEWAY LOCATION
SITE PLAN

project no.
21-088-1

date
MARCH 2023

scale
AS SHOWN

dwg name
CIVIL2.DWG

C-4

Sesanto, Sean

From: Kahn, Jessica
Sent: Wednesday, March 29, 2023 12:38 PM
To: Sesanto, Sean
Subject: 520 Riverview driveway

Hello Sean,

I reviewed the March 2023 "Driveway Location Site Plan" for the 520 Riverview Drive project. The location of the new driveway, as show on Sheet C-4, is acceptable at 24 feet from the non-standard intersection Sunset Drive and Riverview Drive. Removal of the existing 6 ft fence, lattice, and vegetation, as show on Sheet C-4, is required to improve site distance at this intersection.

It is my understanding the adjacent property owner at 502 Sunset Drive is also willing to remove the solid portion of the wingwall at the property line. This would also improve site distance at this intersection.

Please let me know if I can provide any additional information.

Jessica Kahn, P.E.
Public Works Director
City of Capitola
(831) 475-7300 x 217
jkahn@ci.capitola.ca.us

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: April 6, 2023

From: Community Development Department

Address: 207, 209, 209A, 211 Esplanade



Permit Number: #23-0104

APN: 035-211-03

Design Permit, Historic Alteration Permit, and Coastal Development Permit for façade modifications at 207, 209, 209A, and 211 Esplanade located in the Mixed Use Village (MU-V) zoning district.

Environmental Determination: Categorical Exemption 15331

Property Owner: Chuck Hammers

Representative: Dan Gomes, Fuse Architects

Applicant Proposal:

The applicant is proposing façade improvements for 207 Esplanade (My Thai Beach), 209 Esplanade (Bay Bar and Grill), 209A Esplanade (Pizza My Heart) and 211 Esplanade (The Sand Bar) located within the Mixed-Use Village (MU-V) zoning district. The four eating and drinking establishments are separate tenants located within one commercial structure. The applicant is seeking a design permit, historic alteration permit, and coastal development permit (CDP) to update the exterior façade and make a minor floorplan modification to Pizza My Heart.

Background:

The structure was severely damaged during the January 5, 2023, atmospheric river storm. Following the storm, the structure was identified as dangerous and limited occupancy was allowed for structural and utility repairs to ensure safety and bring the building back into operation. Interior rehabilitation improvements are well underway for the structure with occupancy permitted in Pizza My Heart and active construction within My Thai Beach, Bay Bar and Grill, and the Sand Bar. The owner is now focusing on the damage to the exterior of the building and replacement of windows, doors, and exterior finishes.

On March 2, 2023, the Planning Commission reviewed a concept for the exterior renovations which created a cohesive look between the four tenants with white stucco and wood and tile accents throughout (Attachment B). During the hearing, the Planning Commission provided feedback to maintain individual identities for the frontage of each tenant to keep within the character/pattern of the village. The commission also suggested that the proposed matching sign style be differentiated between tenants.

On March 28, 2023, Development and Design Review Staff reviewed the application and provided the applicant with the following direction:

Public Works Representative, Kailash Mozumder: stated that a revocable encroachment permit will be required for improvements in the public right of way and provided standard conditions of approval.

Building Official, Robin Woodman: stated that building permits and plans are required for all siding changes and any associated framing modifications. Also, plans shall be included with the permit applications showing how the building is waterproofed. Any electrical fixtures added or changed require a permit and Energy Compliance Documents to be submitted with building permit. Accessibility shall not be impacted by any of the building modifications.

Senior Planner, Brian Froelich: asked for a detail on the materials for the canopy and corbels. Also directed the applicant that core ten is not an appropriate material along the sidewalk or above the lagoon.

Architect, Scott Martin of RRM Design provided direction to the applicant on the proposed design including:

- Extend the façade to the top of parapet wall or remove the additional height on parapet.
- The Sandbar windows and doors should be the same material throughout.
- Removal of recessed doors creates loss of gathering space, building articulation, and pedestrian experience.
- Add detail of awning, fascia, and corbels
- French doors and divided lights in windows are not compatible with new façade improvements.
- Clarify materials for bay bar and grill.
- Utilize lighting above alcoves to prevent issues with trespass at night.
- Strongly suggest removing all vinyl windows from commercial elevation.

