

City of Capitola

Planning Commission Meeting Agenda

Thursday, November 06, 2025 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Paul Estey

Commissioners: Matthew Howard, Nathan Kieu, TJ Welch, Courtney Christiansen

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

1. Roll Call and Pledge of Allegiance

Commissioners Matthew Howard, Nathan Kieu, TJ Welch, Courtney Christiansen, and Chair Paul Estey

2. Additions and Deletions to the Agenda

A. Additional Materials Item 6B - Correspondence Received

3. Oral Communications

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

4. Planning Commission/Staff Comments

5. Consent Calendar

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

A. Approval of October 2, 2025 Planning Commission Minutes

B. 201 Esplanade

Project Description: Request to continue. Application #25-0190. APN: 035-211-05. Conditional Use Permit for the sale and onsite consumption of beer and wine at an existing restaurant located within the Mixed-Use Village (MU-V) zoning district. This project is in the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Property Owner: Michael Brodsky

Representative: Gabriela Castro, Filed: 9/23/25

Recommended Action: Continue item to the next regularly scheduled Planning Commission meeting on December 4, 2025.

6. Public Hearings

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

A. 108 Fairview Avenue

Project Description: Application #25-0190. APN: 036-111-11. Accessory Dwelling Unit (ADU) Design Permit to replace an existing detached garage with a new two-story detached garage and ADU behind an existing primary residence. The project includes deviation requests for the ADU parking requirement and the ADU guaranteed allowance. The project is located within the R-1 (Single-Family Residential) zoning district. This project is in the Coastal Zone and requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Recommended Action: Consider application #25-0190 and approve the project based on the attached Conditions and Findings for Approval.

B. 506 A Pine Street

Project Description: Application #24-0138. APN: 036-022-10. Design Permit for a second-story addition to an existing duplex and new detached, two-story residential unit on a 0.28-acre site located at 506 Pine Street, within the Residential Multifamily-Medium (RM-M) zone district. This project is not located within the Coastal Zone.

Environmental Determination: Categorical Exemption

Recommended Action: Planning Commission consider Permit #24-0138, and approve the Design Permit pursuant to the findings and analysis included in the staff report and subject to the Conditions of Approval.

7. Director's Report

8. Adjournment – The Planning Commission will hold a special meeting on November 19, 2025 at 5:00 PM.

How to View the Meeting

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

Other ways to Watch:

Spectrum Cable Television channel 8

City of Capitola, California YouTube Channel: <https://www.youtube.com/@cityofcapitolacalifornia3172>

To Join Zoom Application or Call in to Zoom:

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

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

Meeting ID: 844 1230 2975

Meeting Passcode: 161805

How to Provide Comments to the Planning Commission

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

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

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

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

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

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

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

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



public hearing/ permit #24-0138

From David Biancalana <biancalana@cruzio.com>

Date Mon 11/3/2025 8:18 AM

To PLANNING COMMISSION <planningcommission@ci.capitola.ca.us>

Cc biancalana@cruzio.com <biancalana@cruzio.com>

RE; 502 Pine Street- #24-0138 APN; 036-022-10

All can agree that the city of Capitola is overcrowded and Pine street is no exception. Parking is of major concern, Neighbors on pine street, request and require 2 onsite parking spaces per unit Including a sidewalk.

As per code, all renovations and new construction utility's to be underground.

Most important is existing drive way grade is not to code and will be required to be corrected to conform to code just like 502 Pine St. grade was a required change to conform.

Biancalana@cruzio.com



FW: 506 Pine Project

From Sesanto, Sean <ssesanto@ci.capitola.ca.us>

Date Mon 11/3/2025 4:09 PM

To Wyatt, Rosie <rwyatt@ci.capitola.ca.us>

Cc Gina Paolini <gpaolini@ci.capitola.ca.us>

Hi Rosie,

Please see the public comment we received for item 6B.

Thank you,

Sean Sesanto | Associate Planner

City of Capitola

831.475.7300

Planning Counter Hours: 1 p.m. - 4 p.m., Tuesday - Thursday

-----Original Message-----

From: David Kraemer <davidkraemer2001@gmail.com>

Sent: Monday, November 3, 2025 4:07 PM

To: planning@ci.capitola.ca.com; Sesanto, Sean <ssesanto@ci.capitola.ca.us>; daniel@aptoconsult.com

Subject: 506 Pine Project

Dear city planners, to whom this may concern, and the Kelly Family

We are neighbors to the Kelly's property (506 Pine Street) living at 502 Pine Street.

I wish to let you know that we enthusiastically support any city approved renovation or construction at 506 Pine Street.

Our neighbors are delightful and we wish them all the best in providing more livable space on their property.

Best regards,

Dave Kraemer and Anne Kennedy

--

David Kraemer



506 Pine St Project

From Kristen Kelly <krkelly412@gmail.com>

Date Wed 11/5/2025 1:13 PM

To PLANNING COMMISSION <planningcommission@ci.capitola.ca.us>

Dear Planning Commission Members,

I am writing to express my strong support for the proposed remodel and additional housing unit at 506 Pine St. The applicants are family, and I have personally witnessed the care they have put into this design.

This project is a thoughtful remodel that adds a single housing unit while respecting the neighborhood's existing scale. It provides a practical solution that contributes positively to our local housing supply at a critical time.

I urge the Commission to approve this proposal and support property owners who are enhancing their homes and contributing responsibly to Capitola's housing future.

Best,

Kristen & Lianna Kelly

831.535.2004

City of Capitola

Planning Commission Meeting Minutes

Thursday, October 02, 2025 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Paul Estey

Commissioners: Matthew Howard, Nathan Kieu, TJ Welch, Courtney Christiansen

1. **Roll Call and Pledge of Allegiance** - *The meeting was called to order at 6:00 PM. In attendance: Commissioners Kieu, Welch, Vice Chair Christiansen, Chair Estey. Absent: Commissioner Howard.*
2. **Additions and Deletions to the Agenda** – *The Deputy City Clerk announced that one email had been received for Item 6A, two emails for Item 6B, and one email for Item 6C.*

3. Oral Communications

- Goran Klepic

4. Planning Commission/Staff Comments

Director Herlihy informed the Commission that the City will be hosting a community meeting on October 8th, 2025, at 6:00 PM to discuss the Capitola Mall Zoning Updates and the 41st Ave Corridor Plan at New Brighton Middle School.

5. Consent Calendar

A. Approval of September 4, 2025 Planning Commission Minutes

B. 321 Cherry Avenue

Project Description: Application #25-0349. APN: 035-181-18. Historical Alteration Permit for modifications and a 117 square foot addition to a historic single-family residence located within the Mixed Use Village (MU-V) zoning district. This project is located within the Coastal Zone but does not require a Coastal Development Permit.

Recommended Action: Consider Historic Alteration Application #25-0349 and approve the project with the attached Conditions and Findings for Approval.

Motion to approve Items 5A and 5B: Commissioner Welch

Second: Commissioner Kieu

Voting Yea: 4-0 (Absent: Commissioner Howard)

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.**

The project will replace existing materials while preserving the historic significance of the home. The project will maintain the character, scale, and be compatible with the existing neighborhood.

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

The proposed alterations and addition to the rear of the single-family residence will not alter the distinctive materials of the structure and the design will be preserved.

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.

The expansion of the shed roof is on a non-primary elevation and fenestration changes are not readily visible to the public. The applicant is proposing to match the original board-and-batten.

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.

The proposed alterations will replace and match the existing structure in design, color, and texture. Deteriorated features, such as decayed wood windows will be replaced, and new board- and-batten siding will match existing.

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

The project affects previously disturbed areas and will not impact archeological resources.

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.

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 project involves rehabilitation of a historic single-family residence with a small addition of 117 square feet of habitable floor area. The project has been found to be consistent with CEQA Guideline Section 15300.2(f) regarding modifications to historical resources. Therefore, the project qualifies for this CEQA exemption.

Conditions of Approval:

1. The project approval includes a Historic Alteration Permit for the renovation and rehabilitation of a historic single-story, single-family residence. The project involves the addition of 117 square feet of floor area. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on October 6, 2025, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.

4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.
7. Prior to issuance of a Certificate of Occupancy, the applicant shall complete landscape work to reflect the approval of the Planning Commission. Specifically, required landscape areas, all required tree plantings, privacy mitigations, erosion controls, irrigation systems, and any other required measures shall be addressed to the satisfaction of the Community Development Director.
8. Prior to issuance of building permit, all Planning fees associated with permit #25-0349 shall be paid in full.
9. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Water District, and Central Fire Protection District.
10. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
11. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
12. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
13. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
14. 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.

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 issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
17. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
18. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
19. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
20. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties.
 - a. Secretary of the Interior's Standards and Guidelines for preservation, rehabilitation, restoration, or reconstruction shall be followed.
 - b. Prior to the remodeling of the historic residence, the applicant shall catalog all existing details of the structure.
 - c. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Community Development Department for further direction, prior to construction.

6. Public Hearings

A. 427 Riverview Avenue

Project Description: Application #23-0400. APN: 035-132-01. Design Permit to connect an existing single-family residence and two-story accessory structure into a single structure through an upper story bridgeway, with comprehensive remodel to the exterior of entire structure and

garage area. The proposal does not increase floor area. The project is located within the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #23-0400 and approve the project based on the Conditions and Findings for Approval

Vice Chair Christiansen recused herself due to her employment with Fuse Architects.

Associate Planner Sesanto presented the staff report. The applicant, their architect, and their legal counsel addressed the Commission. During their comments, they answered questions from the Commission and proposed amendments to the conditions of approval.

Public Comments:

- ***Michael Reen***
- ***Speaker***

The Commission discussed the conditions imposed with Application #23-0400.

Motion to approve Application #23-0400 based on the Conditions and Findings for Approval, with a correction noted in Condition 31, an amendment to Condition 33, and removal of Condition 35: Commissioner Welch

Second: Commissioner Kieu

Voting Yea: Commissioners Kieu, Welch, Estey

Abstain: Commissioner Christiansen

Absent: Commissioner Howard

Design Permit Findings:

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

Community Development Staff and the Planning Commission have reviewed the project. The proposed remodel and connection of structure residential structures comply with the development standards of the R-1 (Single-Family Residential) zoning district.

- H. 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 remodel and connection of structure residential structures. With the recommended Conditions of Approval, the project complies with all applicable provisions of the zoning code and municipal code.