On March 29, 2023, following the Development and Design Review meeting, the applicant submitted updated elevations. The updated design addressed the majority of the committee recommendations. The one exception being the vinyl windows at My Thai Beach continue to be included in the proposal due to the applicant having already installed the windows after the storm as in-kind replacements as allowed by code.

On March 30, 2023, RRM Design provided a memo finding the modifications in alignment with the design permit review criteria of zoning code section 17.120.070 (Attachment 5).

Discussion:

The existing structure at 207 – 211 Esplanade is a potentially historic, one-story commercial building with four tenants. The property is located within the Capitola Village along the Esplanade an area which experiences substantial foot traffic by tourists and residents. The structure is flanked by coastal access on each side; direct access to the beach on the south and a walkway with view access overlooking the lagoon to the north. This block of the Esplanade is unique with structures located on the front property line adjacent to the sidewalk and the buildings located on top of pilings above the lagoon. There are views of the lagoon and ocean off the back of the building. Located in close proximity to the beach and over the lagoon, the property is susceptible to the impacts associated with storms, waves, and runoff.

The current design under review implements the Planning Commission direction to maintain individual identities for the frontage of each tenant and keep within the character/pattern of the village. The four tenants each have unique exteriors. My Thai Beach includes including warm off-white smooth finish stucco, vinyl sliding windows, and western red cedar window surrounds. The Bay Bar Grill applies a green smooth finish stucco with Wood windows and doors. Pizza My Heart modified the entry to include a recessed entry and recessed exit for patrons to continue in one direction through the building within the to-go establishment. The exterior finishes for Pizza My Heart include off-white smooth stucco in the parapet wall, ribbed tile accent on the front wall, clear western red cedar in the recessed entry and exit, and wood windows and doors. The Sand Bar incorporates dark western red cedar into the doorways, a blue ribbed tile accent on the front façade, clear western red cedar within the parapet, and wood windows and door. A new awning is proposed in the same location as the existing one with new finishes. The proposed awning includes a dark wood fascia with red cedar soffit. New steel corbels are proposed with a black powder coat. The awning is carried throughout the entire front façade bringing a unifying design feature between the four individual tenant spaces.

Historic Alteration Permit

The structure at 207-211 Esplanade is included in Capitola's Historic Context Statement and included in the 2005 Historic Structures List. The 2005 Historic Structures List includes historic and potentially historic structures; identifies if they are included in federal, state, or local historic registers, surveys, or

studies; and references a state historical resource code regarding the historic status. The historic resource code for 207-211 Esplanade is 7N which correlates to “needs to be reevaluated”.

Capitola’s Historic Context Statement does not include an individual descriptions of the structure but describes the entire block of buildings from 199 Esplanade (Tacos Morenos) to 231 Esplanade (Margaritaville) as follows:

“1999 – 231 Esplanade. Eclectic Capitola Esplanade. The Esplanade has evolved since the 1920’s to its present configuration. This restaurant row is in a continual state of remodeling from changing ownerships and periodic storm damage. The Bandstand is the oldest continuing operation.”

Staff prepared photo documentation of the modifications to the site and structures since the 1920s. The photos document that the current structure was not built during the establishment of the Capitola Village. The existing structure was built in 1950 and has been modified significantly over the years. Staff did not require a review of the historic significance of the property. The structure may be eligible for historic designation on the basis of the location and fitting within the broad historical patterns of the village. Based on this assessment, the design should maintain the scale of the historic pattern along the street.

Design Permit

Exterior modifications to an existing commercial structure that do not increase the floor area of the structure require a minor design permit. Due to the sensitivity of the site, the community development director required design review by a contracted architect, Scott Martin of RRM Design. As previously mentioned, RRM Design reviewed all three iterations of the design and provided a final email on the current version under review by Planning Commission (Attachment 2). Essentially, the architect found the latest design to primarily address the noted concerns, but also provide a few final comments. The project architect believes they have responses to the remaining comments and is preparing to address them at the hearing.