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

Section 15301(3) of the CEQA Guidelines exempts minor alterations of existing private structures involving negligible or no expansion of existing or former use and is subject to Section 753.5 of Title 14 of the California Code of Regulations. The exemption includes single-family residential additions that do not result in an increase of more than 50 percent of floor area or 2,500 square feet. This project involves a remodel and the connection of two structure residential structures which will not result in a net increase of floor area. 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. In addition, none of the exceptions to the exemption are triggered. The project, when considered with other past and present projects of the same type, will not result in a significant environmental effect. There are no unique circumstances that create a reasonable possibility of a significant effect on the environment. The site is already developed, and the project does not propose a significant expansion of the existing structure or use. The project will not damage scenic resources within an officially designated state scenic highway. The project is not located in the vicinity of a state scenic highway. The project is not located on a site listed for hazardous waste issues (the "Cortese List"). The project will not cause a substantial adverse change to the significance of a historical resource. The project is not located in a particularly sensitive environment, such as a wetland or habitat for a rare or endangered species. For these reasons, the project is exempt from CEQA.

J. 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. With the recommended Conditions of Approval, the proposed project will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity. Potential impacts to and from the existing culvert and associated County easement are addressed through the Conditions of Approval.

K. 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. With the recommended Conditions of Approval, the proposed project complies with all applicable design review criteria in Section 17.120.070.

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

Community Development Staff and the Planning Commission have all reviewed the project application. The project creates a raised bridgeway connecting two residential structures while maintaining similar site massing. The new design utilizes white vertical wood board, composite bamboo vertical, and white stone panel siding; windows thin recessed aluminum framed windows and standing metal seam roofs; fencing integrated with building walls which utilize metal seam panels and vertical bamboo boards for cohesive appearance. The project will maintain the character, scale, and development pattern of the neighborhood.

Coastal Development Permit Findings:

M. 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.

N. The project maintains or enhances public views.

The proposed project is located on private property at 427 Riverview Avenue. The project will not result in an increased height or otherwise negatively impact public landmarks and/or public views.

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

The proposed project is located at 427 Riverview Avenue. The project will maintain or enhance vegetation consistent with the allowed use and will not have an effect on natural habitats or natural resources.

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

The project involves the remodel of an existing single-family residence which will not negatively impact low-cost public recreational access. The property includes an easement for a public pathway along Soquel Creek. Condition(s) have been included to both prevent negative impact to coastal access and to replace a small wall which is slumping into the pathway.

Q. The project maintains or enhances opportunities for visitors.

The project involves the remodel of an existing single-family residence and will not negatively impact visitor serving opportunities. The property includes an easement for a public pathway along Soquel Creek. Condition(s) have been included to both prevent negative impact to coastal access and to replace a small wall which is slumping into the pathway.

R. The project maintains or enhances coastal resources.

The project involves the remodel of an existing single-family residence and will not negatively impact coastal resources. The property includes an easement for a public pathway along Soquel Creek. Condition(s) have been included to both prevent negative impact to coastal access and to replace a small wall which is slumping into the pathway.

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

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

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

The project involves the remodel of an existing single-family residence on a residential lot of record. The project is consistent with the LCP goals for appropriate coastal development and land uses. The use is an allowed use consistent with the R-1 (Single-Family Residential) zoning district.

Conditions of Approval:

1. The project approval consists of remodeling of an existing single-family residence and two-story accessory structure in addition to connecting both structures into a single structure through an upper story bridgeway. The maximum Floor Area Ratio for the 3,018 square foot property is 57% (1,720 square feet). The total FAR of the project is 84.4% with a total of 2,547 square feet, for a FAR (84.4%). The project will not result in an increase of floor area from the existing site of 2,548 square feet (84.4%). The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on October 2, 2025, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be

consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.

3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.
7. Prior to issuance of a Certificate of Occupancy, the applicant shall complete landscape work to reflect the approval of the Planning Commission. Specifically, required landscape areas, all required tree plantings, privacy mitigations, erosion controls, irrigation systems, and any other required measures shall be addressed to the satisfaction of the Community Development Director.
8. Prior to issuance of a Certificate of Occupancy, the applicant shall demonstrate compliance with the tree removal permit authorized by this permit for one tree to be removed from the property. Replacement trees shall be planted at a 1:1 ratio. Required replacement trees shall be of the same size, species and planted on the site as shown on the approved plans.
9. Prior to issuance of building permit, all Planning fees associated with permit #23-0400 shall be paid in full.
10. Prior to issuance of building permit, the developer shall pay Affordable housing impact fees as required to assure compliance with the City of Capitola Affordable Housing Impact Fee Ordinance.
11. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
12. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection. The plans shall demonstrate how loose sediment will be retained onsite for the duration of the project and will not present risk of contamination to Soquel Creek, nor drain onto adjacent parcels or pathways.

13. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
14. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
15. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
16. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
17. Prior to any construction-related activity within the Soquel Creek Pathway, including the accessway from Riverview Avenue, the applicant shall provide a site plan and management information detailing how pedestrians will be safely routed along the pathway.
18. 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.
19. 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.
20. This permit shall expire 24 months from the date of issuance unless exercised. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
21. 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.
22. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
23. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties.

24. Prior to a Building Department final and/or issuance of a Certificate of Occupancy, final inspections by the Planning and Public Works Departments are required.
25. Prior to issuance of a building permit, the plans shall indicate repair or replacement of the failing low wall along the Riverview Pathway. Any fence or wall adjacent to the Soquel Creek Pathway shall comply with all municipal codes, specifically sections §17.60.040 and §17.96.160, to the extent they apply.
26. Prior to issuance of a building permit, the plans shall indicate repair or replacement of the failing low wall along the Riverview Pathway. Any fence or wall adjacent to the Soquel Creek Pathway shall comply with all municipal codes, specifically sections §17.60.040 and §17.96.160, to the extent they apply.
27. Prior to issuance of a Certification of Occupancy, the plans shall demonstrate that the pathway shall be maintained a minimum of either the existing pathway width shown in the March 2005 survey maintained by the city of Capitola, or four feet, whichever is greater, pursuant to CMC §17.96.160(A).
28. At time of submittal for demolition and/or building permit review, the applicant shall include a demolition work of scope statement and a demolition plan clearly identifying all areas of walls and floors to be demolished. The City may require a letter from a structural engineer. Any modifications to the demolition plans, including modifications to the scope of work, means and methods of demolition/construction, or changes to the framing, windows, or any other exterior elements shall be submitted to the Building Department for review and approval prior to proceeding with demolition and/or construction. In the course of construction, the City may require additional plans as they deem necessary.
29. At the time of building permit application for construction within the floodplain or floodway, the applicant shall provide a “No Rise Study”, performed by a licensed engineer, in which verification of the structure’s impact on the floodplain or floodway is provided.
30. ~~For new residential construction located within the floodplain/floodway,~~ Elevation certificates shall be provided at the following stages of construction: 1) prior to building permit issuance; 2) at the time of rough frame inspection; and 3) prior to the finalization of the building permit. The certificates shall be prepared by a licensed engineer or surveyor. The certificate shall document that all residential occupancies are constructed above the Base Flood Elevation (BFE) as per the latest edition of the FEMA Flood Insurance Rate Map.
31. Prior to issuance of a building permit, the applicant shall provide documentation of a signed access agreement that references the existing encroachment and includes permission from the owner(s) of 425 Capitola Riverview Avenue to access said property to conduct the work as described in the permit.
32. Prior to issuance of the building permit, the applicant shall demonstrate, to the satisfaction of the Building Official, that the bridgeway will not place load on the existing underground storm drain facilities (culvert) structure, nor will any alterations to the existing residential structures create load on the facilities. Additionally, the applicant shall demonstrate, to the satisfaction of the Building Official, that the structure shall be reconfigured such that there will be no bearing on the culvert, consistent with the recommendation in the letter from Redwood Engineering dated February 6, 2025, a copy of which letter is included in the public record for the project approval actions.

~~33. Indemnification and Hold Harmless. The Owner/Applicant agrees to defend, indemnify, and hold the City of Capitola, its elected and appointed officials, staff, and agents harmless from any claims, damages, or liabilities arising from the project's construction, occupancy and use, including bodily injury, death, or property damage, including damage to the project, related to the project's construction and location on top of the existing and active underground storm drain facility (culvert) that bisects the project site. The Owner/Applicant is responsible for all defense costs, including attorney's fees, and any settlements or awards, and is solely responsible for preventing damage to the culvert during construction, occupancy and use. Failure to do so resulting in damage is covered by this indemnification. These obligations survive the permit issuance and bind the Owner/Applicant and their successors.~~

The applicant shall indemnify, defend, and hold harmless the City from claims or damages directly resulting from the applicant's construction activity, negligence, or failure to follow approved plans, that materially impact the drainage culvert or easement.

34. The Owner/Applicant must provide proof of adequate insurance, with the City named as an additional insured party, before starting work on the project.

35. ~~Prior to issuance of the building permit for the project, the Owner/Applicant shall obtain written authorization from the culvert easement holder(s), including the County of Santa Cruz, to construct or modify improvements within the easement area as shown in the public records.~~

B. Capitola Mall Zoning Code Amendments

Project Description: Capitola Mall Zoning Code Amendments Work Session

Recommended Action: Receive report and provide feedback.

Ben Noble, City Planning Consultant, and Ryan Call, Urban Field Studio, presented the staff report.

Public Comment:

- ***Rafa Sonnenfeld***

The Commission provided feedback on the proposed modifications to the Zoning Code.

C. Cliff Drive Resiliency Project and Local Coastal Program Update

Project Description: Application #24-0421 for Amendments to the City's Local Coastal Program including Capitola's Land Use Plan Chapter 2: Public Access and Capitola's Local Coastal Land Use Plan Chapter 7: Natural Hazards. The proposed LCP amendments affect properties within the Coastal Zone and are not effective within the Coastal Zone unless certified by the California Coastal Commission.

Recommended Action: Adopt a resolution recommending the City Council adopt amendments to Capitola's Land Use Plan Chapter 2: Public Access and Chapter 7: Natural Hazards.

Director Herlihy presented the staff report.

Public Comment - None

Motion to adopt Resolution No. 25-4 recommending the City Council adopt amendments to Capitola's Land Use Plan Chapter 2 Public Access and Chapter 7 Natural Hazards with the requested Planning Commission amendments: Commissioner Kieu

Second: Vice Chair Christiansen

Voting Yea: 4-0 (Absent: Commissioner Howard)

7. Director's Report

Director Herlihy reminded the Commission of the Community Meeting on October 8th at 6:00 PM at New Brighton Middle School; clarified the Planning Commission special meeting dates on October 30th and November 19th, 2025.

8. Adjournment - *The meeting adjourned at 8:57 PM. The Planning Commission will hold a special meeting on October 30, 2025, at 6:00 PM.*

Capitola Planning Commission

Agenda Report

Meeting: November 6, 2025

From: Community & Economic Development Department

Address: 201 Esplanade



Project Description: Request to continue. Application #25-0190. APN: 035-211-05. Conditional Use Permit for the sale and onsite consumption of beer and wine at an existing restaurant located within the Mixed-Use Village (MU-V) zoning district. This project is in the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Property Owner: Michael Brodsky

Representative: Gabriela Castro, Filed: 9/23/25

Recommended Action: Continue item to the next regularly scheduled Planning Commission meeting.

Capitola Planning Commission

Agenda Report

Meeting: November 6, 2025

From: Community & Economic Development Department

Address: 108 Fairview Avenue



Project Description: Application #25-0190. APN: 036-111-11. Accessory Dwelling Unit (ADU) Design Permit to replace an existing detached garage with a new two-story detached garage and ADU behind an existing primary residence. The project includes deviation requests for the ADU parking requirement and the ADU guaranteed allowance. The project is located within the R-1 (Single-Family Residential) zoning district. This project is in the Coastal Zone and requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Recommended Action: Consider application #25-0190 and **approve** the project based on the attached Conditions and Findings for Approval.

Property Owner: Leland Evans

Representative: Derek Van Alstine Residential Design Inc., Filed: 4/14/25

Background: On May 28, 2025, Development and Design Review Staff reviewed the application and provided the applicant with the following direction:

Public Works staff, Kailash Mozumder and Erika Senyk: Discussed site drainage and noted the site parking access is through an alley.

Interim Building Official, Robin Woodman: Noted the significant cantilevering in the project and informed the applicant a soils report will be required.

Associate Planner, Sean Sesanto: Discussed several requirements and limitations related to parking, height, privacy for detached ADUs, and circumstances an ADU may exceed the maximum allowed floor area ratio (FAR) through the "guaranteed allowance".

On September 25, 2025, the City Council adopted an ordinance amending Chapter 17.74: Accessory Dwelling Units, which removed height as a criterion for the guaranteed allowance. Within the Coastal Zone, the ordinance is subject to Coastal Commission certification prior to taking effect.

Following the development and design review meeting and the adoption of ADU amendments, the applicant submitted a significant redesign of the proposed structure addressing staff comments. The resubmittal included an ADU deviation requests to waive the single required parking space for the ADU and the guaranteed allowance.

Development Standards: The following table outlines the zoning code requirements for development in the R-1 zoning district. No changes to the existing dwelling are proposed and it is omitted from the table except for Floor Area Ratio and parking calculations. The applicant is seeking ADU deviation requests related to the guaranteed allowance and parking requirements.

Lot Standards			
Floor Area Ratio (FAR)			
R-1 Regulation		Proposed	
Lot size		2,944 sq. ft.	
Maximum Floor Area Ratio		57% (Max 1,678 sq. ft.)	
Primary Dwelling Unit		832 sq. ft.	
Accessory Dwelling Unit		First-Story: 487 sq. ft. 72 sq. ft. garage area exempt Second-Story: 559 sq. ft. 108 sq. ft. deck area exempt	
Total FAR		63.8% (1,878 sq. ft.) ADU Deviation Request for FAR	
Development Standards – Accessory Dwelling Units			
ADU, Detached Two-Story		Proposed	
Height	22 ft.	21 ft. 6 in.	
ADU Setbacks			
	ADU Regulation	Proposed	
Front Yard 1 st Story	15 ft.	60 ft. 4 in.	
Front Yard 2 nd Story	20 ft.	62 ft Deck: 56 ft.	
Side Yard 1 st Story	4 ft.	East: 4 ft. West: 4 ft.	
Side Yard 2 nd Story		East: 4 ft. West: 4 ft.	
Rear Yard 1 st Story		4 ft.	
Rear Yard 2 nd Story		4 ft.	
Private Open Space, Minimum			
Regulation	Proposed		
48 sq. ft.	108 sq. ft. (2 nd Story Deck)		
Parking			
	Required	Existing	Proposed
SFD – Two Spaces ADU – One Space	3 spaces total	3 spaces total	2 spaces total (SFD) ADU Deviation Request
Underground Utilities: required with 25% increase in area			No

Discussion: The property is located within the Depot Hill neighborhood and is surrounded by one- and two-story single-family residences, many of which are identified as historic resources. The existing site includes an 832 square-foot, single-story residence and a 310 square-foot detached garage. The existing residence is identified on the 1986 Capitola Architectural Survey as a historic resource. The existing garage is not included in the historic resource description, not readily visible to the public, and appears to have been constructed in the decades following the dwelling's construction based on assessor records. The application proposes the demolition of the existing garage with the replacement ADU structure situated in the same approximate location.

ADU Design Permit: The proposed structure has simplified massing to comply with setbacks and maximize floor area while preserving a small courtyard between the two dwellings. The exterior of the ADU is proposed with horizontal board siding and extensive aluminum clad windows and doors along the front elevation. The gable roof is pitched to match the existing cottage with an expansive dormer along the front face to accommodate clerestory windows and a vaulted interior.

ADU Objective Design Standards: Two-story ADUs are subject to the objective design standards in CMC §17.74.090. The objective design standards are included below with staff analysis.

- A. Entrance Orientation – Detached ADU. The primary entrance to a detached accessory dwelling unit shall face the front or interior of the parcel unless the accessory dwelling unit is directly accessible from an alley or a public street.

Staff Analysis: The primary entrance to the ADU faces both the interior and front of the parcel.

- B. Privacy Impacts. To minimize privacy impacts on adjacent properties, the following requirements apply to walls with windows within eight feet of an interior side or rear property line abutting a residential use:

1. For a single-story wall or the first story of a two-story wall, privacy impacts shall be minimized by either:
 - a. A six-foot solid fence on the property line; or
 - b. Clerestory or opaque windows for all windows facing the adjacent property.
2. For a second-story wall, all windows facing the adjacent property shall be clerestory or opaque.

Staff Analysis: The project has minimized side-facing upper-story openings to a single opaque window.

- C. Second-Story Decks and Balconies. Second-story decks and balconies shall be located and designed to minimize privacy impacts on adjacent residential properties, as determined by the Planning Commission through the design permit approval process.

Staff Analysis: The proposed ADU includes a second-story deck which is oriented toward the center of lot. Although there are adjacent residential uses on both side property lines, deck area is at least ten feet from either side property line and more than 25% away from the rear lot line. The Planning Commission may require permanent screening elements along one or both sides of the deck if privacy is a concern. Staff does not have privacy concerns as the deck is limited in size and complies with the 10-foot side setback

- D. Architectural Details. – Applicable architectural detail requirements in Table 17.74-2 include

1. Primary exterior materials are horizontal wood, fiber cement, or board and batten siding, or shingles, unless the primary dwelling is predominantly stucco, in which case stucco may be used for the ADU.

Staff Analysis: The proposed exterior material is horizontal fiber cement boards.

2. Window and door material be finished with wood, composite, pre-finished metal with a nonreflective finish.

Staff Analysis: The proposed windows and doors are aluminum-clad, and trim is fiber cement.

3. Windows proportions being taller than they are wide or match proportions of the primary dwelling window(s), except for bathrooms.

Staff Analysis: Window proportions are taller than wide.

4. Windowpane divisions be true or simulated divided lights.

Staff Analysis: The windows do not include pane divisions.

5. Roof materials to match the primary dwelling; or architectural composition shingles, clay tiles, slate, or nonreflective standing seam metal.

Staff Analysis: Composition shingles are on the primary dwelling and are proposed for the ADU.

6. The roof pitch is at least 4:12 or greater. If the primary dwelling has a roof pitch shallower than 4:12, the ADU roof pitch may match the primary dwelling.

Staff Analysis: The primary roof pitch is 4:12.

E. Building Additions to Historic Structures.

Staff Analysis: The proposed ADU is located on a site with a historic resource but is detached.

Parking: The project proposes demolishing and replacing the existing detached garage with a new two-car garage. Two onsite parking spaces are required for the single-family home and a third space is required for the ADU. The project retains parking for the primary dwelling and includes a deviation request for the ADU parking space, described further in the following section.

Accessory Dwelling Unit Deviations:

The applicant is seeking approval of two ADU deviation requests related to required parking and the “guaranteed allowance” to exceed the maximum allowed Floor Area Ratio (FAR).

The project proposes two onsite parking spaces via the new garage, which meets the parking requirement for the primary dwelling. A deviation has been requested to waive the required ADU parking space. Most types of ADUs do not have parking requirements, such as an ADU attached to a primary dwelling, conversion of existing structures into an ADU, or a single-story detached ADU which does not exceed 800 square feet. A single parking space must be provided for a detached ADU that is either greater than sixteen feet in height or 800 square feet in size. The proposed ADU is greater than sixteen feet in height and therefore requires a parking space.

The project proposes exceeding the maximum allowed FAR by 200 square feet, which includes the 559 square-foot accessory dwelling unit. The guaranteed allowance (Attachment 3) is an ADU code provision that guarantees approvability of an ADU even if it does not comply with all development standards such as the maximum allowed FAR, provided it meets limited standards. Under the current zoning code, those standards include being “up to eight hundred square feet of floor area, up to sixteen feet in height, and four-foot side and rear yard setbacks”. The proposed ADU has a height exceeding 16 feet and is not eligible under the guaranteed allowance provision. The applicant is requesting a second deviation to waive the 16-foot height limit to utilize the guaranteed allowance and exceed the maximum FAR by 200 square feet.

Related to the second deviation request, the City Council adopted an ordinance amending Chapter 17.74: Accessory Dwelling Units on September 25, 2025, which removed height as a criterion for the guaranteed allowance (see Attachment 3 for comparison). The code amendments reflect the City’s ongoing effort to comply with current state law and promote new infill housing opportunities. Outside the coastal zone, an application to build a two-story ADU would be eligible for the guaranteed allowance. However, within the coastal zone, the existing zoning code is still in effect until the ordinance is certified by the Coastal Commission.