CEQA:

Section 15331 of the CEQA Guidelines exempts projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. The proposed project will not impact the scale and historic pattern along the Esplanade; therefore, the project qualifies for this CEQA exemption.

Recommendation:

Staff recommends the Planning Commission approve project application #23-0104 based on the following Conditions and Findings for Approval.

Attachments:

1. Concept 3 Color and Material - Current Application: March 29, 2023
2. Concept 3 Renderings – Current Application
3. Design Review Memo - RRM Design
4. Second Concept: March 28, 2023 Façade Proposal
5. First Concept: March 2, 2023
6. Photo Comparison over the years

Conditions of Approval:

1. The project approval consists of facade modifications to an existing commercial structure with four tenants at 207 – 211 Esplanade. The proposed project does not modify the existing FAR. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on April 6, 2023, 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. At time of submittal for building permit review, the applicant shall include a site drainage plan showing the location of all downspouts and the direction of flow.
6. 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.
7. Prior to issuance of building permit, all Planning fees associated with permit #23-0104 shall be paid in full.
8. 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.
9. 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.
10. 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).
11. 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.
12. 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
13. 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.

14. 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.
15. 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 17.156.080.
16. 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.
17. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.

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, the Architectural and Site Review Committee, and the Planning Commission have reviewed proposed façade modifications and determined complies with the development standards of the MU-V (Mixed Use Village) zoning district.
- 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 facade modifications to a commercial structure and determined the project complies with all applicable provisions of the zoning code and municipal code.
- C. 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, the Architectural and Site Review Committee, and the Planning Commission have reviewed the project. The proposed facade modifications to a commercial structure will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.
- D. The proposed project complies with all applicable design review criteria in Section 17.120.070 (Design review criteria).**
The Community Development Staff, the Architectural and Site Review Committee, a contracted architect, and the Planning Commission have reviewed the application. The proposed façade modifications to a commercial residence comply with all applicable design review criteria in Section 17.120.070.

- E. For projects in residential neighborhoods, the proposed project maintains the character, scale, and development pattern of the neighborhood. (Ord. 1017 § 2 (Exh. A) (part), 2018)**
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for the facade modifications. The project will maintain the character, scale, and development pattern along the Esplanade.

Historic Alteration Permit Findings:

- A. The historic character of a property is retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property is avoided.**

Community Development Staff and the Planning Commission have reviewed the proposed facade modifications and the proposed design maintain spatial relationships along the street façade.

- B. Distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property are preserved.**

Community Development Staff and the Planning Commission have reviewed the proposed design. The structure is only historic in terms of the location and fitting within the broad historical patterns of the village. The design maintains the scale of the historic pattern along the street.

- C. Any new additions complement the historic character of the existing structure. New building components and materials for the addition are similar in scale and size to those of the existing structure.**

No addition is proposed.

- D. Deteriorated historic features are repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature matches the old in design, color, texture, and, where possible, materials.**

Community Development Staff and the Planning Commission have reviewed the proposed design. The structure is only historic in terms of the location and fitting within the broad historical patterns of the village. The design maintains the scale of the historic pattern along the street.

- E. Archeological resources are protected and preserved in place. If such resources must be disturbed, mitigation measures are undertaken.**

No archeological resources exist within the 1950s structure.

- F. The proposed project is consistent with the general plan, any applicable specific plan, the zoning code, and the California Environmental Quality Act (CEQA) and is subject to Section 753.5 of Title 14 of the California Code of Regulations.**

Community Development Staff and the Planning Commission have reviewed the proposed façade modifications to the commercial structure. Section 15331 of the CEQA Guidelines categorically exempts rehabilitation projects of historic resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic buildings. The proposed project is consistent with the Secretary of the Interior's Standards and no adverse environmental impacts were discovered by Planning Staff during the review of the proposed project.

Coastal Development Permit Findings:

- A. 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.

B. The project maintains or enhances public views.

The proposed project will not negatively impact public landmarks and/or public views.