Pursuant to §17.74.100, the Planning Commission, based on the evidence submitted at the hearing, may grant a deviation from ADU standards when it finds:

J. The project deviation (if applicable) is necessary due to special circumstances applicable to subject property, including size, shape, topography, location, existing structures, or surroundings, and the strict application of this chapter would deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.

Staff Analysis, Parking: The 2,944 square foot lot is smaller than typical Capitola lots, limiting the placement of the ADU on the site. Furthermore, vehicle access to the property is limited to a narrow alley. Multiple arrangements were contemplated for a two-car garage with a third space located alongside the ADU or behind it (adjacent the alley), which resulted in one or more issues, including: access of onsite spaces, circulation of vehicles for the subject property and adjacent residences, and exceeding maximum driveway width. The proposed arrangement maintains two covered, off-street parking spaces which do not impact other alley users. The strict application of the chapter would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical R-1 zoning, as most ADUs do not require additional onsite parking, such as a unit attached to the primary dwelling. Approval of the current design enables the same benefits as an attached ADU without altering the existing historic structure.

Staff Analysis, Guaranteed Allowance (FAR): As explained above, the majority of ADUs are subject to a guaranteed floor area allowance of 800 square feet. Therefore, the strict application of the chapter would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical R-1 zoning.

Trees: The applicant is proposing to plant one tree within the courtyard, which at maturity, will secure the 15% canopy coverage requirement for new construction projects, pursuant to CMC §12.12.190(C). The project does not include the removal of existing trees.

CEQA: §15303(a) of the CEQA Guidelines exempts a single-family residence or second dwelling unit in a residential zone. The project includes the construction of a new second dwelling (ADU) replacement of an existing garage.

Accessory Dwelling Unit Design Permit Findings:

- A. The exterior design of the accessory dwelling unit is compatible with the primary dwelling on the parcel through architectural use of building forms, height, construction materials, colors, landscaping, and other methods that conform to acceptable construction practices.**

The project complies with the objective design requirements for ADUs, including standards for detached ADUs on lots with historic structures.

- B. The exterior design is in harmony with, and maintains the scale of, the neighborhood.**

The proposed ADU has similar materials to the primary dwelling and a two-story building form common within the neighborhood. The structure complies with the 22-foot maximum ADU height limit and is well within the zone height limit of 25 feet. Therefore, the exterior design is in harmony with and maintains the scale of the neighborhood.

- C. The accessory dwelling unit will not create excessive noise, traffic, or parking congestion.**

The proposed project is a single-bedroom ADU on a site with existing parking for the primary dwelling. The project includes a deviation request for the additional parking space requirement, with specific finding(s) below (J). With approval of the parking deviation, the ADU will not create excessive noise, traffic, or parking congestion.

- D. The accessory dwelling unit has or will have access to adequate water and sewer service as determined by the applicable service provider.**

The proposed ADU is located on a developed lot in a residential neighborhood with adequate water and sewer service.

- E. Adequate open space and landscaping have been provided that are usable for both the accessory dwelling unit and the primary residence. Open space and landscaping provide for privacy and screening of adjacent properties.**

The proposed project provides adequate open space for the accessory dwelling unit and the primary residence. The second-story deck serves as both access and dedicated private open space for the ADU. The deck is setback at least ten feet from both side property lines.

- F. The location and design of the accessory dwelling unit maintain a compatible relationship to adjacent properties and do not significantly impact the privacy, light, air, solar access, or parking of adjacent properties.**

The proposed ADU is located in the rear of the property. Potential impacts to privacy, light, air, solar access, and parking have been considered and mitigated. The location and design of the ADU maintains a compatible relationship with adjacent properties.

- G. The accessory dwelling unit generally limits the major access stairs, decks, entry doors, and major windows to the walls facing the primary residence, or to the alley if applicable. Windows that impact the privacy of the neighboring side or rear yard have been minimized. The design of the accessory dwelling unit complements the design of the primary residence and does not visually dominate it or the surrounding properties.**

The external staircase to the proposed second-story ADU faces the interior of the lot and the primary residence. Windows facing adjacent properties are either clerestory or opaque. The design of the ADU, with siding materials similar to the primary residence and similar roof pitch, complements the design of the primary residence and does not visually dominate it or the surrounding properties.

- H. The site plan is consistent with physical development policies of the general plan, any area plan or specific plan, or other city policy for physical development. If located in the coastal zone, the site plan is consistent with policies of the local coastal plan. If located in the coastal zone and subject to a coastal development permit, the proposed development will not have adverse impacts on coastal resources.**

The location of the proposed ADU complies with the development standards in CMC §17.74.080. The project is within the coastal zone and complies with the local coastal plan.

- I. The project would not impair public views along the ocean and of scenic coastal areas. Where appropriate and feasible, the site plan restores and enhances the visual quality of visually degraded areas.**

The project does not impair public views of the ocean or scenic coastal areas.

- J. The project deviation is necessary due to special circumstances applicable to subject property, including size, shape, topography, location, existing structures, or surroundings, and the strict application of this chapter would deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.**

Parking: The 2,944 square foot lot is smaller than typical Capitola lots, limiting the placement of the ADU on the site. Furthermore, vehicle access to the property is limited to a narrow alley. Multiple arrangements were contemplated for a two-car garage with a third space located alongside the ADU or behind it (adjacent the alley), which resulted in one or more issues, including: access of onsite spaces, circulation of vehicles for the subject property and adjacent residences, and exceeding maximum driveway width. The proposed arrangement maintains two covered, off-street parking spaces which do not impact other alley users. The strict application of the chapter would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical R-1 zoning, as most ADUs do not require additional onsite parking, such as a unit attached to the primary dwelling. Approval of the current design enables the same benefits as an attached ADU without altering the existing historic structure.

Guaranteed Allowance (FAR): The majority of ADUs are subject to a guaranteed floor area allowance of 800 square feet. Therefore, the strict application of the chapter would deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical R-1 zoning.

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 is located on private property at 108 Fairview Avenue. Site improvements are located behind the primary dwelling, away from immediate public view and will otherwise maintain public views.
- C. The project maintains or enhances vegetation, natural habitats and natural resources.**
The proposed project is located at 108 Fairview Avenue. The home is not located in an area with natural habitats or natural resources. The project will maintain or enhance vegetation and will not negatively affect natural habitats or natural resources.
- D. The project maintains or enhances low-cost public recreational access, including to the beach and ocean.**
The site is private property which does not have public coastal access. The project will not negatively impact low-cost public recreational access.
- E. The project maintains or enhances opportunities for visitors.**
The project involves the construction of a single-family dwelling will not negatively impact visitor serving opportunities.
- F. The project maintains or enhances coastal resources.**
The project involves an ADU 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.

With the granting of ADU deviations related to ADU parking and ADU floor area (guaranteed allowance), the proposed residential project complies with all applicable design criteria, design guidelines, area plans, and development standards. The operating characteristics are consistent with the R-1 (Single-Family Residential) zone.

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

Conditions of Approval:

1. The project approval consists of the demolition of an existing detached garage and construction of a 1,046 square foot detached structure, including a 487 square-foot garage and 559 square-foot accessory dwelling unit. The maximum Floor Area Ratio for the 2,944 square foot property is 57% (1,678 square feet). The total FAR of the project is 63.8% with a total of 1,878 square feet. The project approval includes approval of a deviation to utilize the guaranteed allowance, so they ADU may exceed the FAR equal to the size of the ADU. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on November 6, 2025, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.
7. Prior to issuance of a Certificate of Occupancy, the applicant shall complete landscape work to reflect the approval of the Planning Commission. Specifically, required landscape areas, all required tree plantings, privacy mitigations, erosion controls, irrigation systems, and any other required measures shall be addressed to the satisfaction of the Community Development Director.

8. Best management practices shall be used to protect the existing olive trees during construction, including preconstruction root exploration, preconstruction root pruning and canopy pruning, and tree protection structures. The applicant shall notify the City immediately upon evidence of tree death or decline. Tree death or trees in an irreversible state of decline shall be replaced to the satisfaction of the Community Development Department.
9. Prior to issuance of building permit, all Planning fees associated with permit #25-0190 shall be paid in full.
10. Prior to issuance of building permit, the developer shall pay Affordable housing impact fees as required to assure compliance with the City of Capitola Affordable Housing Impact Fee Ordinance.
11. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
12. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection. Site runoff shall not drain onto adjacent parcels or over sidewalks.
13. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
14. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
15. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
16. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
17. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
18. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.

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

Attachments:

1. 108 Fairview Avenue – Plan Set
2. 108 Fairview Avenue – Deviation Request
3. Guaranteed Allowance Code Comparison

Report Prepared By: Sean Sesanto, Associate Planner

Reviewed By: Rosie Wyatt, Deputy City Clerk

Approved By: Katie Herlihy, Community and Economic Development Director

EVANS RESIDENCE

NOTES

DEFERRED SUBMITTALS:

1. FIRE SPRINKLER DESIGN AND DOCUMENTATION TO SUBMITTED UNDER SEPARATE COVER. DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS MUST BE REVIEWED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE WHO WILL FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THEY HAVE BEEN REVIEWED & ARE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING.

DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN & SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. ADDITIONAL PLAN REVIEW & PROCESSING FEES WILL BE CHARGED FOR ANY DEFERRED SUBMITTAL.

CENTRAL FIRE NOTES:

BUILDING SHALL BE PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH THE EDITION OF MFPA 13D CURRENTLY ADOPTED IN CHAPTER 35 OF THE CALIFORNIA BUILDING CODE.

DESIGNER/INSTALLER SHALL SUBMIT TWO (2) SETS OF PLANS, CALCULATIONS, & CUT SHEETS FOR THE UNDERGROUND & OVERHEAD RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM TO THE AGENCY OF REFERENCE FOR APPROVAL. INSTALLATION SHALL FOLLOW OUR SURE SHEET. CUT SHEETS SHALL INCLUDE, BUT NOT LIMITED TO PIPING, VALVES, GAUGES, & SPRINKLER HEADS.

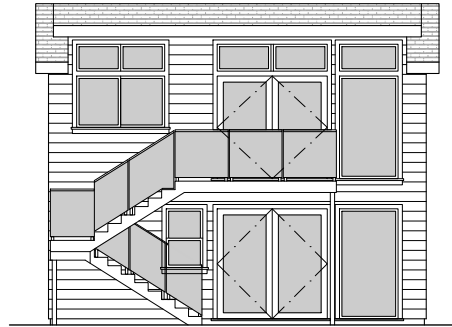
AN UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING MUST BE PREPARED BY THE DESIGNER/INSTALLER. THE PLANS SHALL COMPLY WITH THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY. UNDERGROUND PLAN SUBMITTAL AND PERMIT SHALL BE ISSUED TO A CLASS C-18 OR C-38 CONTRACTOR ONLY BY AN OWNER/BUILDER OF AN OWNER-OCCUPIED SINGLE-FAMILY DWELLING.

ALL UNDERGROUND PIPING SYSTEMS SHALL COMPLY WITH THE COUNTY STANDARD PRO-005 & SHALL REQUIRE PLAN SUBMITTAL & PERMIT APPROVAL PRIOR TO INSTALLATION.

JOB COPIES OF BUILDING & FIRE SYSTEMS PLANS & PERMITS MUST BE ON-SITE DURING INSPECTIONS.

ALL WORK TO COMPLY WITH:

GEOTECHNICAL REPORT:
DEES & ASSOCIATES, INC.
PROJECT NO. SCR-1918
DECEMBER 2024



DRAWING INDEX

BUILDING DESIGN

- T1 TITLE SHEET
- T2 GENERAL NOTES
- T3 LOW RISE RES. MAND. MEASURES & VOC BMP
- T4 SURVEY
- A1 EXISTING & PROPOSED SITE PLANS
- A2 EXISTING/DEMO FLOOR PLAN
- A3 PROPOSED 1ST FLOOR PLAN
- A4 PROPOSED 2ND FLOOR PLAN
- A5 PROPOSED ROOF PLAN
- A6 PROPOSED EXTERIOR ELEVATIONS
- A7 PROPOSED SECTIONS

PROJECT DATA

SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT YARD			
(N) GARAGE	20'-0"	6'-1.5'	6'-1'-1 1/2"
2nd fl. ADU	20'-0"	N/A	6'-1'-1 1/2"
REAR YARD			
(N) GARAGE	4'-0"	9'-2 1/2"	4'-0"
2nd fl. ADU	4'-0"	N/A	4'-0"
SIDE YARD			
(N) GARAGE	4'-0"(L) & 4'-0"(R)	7'-2 1/2"(L) & 14'-1-0"(R)	4'-0"(L) & 4'-0"(R)
2nd fl. ADU	4'-0"(L) & 4'-0"(R)	N/A	4'-0"(L) & 4'-0"(R)
HEIGHT	22'-0"	± 13'-10"	21'-10 7/8"

FLOOR AREA RATIO	LOT SIZE	MAX (57%)	EXISTING (38.7%)	PROPOSED (47.2%)
	2,944 sq. ft.	1,676.06 sq. ft.	1,141.99 sq. ft.	1,390.76 sq. ft.

	HABITABLE SPACE	2ND FL. DECKS **	GARAGE	TOTAL
(E) MAIN RESIDENCE	831.69 sq. ft.	N/A	(E) GARAGE TO BE DEMO'D. 310.10 sq. ft.	1,141.99 sq. ft.
(N) GARAGE	N/A	N/A	558.87 sq. ft.	558.87 sq. ft.
2ND FL. ADU (NOT COUNTED)	558.87 sq. ft.	66.00 sq. ft.	N/A	558.87 sq. ft.
(P) TOTAL				1,390.76 sq. ft.

(1,949.63 TOTAL SQ. FT. INCLUDING ADU. DEVIATION OF 271.55 SQ. FT. OVER F.A.R.)

** AREA NOT COUNTED PER CHAPTER 17.48.040
*** STAIR AREA COUNTED ONCE AT GROUND LEVEL

PARKING	REQUIRED	PROPOSED
	3 SPACES	2 COVERED (DEVIATION FOR ADU PARKING)

BUILDING INFORMATION

PROJECT DESCRIPTION:

EXISTING GARAGE TO BE DEMOLISHED & REPLACED WITH A NEW 558.87 SQ. FT. GARAGE AND A NEW 558.87 SQ. FT. 2ND FLOOR ONE-BEDROOM ADU. HEIGHT TO BE 21'-10 7/8".

PROJECT ADDRESS:

108 FAIRVIEW AVE.
CAPITOLA, CA 95010

PARCEL NUMBER:

036-111-11

ZONING DESIGNATION:

R-1

OCCUPANCY CLASSIFICATION:

R-3

CONSTRUCTION TYPE:

TYPE V-B SPRINKLERED

CODE NOTE:

- THE CALIFORNIA BUILDING CODE & APPENDICES, 2022 EDITION, WHICH EDITION INCORPORATES THE INTERNATIONAL BUILDING CODE.
- THE CALIFORNIA ELECTRICAL CODE, 2022 EDITION
- THE CALIFORNIA MECHANICAL CODE, 2022 EDITION
- THE CALIFORNIA PLUMBING CODE, 2022 EDITION
- THE CALIFORNIA PLUMBING CODE, 2013 EDITION, WHICH INCORPORATES THE 2012 EDITION OF THE UNIFORM PLUMBING CODE
- THE CALIFORNIA FIRE CODE AS AMENDED BY THE CENTRAL FIRE PROTECTION DISTRICT FIRE CODE, 2022 EDITION
- THE CALIFORNIA RESIDENTIAL CODE, 2022 EDITION
- THE 2022 CALIFORNIA REFERENCED STANDARDS CODE
- THE CALIFORNIA ENERGY CODE 2022 EDITION
- THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2022 EDITION

THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2022) AND REFERENCE CENTRAL FIRE PROTECTION DISTRICT AMENDMENTS.

CONTACTS

OWNERS:

LELAND EVANS
2 HARRIS COURT, #A1
MONTEREY, CA 93940-5714
PH: (650) 867-4393
levans@evans-lead.com

PROJECT DESIGNER:

DEREK VAN ALSTINE RESIDENTIAL DESIGN, INC.
DEREK VAN ALSTINE
1535 SEABRIGHT AVE SUITE 200
SANTA CRUZ, CA 95062
PH: (831) 426-8400
derek@vanalstine.com

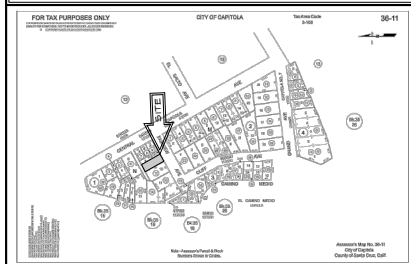
SURVEYOR:

LUKE BEAUTZ LAND C.E. L.S.
2275 KINGSLEY STREET, #3
SANTA CRUZ, CA 95062
PH: (831) 475-5699
lucetland@gmail.com

VICINITY MAP



PARCEL MAP



DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
1333 SEABRIGHT AVE SUITE 200
SANTA CRUZ, CA 95062
CAPITOLA, CA 95062
PH: (831) 426-8400
FAX: (831) 426-8400



EVANS RESIDENCE
108 FAIRVIEW AVE.
CAPITOLA, CA 95010

036-111-11

ISSUE DESCRIPTION

PRELIMINARY PERMITS

NOV. 13, 2024

DESIGN DEVELOPMENT

MAR. 19, 2025

PLANNING SUBMITTAL

SEPT. 19, 2025

BUILDING SUBMITTAL

REVISIONS

DESIGN REWORK

7.30.25

TITLE SHEET

111

Stormwater Pollution Prevention and Protection for Construction Projects

In the City of Capitola, water in streets, gutters, and storm drains flows directly to local creeks and Monterey Bay without any treatment. When debris, paint, concrete and other harmful pollutants from construction sites and home construction projects get applied, leaked or washed into the street or storm drain they can damage sensitive creek habitats and end up polluting our bay and ocean.

In order to reduce the amount of pollutants reaching local storm drains and waterways, the City has developed "Best Management Practices" (BMPs) for construction work. All types of construction projects are required to abide by the following mandatory BMPs. These BMPs apply to both new and retrofitted residential, commercial, retail, and industrial projects.

In addition to the following mandatory BMPs, the Central Coast Regional Water Quality Control Board (Regional Water Board) under the State Water Resources Control Board (State Water Board) requires coverage under and adherence to the Construction Activities Storm Water General Permit, or CAGP, to regulate stormwater runoff from construction sites. In general, any construction or demolition activity, including, but not limited to, clearing, grading, grubbing, or excavation, or any other activity that results in a land disturbance of equal to or greater than one acre, requires coverage under the CAGP. Construction activities associated with Linear Underground Projects (LUPs) also require coverage under the CAGP. It should be noted that SWPPP development and implementation (inspections, tracking) associated with sites subject to the CAGP (excluding water sites) must be done by a qualified SWPPP developer (QSD), respectively. More information on the CAGP and QSD/QSPs may be found at http://www.waterboards.ca.gov/water_issues/programs/stormwater/consent/permits.shtml

◆General Construction & Site Supervision


The rainy season referred to herein applies to the dates October 1 to April 30; the dry season spans May 1 to September 30. Compliance with the CAGP and below BMPs is required year-round; however, different requirements may be needed for the rainy and non-rainy season.

General Principles

- 1. Keep an orderly site and ensure good housekeeping practices are used.
- 2. Maintain equipment properly.
- 3. Cover materials when they are not in use.
- 4. Keep materials away from streets, gutters, storm drains and drainage channels.
- 5. Ensure dust control water does not leave the site or discharge to storm drains.
- 6. Train your employees on these BMPs and familiarize them with storm water issues prior to beginning work. Inform your subcontractors about storm water requirements and be sure they also abide by these BMPs.
- 7. Refer to the following approved references for BMP selection, implementation, and on-site management (most recent versions unless otherwise noted):
 - Erosion & Sediment Control Field Manual, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition August 2002.
 - Manual of Standards for Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG)
 - Construction Best Management Practices (BMPs) Handbook, California Stormwater Quality Association (CASQA)
 - Construction Site Best Management Practices (BMPs) Manual, Storm Water Quality Handbooks, Caltrans

Good Housekeeping Practices

- 1. Designate one area of the site located away from storm drains, drainage swales, and creeks for auto parking and heavy equipment storage, vehicle refueling and routine equipment maintenance.
- 2. To prevent off-site tracking of dirt, provide site entrances with stabilized aggregate surfaces or provide a tire wash area on the site, but away from storm inlets or drainage channels. Mud, dirt, gravel, sand and other materials tracked or dropped on city streets must be cleaned up to prevent washing into the storm drains.
- 3. Keep materials and soil stockpiles out of the rain and prevent runoff contamination from the site. Store materials, stockpiles and excavation soils under cover and protected from wind, rain, and runoff. Cover exposed piles of construction materials or soil with plastic sheeting or temporary roofs. Before rainfall events, sweep and remove materials from surfaces that drain to storm inlets and/or drainage channels.
- 4. Place trash cans around the site to reduce litter. Dispose of non-hazardous construction wastes in covered dumpsters or recycling receptacles.
- 5. Keep dumpster lids closed and secured. For dumpsters or bins that don't have a lid, cover them with tarps or plastic sheeting, secured around the exterior of the dumpster or place them under temporary roofs. Never clean up a dumpster by hosing it down on the construction site.