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

Conditions of approval have been included to ensure compliance with established policies.

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

The project involves façade improvements and will not negatively impact low-cost public recreational access.

E. The project maintains or enhances opportunities for visitors.

The project involves façade improvements and will not negatively impact visitor serving opportunities.

F. The project maintains or enhances coastal resources.

The project involves façade improvements and will not negatively impact 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.

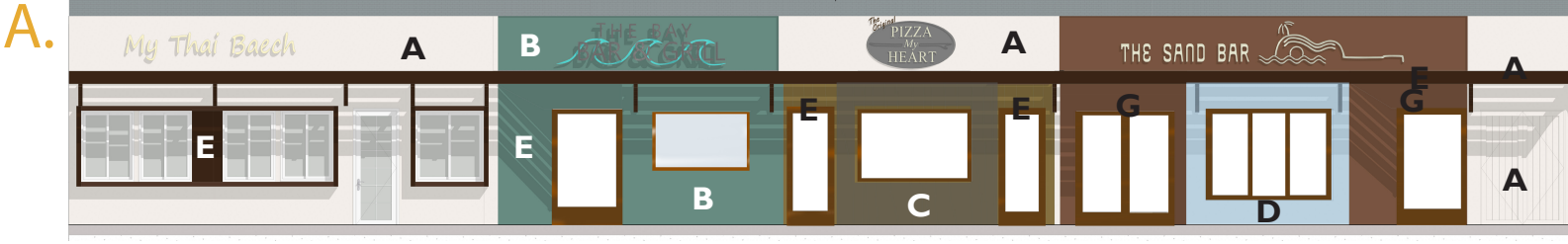
The proposed project complies with all applicable design criteria, design guidelines, area plans, and development standards.

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).

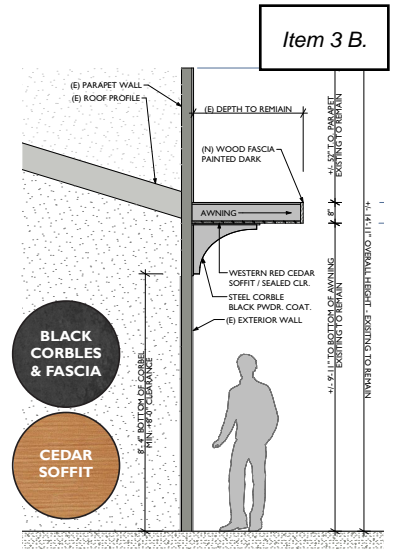
The project involves façade improvements. The project is consistent with the LCP goals for appropriate coastal development and land uses. The use is an allowed use consistent with the MUV zoning district.

Prepared By: Brian Froelich

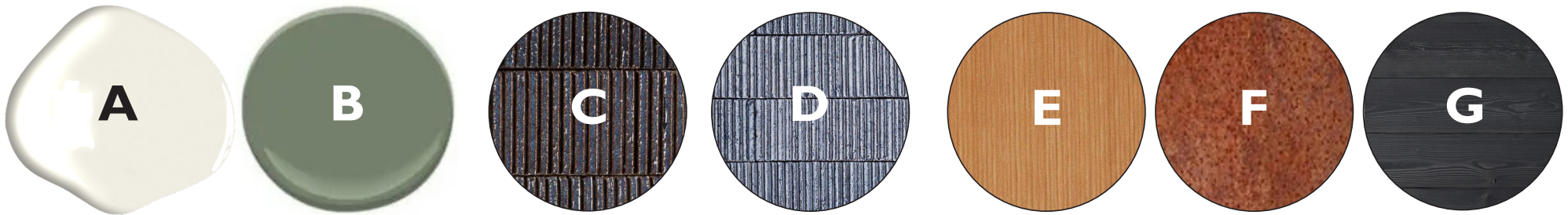
PROPOSED ELEVATIONS & SECTION | ESPLANADE



STREET VIEW FROM THE ESPLANADE (SHOWN WITH SIGNAGE)