NOT TO SCALE		STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION	DRAWN: 2/14	REV:
DRAWN BY: M.P.				
CHECKED BY: S.E.J.			DRAWING No.	
		STEVEN JESSERS, PUBLIC WORKS DIRECTOR	BMP-STRM-1	

- 1. Clean up leaks, drips and other spills immediately so that they do not contaminate the soil or runoff nor leave residue on paved surfaces. Use dry cleanup methods whenever possible. Water may only be used in minimum quantities to prevent clogging of the fence.
- 2. If portable toilets are used, ensure that the leasing company properly maintains the toilets and promptly makes repairs.
- 3. Conduct visual inspections for leaks.
- 4. Protect vegetation and trees from accidental damages from construction activities by surrounding them with fencing or tree armoring.

Advanced Planning

- 1. Site grading should be fitted to the topography and soils in order to minimize the potential for erosion.
- 2. Soil grading/clearing limits, easements, setback, sensitive or critical areas, trees, drainage courses, and buffer zones must be delineated on site to prevent soil excavation or unnecessary disturbance and exposure prior to construction.
- 3. Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins.
- 4. Conduct grading operations in phases in order to reduce the amount of disturbed areas and exposed soil at any one time. Unless specifically approved on the project's drainage plan, grading, sediment and erosion control plan, clearing, excavation and grading shall not be conducted during rainy weather. All rainy season grading shall be in accordance with Capitola Municipal Code Chapter 15.28.
- 5. Control the amount of runoff crossing your site especially during excavation by using berms or temporary drainage ditches or bio-swales to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate.

Materials & Waste Handling

- 1. Many landscaping activities and practices expose soils and increase the likelihood of water runoff that will transport earth, sediments and garden chemicals to the storm drain during irrigation or rain events. Other external amenities such as ponds, swimming pools, and spas require rigorous water quality and/or water quantity regulations and/or specific approvals. Water treated with these chemicals is toxic to aquatic life and should never be discharged to the storm drain.

◆Landscaping, Gardening & Ponds/Fountains/Pool/Spa Maintenance

- 1. Schedule grading and excavation during dry weather.
- 2. Use temporary check dams or ditches to direct runoff away from storm drains or drainage channels.
- 3. Control storm drain with sandbags, gravel filled bags, straw wattles, filter fabric or other sediment controls.
- 4. Re-vegetation is an excellent form of erosion control for any site.
- 5. Never dump or leave soil, mulch, or other landscape products in the street, gutter, or storm drain.

Landscaping & Garden Maintenance


- 1. Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- 2. Schedule grading and excavation during dry weather.
- 3. Use temporary check dams or ditches to direct runoff away from storm drains or drainage channels.
- 4. Control storm drain with sandbags, gravel filled bags, straw wattles, filter fabric or other sediment controls.
- 5. Re-vegetation is an excellent form of erosion control for any site.
- 6. Never dump or leave soil, mulch, or other landscape products in the street, gutter, or storm drain.

Ponds/Fountains/Pool/Spa Maintenance

- 1. Any volume in excess of 500 gallons must be reported in advance to the City of Capitola Public Works Department. The City will provide guidance on handling special cleaning waste, flow rate restrictions and backflow prevention.

◆Preventing Water & Sediment Runoff

- 1. Erosion and sediment control measures must be implemented and maintained on all disturbed areas in order to prevent a net increase of sediment in the site's storm water discharge relative to pre-construction levels. During the rainy season, erosion control measures must also be located at all appropriate locations along the site's perimeter and at all inlets to the storm drain system. Effective methods to protect storm drain inlets include sand bag barriers, heavy rubber mats to cover and seal the inlet, and sediment traps or basins. Refer to the Erosion & Sediment Control Field Manual, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition August 2002, and the most recent versions of the Manual of Standards for Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG), and Construction Best Management Practices (BMPs) Handbook, California Stormwater Quality Association (CASQA).

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CHECKED BY: S.E.J.			DRAWING No.	
		STEVEN JESSERS, PUBLIC WORKS DIRECTOR	BMP-STRM-2	

◆Painting, Varnish & Application of Solvents & Adhesives

- 1. Paints, varnish, solvents and adhesives contain chemicals that are harmful to wildlife and aquatic life in our community. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint materials and wastes, adhesives and cleaning fluid should be recycled when possible or properly disposed to prevent these substances from entering the storm drains and watercourses.

Handling of Surface Coatings

- 1. Keep paint, varnish, solvents and adhesive products and wastes away from the gutter, street and storm drains. Wastewater or runoff containing paint or paint thinner must never be discharged into the storm drain system.
- 2. When there is a risk of a spill reaching the storm drain, nearby storm drain inlets must be protected prior to starting painting.
- 3. Removal of Surface Coatings
 - 1. Non-hazardous paint chips and dust from dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
 - 2. Chemical paint or varnish stripping residue, chips and dust from marine paints or varnishes, or paints containing lead, mercury or tributyltin must be disposed of as hazardous wastes. Lead-based paint removal requires a state-certified contractor. Paint may be tested for lead by taking paint scrapings to a local, state-certified laboratory.
 - 3. When stripping or cleaning building exteriors with high-pressure water, block storm drains to prevent flow to creeks and the Monterey Bay.
 - 4. Wash water from painted buildings constructed pre-1978 can contain high amounts of lead even if paint chips are not present. Before stripping paint or cleaning a pre-1978 building's exterior with water under high pressure, test paint for lead by taking paint scrapings to a local, state-certified laboratory.

Clean Up of Surface Coatings

- 1. Never clean brushes or rinse paint or varnish containers into a gutter, street, storm drain, French drain or creek.
- 2. For water based paints, paint out brushes to the extent possible and rinse into an interior sink drain that goes to the sanitary sewer.
- 3. For oil based paints, paint out brushes to the extent possible and clean with thinner or solvent. Filter and reuse thinners and solvents where possible. Dispose of excess liquids and residue as hazardous wastes.
- 4. When thoroughly dry, empty paint cans, used brushes, rags and drop cloths may be disposed of as garbage.

Disposal of Surface Coatings

- 1. Hazardous, return to supplier, or donate unwanted water-based (latex) paint. Oil-based paint may be recycled or disposed of as hazardous waste. Varnish, thinners, solvents, glues and cleaning fluids must be disposed of as hazardous waste.
- 2. When the job is completed, collect all unused or waste materials and dispose of properly. Never leave or abandon materials onsite, and ensure that nothing has drifted toward the street, gutter, or catch basin.

◆Roadwork & Paving

- 1. Protect nearby storm drain inlets and adjacent water bodies prior to breaking up asphalt or concrete.
- 2. The discharge of saw cut slurry to the storm drain system is prohibited. Take measures to contain the slurry and protect nearby catch basins or gutters. If slurry enters the storm drain system, remove material immediately.
- 3. Dried, saw cut slurry must be cleaned up and properly disposed so that it will not be carried into the storm drain system by wind, traffic, or rainfall.
- 4. After breaking up old pavement, sweep up materials and recycle as much as possible. Properly dispose of non-recyclable materials.
- 5. Cover and seal nearby storm drain inlets and manholes before applying seal coat, slurry seal, etc. Leave covers in place until the oil sealant is dry.
- 6. In the event of rain during construction, divert runoff around work areas and cover materials.
- 7. Park paving machines over drip pans or absorbent materials.
- 8. Never wash sweepings from exposed aggregate concrete into a street or a storm drain inlet. Collect and return to aggregate base stockpile or dispose of in the trash.
- 9. Remove and clean up material stockpiles (i.e. asphalt and sand) by the end of each week or, during the rainy season, by the end of each day. Stockpiles must be removed by the end of each day if they are located in a public right-of-way.

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		STEVEN JESSERS, PUBLIC WORKS DIRECTOR	BMP-STRM-4	

- 1. Effective filtration devices, barriers, and settling devices shall be selected, installed and maintained properly.
- 2. Silt fences must be installed so that the drainage around each fence does not create additional erosion and rills down slope of the fence.
- 3. If straw wattles are used to filter sediment runoff, ensure that the bales are actually filtering the water (and not just causing the water to travel around the bale) and that the straw places are not carried into the storm drain system.
- 4. Whenever possible, use terracing, surface roughening (e.g. with a bullcove), and energy dissipaters (such as riprap, sand bags and rocks) on slopes to reduce runoff velocity and trap sediments. Do not use asphalt rubble or other demolition debris for this purpose.
- 5. All on-site erosion control measures and stagnant water, debris, insect breeding, heavy algae growth, debris, and/or safety hazards.
- 6. A qualified person should conduct inspections of all on-site BMPs during each rainstorm and after a storm is over to ensure that the BMPs are functioning properly. For sites greater than one-acre, onsite inspections are required in accordance with the GMP.

◆Earth Moving Activities & Heavy Equipment

- 1. Soil excavation and grading operations loosen large amounts of soil that can be transported into storm drains when handled improperly. Effective erosion practices reduce the amount of runoff entering a site and slow the flow with check dams or roughened ground surfaces. Often, earth moving activities require use and storage of heavy equipment. Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids onto the construction site are common sources of storm drain pollution.

Site Planning

- 1. Maintain all heavy equipment, inspect frequently for leaks, and repair leaks immediately upon discovery.
- 2. Perform major auto or heavy equipment maintenance, repair jobs and vehicle or equipment washing off site.
- 3. If you must drain and replace motor oil, radiator coolant or other fluids on site, use drip pans, plastic sheeting or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste. Recycle whenever possible.
- 4. Do not use diesel oil to lubricate equipment parts or clean equipment. Only use water for onsite cleaning.
- 5. Cover exposed fifth wheel hitch and other oily or greasy equipment during all rain events.