AWNING & CORBEL SECTION VIEW



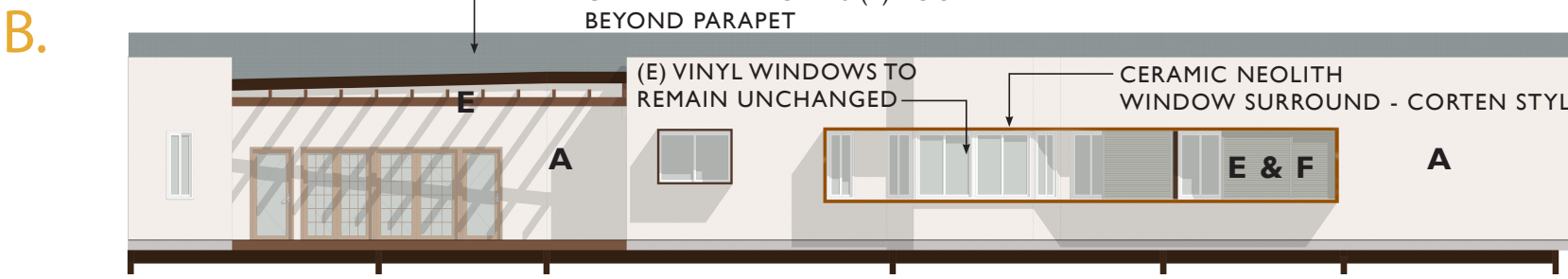
INTEGRAL COLOR STUCCO/ SMOOTH FINISH / WARM OFFWHITE / MODELED GREEN

RIBBED TILE ACCENT

CLEAR WESTERN RED CEDAR

CERAMIC NEOLITH CORETEN STYLE FINISH

DARK WESTERN RED CEDAR



REAR VIEW FROM THE LAGOON













Froelich, Brian

Subject: FW: [PDF] revised 04

Brian –

Based on the Back and Forth, the applicant has done much of what was discussed, moving the project in the right direction.

Favorable Items include:

- Reduction in amount of white Vinyl windows along storefront.
- Individual facades carry from floor to top of parapet along street frontage.
- Unique materials and/or colors for each business
- Alternative material to corten for maintenance along rear of building

Potential clarification or improvements:

- Operable window at Pizza my Heart frontage
- Ensure floor plan at Pizza my Heart allows for circulation and cueing off of sidewalk, as well as meets ADA requirements for door clearance
- Façade materials at Sand Bar, and Pizza My Heart terminate at outside corners, detail on trim and transition should be well thought out to avoid “false material appearance” and overly thin applications.
- Consider metal fascia in lieu of wood on awning for durability
- Ensure Cedar wood finish on façade that will withstand harsh environment
- Clarify building lighting – location and style – should be harmonious with building design
- Rear doors on Sand Bar should be consistent with frontage doors.
- Ensure commercial hardware and application to all street frontage doors.



SCOTT A. MARTIN, AIA, LEED-AP, CNU-A
Design Director

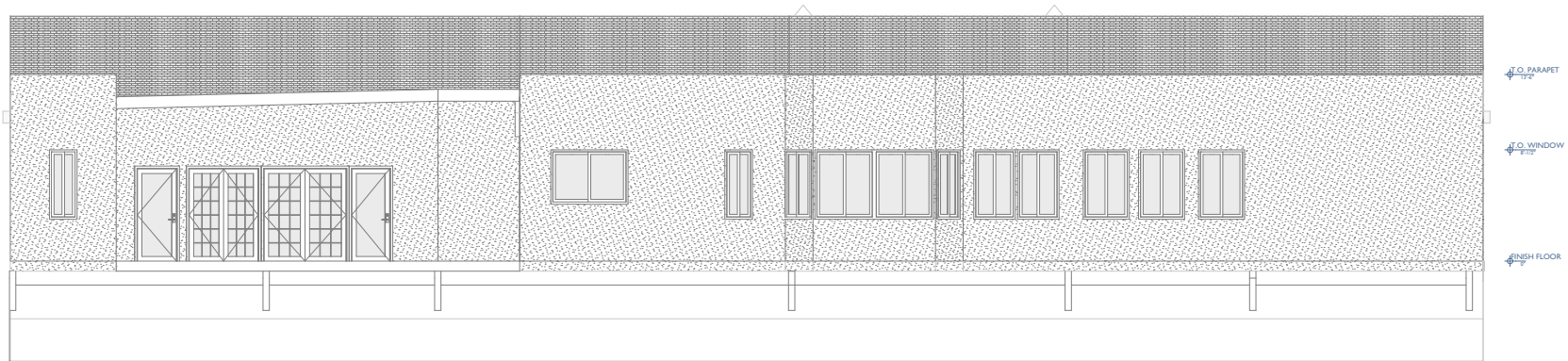
Hammer Esplande

211 Esplanade Capitola CA 95010



EXISTING FRONT ELEVATION

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



EXISTING REAR ELEVATION

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

Project Submittal Record

Revision	Date	Issue Description
	03/28/2023	TBD

Seal/ Signature



Project Name
Hammer Esplande

Accessor's Parcel Number

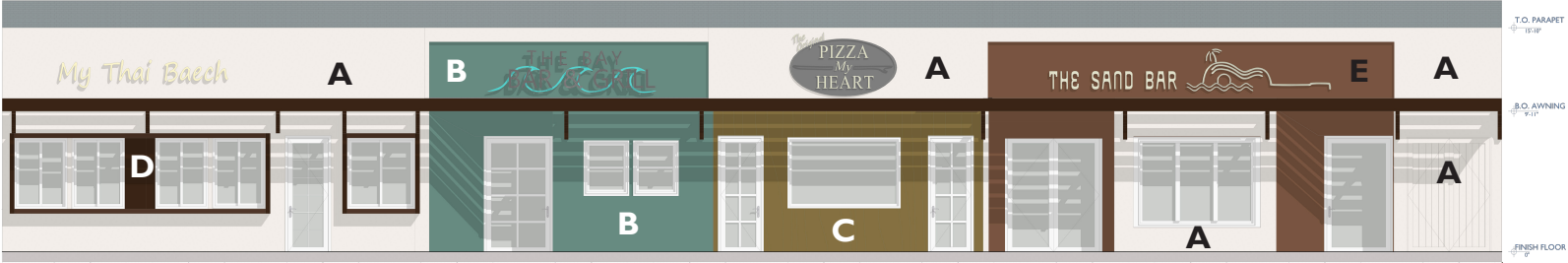
Sheet Title
ELEVATIONS

Scale
As Indicated

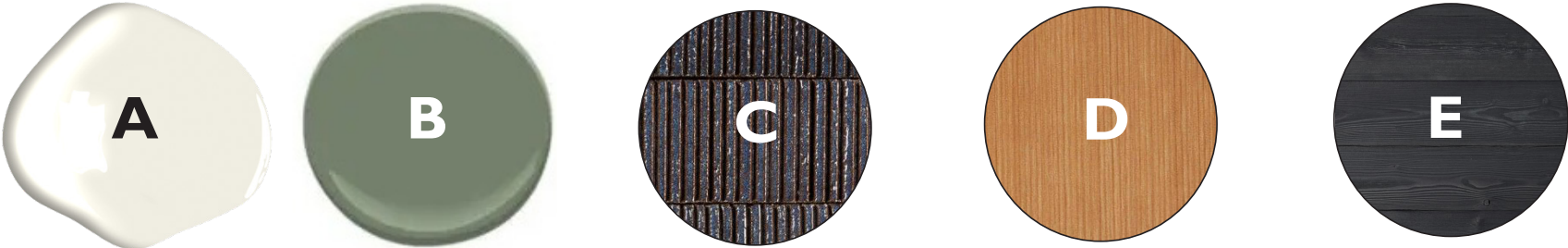
AB.I.I

PROPOSED ELEVATIONS

A.