Practices During Construction

- 1. Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- 2. Protect down slope drainage courses, creeks and storm drains with wattles or temporary drainage swales.
- 3. Use check dams or ditches to divert runoff around excavations. Refer to the Erosion & Sediment Control Field Manual, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition August 2002, and the most recent versions of the Manual of Standards for Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG), and Construction Best Management Practices (BMPs) Handbook, California Stormwater Quality Association (CASQA).
- 4. Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

Soil Clean Up

- 1. Maintain a spill clean-up kit on site.
- 2. Clean up spills immediately. Use dry cleanup methods if possible.
- 3. Never hose down dry pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter and/or rags) whenever possible and properly dispose of absorbent materials.
- 4. Sweep up spilled dry materials immediately. Never attempt to wash them away with water or bury them.
- 5. Use as little water as possible for dust control. If water is used, ensure it does not leave silt or discharge to storm drains.
- 6. Call 911 for significant spills. If the spill poses a significant hazard to human health and safety, you must also report it to the State Office of Emergency Services.

NOT TO SCALE		STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION	DRAWN: 2/14	REV:
DRAWN BY: M.P.				
CHECKED BY: S.E.J.			DRAWING No.	
		STEVEN JESSERS, PUBLIC WORKS DIRECTOR	BMP-STRM-3	

◆Concrete, Cement, & Masonry Products

- 1. Concrete, cement, masonry products, sediment or pollutant laden water shall never be discharged into or allowed to reach the storm drain system.
- 2. Avoid mixing excess amount of fresh concrete or cement mortar on-site.
- 3. During the curing, ensure that the slurry water does not run off into the street or storm drain system. The discharge of slurry to the storm drain system is prohibited. Dried slurry must be cleaned up and disposed of properly.
- 4. Concrete, cement, and masonry mixing containers may not be washed or rinsed into the street or storm drain system. If a concrete washout box is used, a suitable washout box, excavation or self-washing mixer able to contain waste material shall be provided on-site.
- 5. Never wash or rinse mixing containers and tools into the gutter, street, storm drain inlet, drainage ditches or water body.
- 6. If conducting sidewalk work, material stockpiles must be removed and cleaned up by the end of each day. Sweep or collect unused materials and debris that remain on pavement and dispose of properly.
- 7. When the job is completed, collect all unused or waste materials and dispose of properly. Never leave or abandon materials onsite. Ensure that nothing has drifted toward the street, gutter, or catch basin.

◆Site Clean Up

- 1. Clean up by sweeping instead of hosing down whenever possible. Dispose of litter and debris in the garbage.
- 2. The street, sidewalk and other paved areas may not be cleaned by washing or by directing sediment, concrete, asphalt, or other particles into the storm drain system. If water is used to flush sediment or particles from pavement, the water must be directed to a landscaped or grassy area large enough to absorb all the water.
- 3. If conducting road or sidewalk work, materials stockpiles must be removed and cleaned up by the end of each work day.
- 4. Discarded building materials and demolition wastes must never be left in a street, gully, or waterway. Dispose of all wastes properly including leftover paint and chemicals. Materials that cannot be reused or recycled must be taken to the landfill or disposed of as hazardous waste.

Signed and Agreed to by:	
Project Owner or General Contractor	Date
Signed:	Date:
Print Name:	

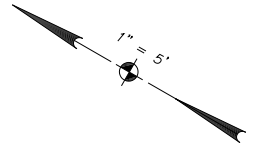
NOT TO SCALE		STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION	DRAWN: 2/14	REV:
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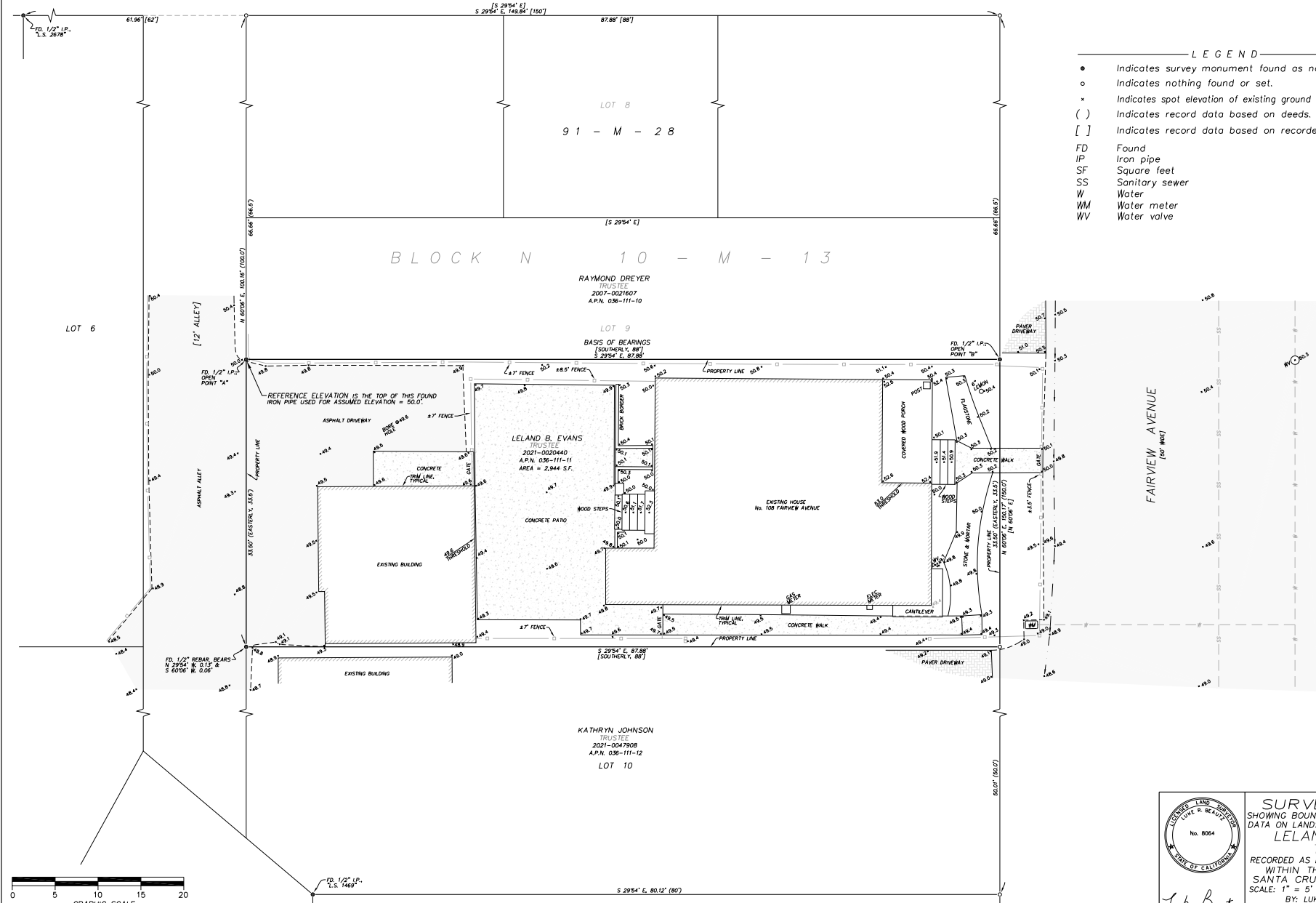
ISSUE DESCRIPTION
NOV. 13, 2024
DESIGN DEVELOPMENT
MAR. 19, 2025
PLANNING SUBMITTAL
SEPT. 19, 2025
BUILDING SUBMITTAL
REVISIONS

BASIS OF BEARINGS: S 29°54' E
ESTABLISHED BETWEEN MONUMENTS FOUND AS NOTED AT POINTS "A"
AND "B" AND AS SAID BEARING IS SHOWN FOR THE EASTERLY BOUNDARY
OF LOT 9, BLOCK N, 10-M-13 AND THE WESTERLY LINE OF CENTRAL AVENUE
ON THE RECORD OF SURVEY MAP RECORDED AS 91-M-28.

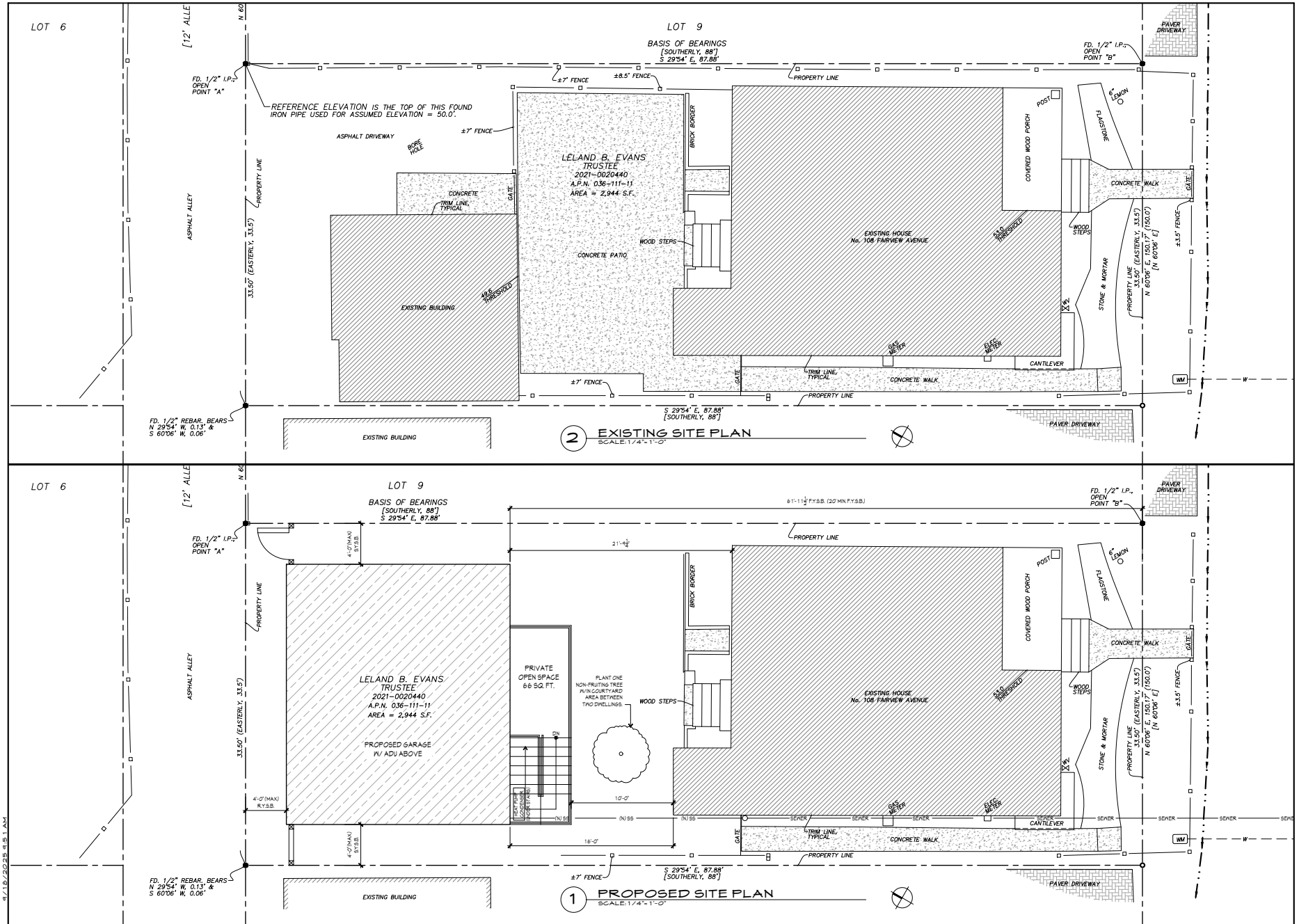
CENTRAL AVENUE
[60' WIDE]