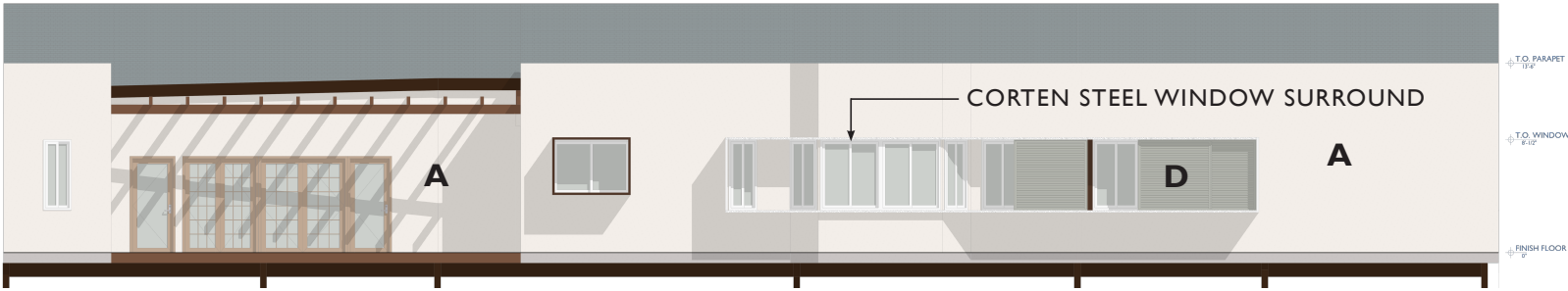


STREET VIEW FROM THE ESPLANADE (SHOWN WITH SIGNAGE)



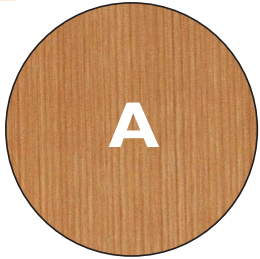
INTEGRAL COLOR STUCCO/ SMOOTH FINISH / WARM OFFWHITE / MODELED GREEN DARK RIBBED TILE ACCENT CLEAR WESTERN RED CEDAR DARK WESTERN RED CEDAR

B.

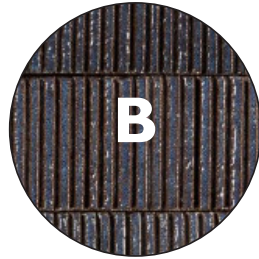


REAR VIEW FROM THE LAGOON

BEFORE & AFTER | ESPLANADE ELEVATION



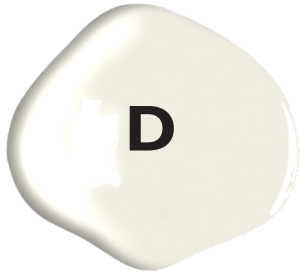
CLEAR WESTERN RED CEDAR



DARK RIBBED TILE ACCENT



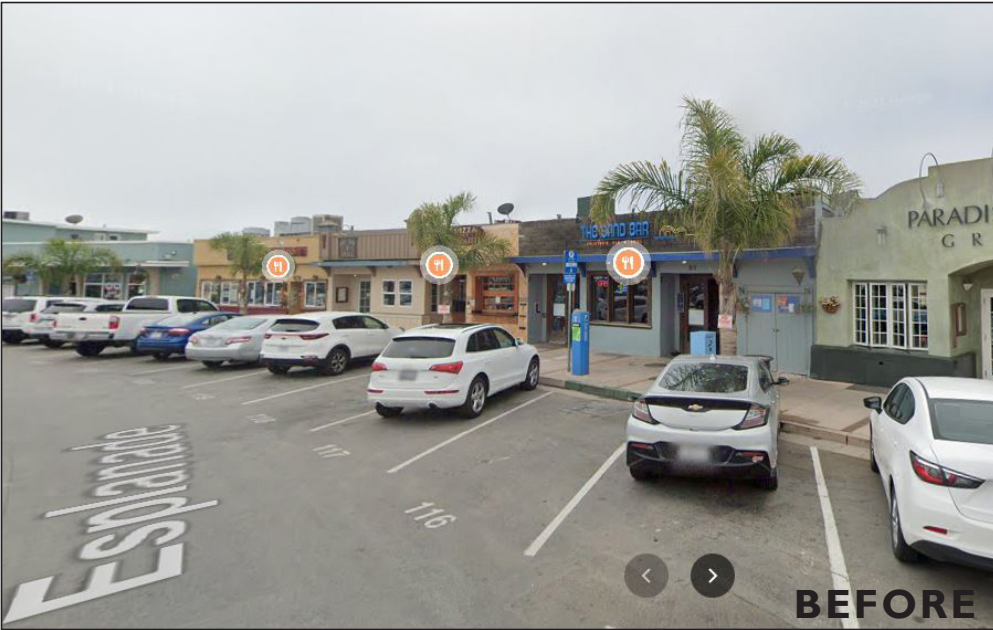
SEALED CORTEN STEEL



INTEGRAL COLOR STUCCO/ SMOOTH FINISH / WARM OFFWHITE

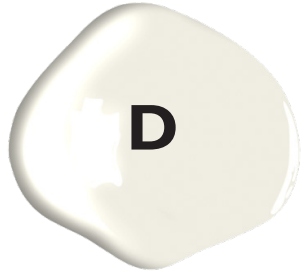
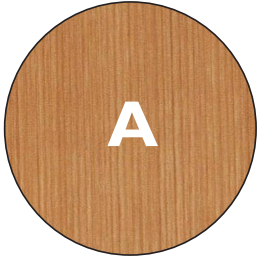


CLEAR WESTERN RED CEDAR TRELLIS/AWNING



ESPLANADE STREET SCAPE - MY THAI BEACH | PIZZA MY HEART | THE BAY BAR | THE SAND BAR

BEFORE & AFTER | LAGOON ELEVATION



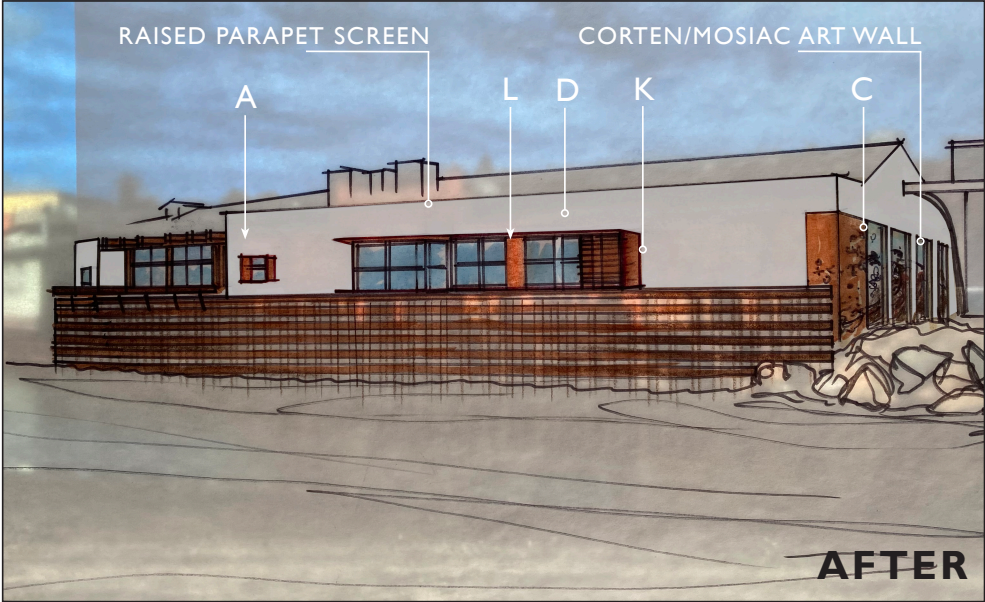
CLEAR WESTERN RED CEDAR

CORTEN FRAME WINDOW

SEALED CORTEN STEEL

INTEGRAL COLOR STUCCO/ SMOOTH FINISH / WARM OFF WHITE

SLIDING LOUVERED SCREEN



ESPLANADE STREET SCAPE - MY THAI BEACH | PIZZA MY HEART | THE BAY BAR | THE SAND BAR

Esplanade Photographs



1926



Date unknown



1931



1958

AUG 1960



1960



1983



1983