- LEGEND
- Indicates survey monument found as noted hereon.
 - Indicates nothing found or set.
 - * Indicates spot elevation of existing ground or surface.
 - () Indicates record data based on deeds.
 - [] Indicates record data based on recorded maps.
- FD Found
IP Iron pipe
SF Square feet
SS Sanitary sewer
W Water
WM Water meter
WV Water valve



SURVEYOR'S MAP
SHOWING BOUNDARY, TOPOGRAPHIC, & SITE
DATA ON LANDS DESCRIBED IN THE DEED TO
LELAND B. EVANS
TRUSTEE
RECORDED AS DOCUMENT No. 2021-0020440
WITHIN THE CITY OF CAPITOLA
SANTA CRUZ COUNTY, CALIFORNIA
SCALE: 1" = 5'
BY: LUKE R. BEAUTZ, C.E., L.S.
A.P.N. 036-111-11



DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.



EVANS RESIDENCE
108 FAIRVIEW AVE.
CAPITOLA, CA 95010

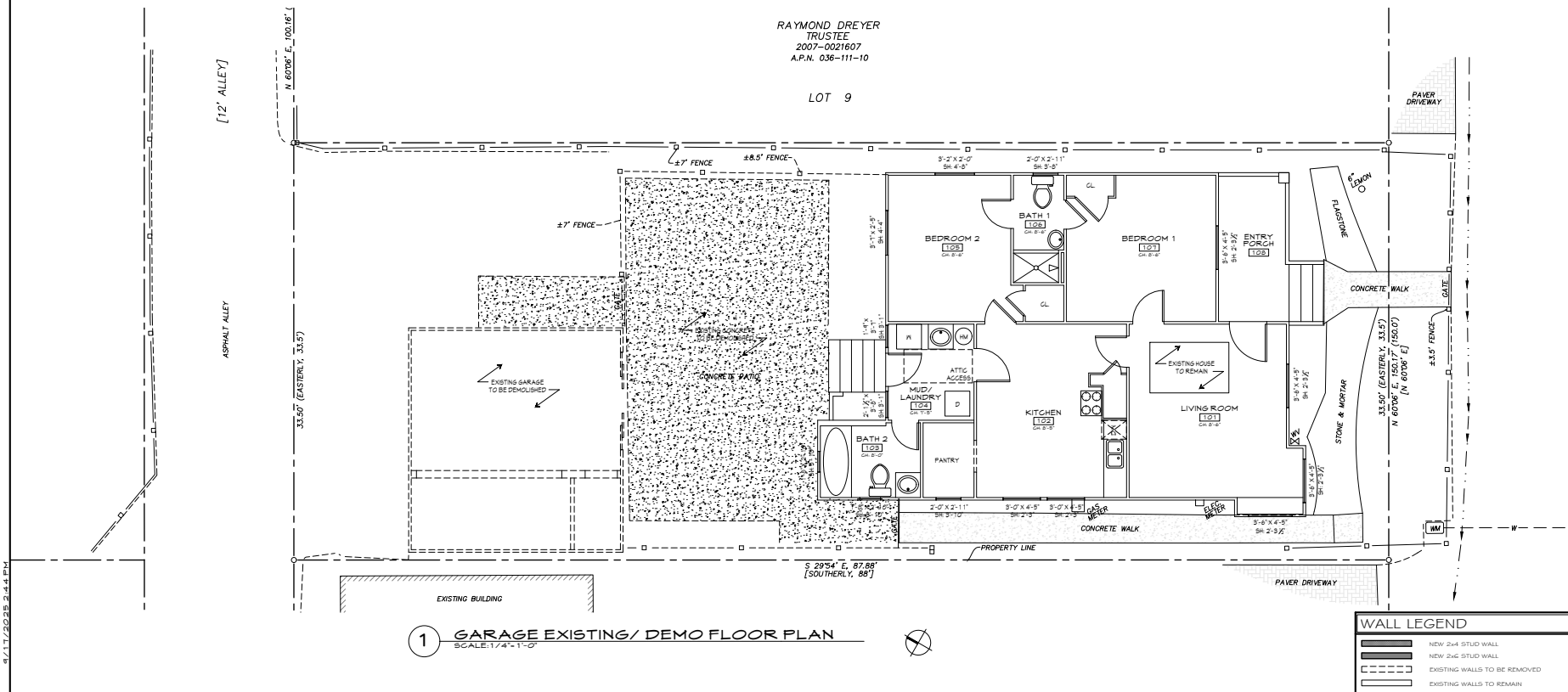
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NOV. 13, 2024
DESIGN DEVELOPMENT
MAR. 19, 2025
PLANNING SUBMITTAL
SEPT. 19, 2025
BUILDING SUBMITTAL
REVISIONS
DESIGN REWORK
7.30.25

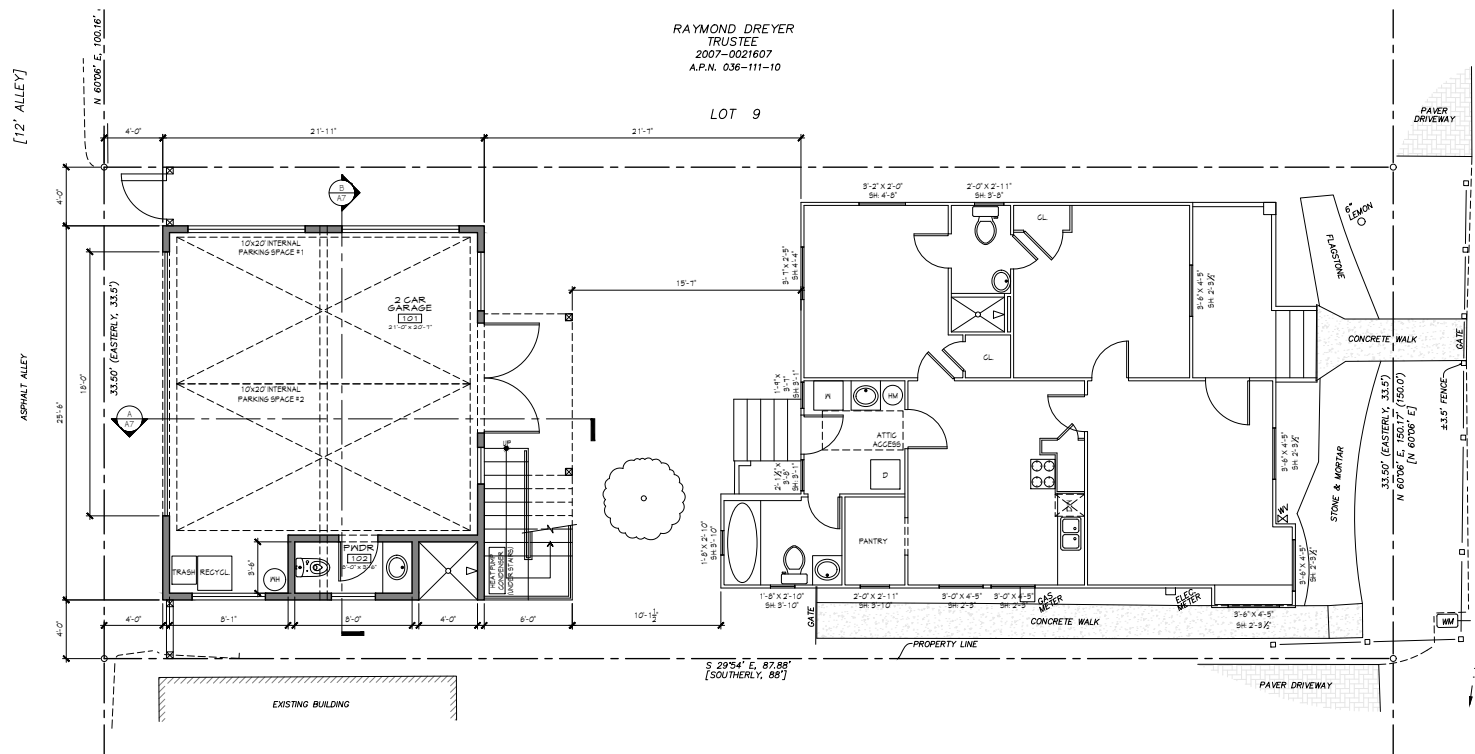
EXISTING & PROPOSED SITE PLANS

A1



ISSUE DESCRIPTION
NOV. 13, 2024
DESIGN DEVELOPMENT
MAR. 19, 2025
PLANNING SUBMITTAL
SEPT. 19, 2025
BUILDING SUBMITTAL
REVISIONS
DESIGN REWORK
7.30.25





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



WALL LEGEND

	NEW 2x4 STUD WALL
	NEW 2x6 STUD WALL
	EXISTING WALLS TO BE REMOVED
	EXISTING WALLS TO REMAIN

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
1333 SEABOARD AVENUE, SUITE 200
OAKLAND, CALIFORNIA 94612
415.764.4444 FAX 415.764.4445



EVANS RESIDENCE
108 FAIRVIEW AVE.
CAPITOLA, CA 95010

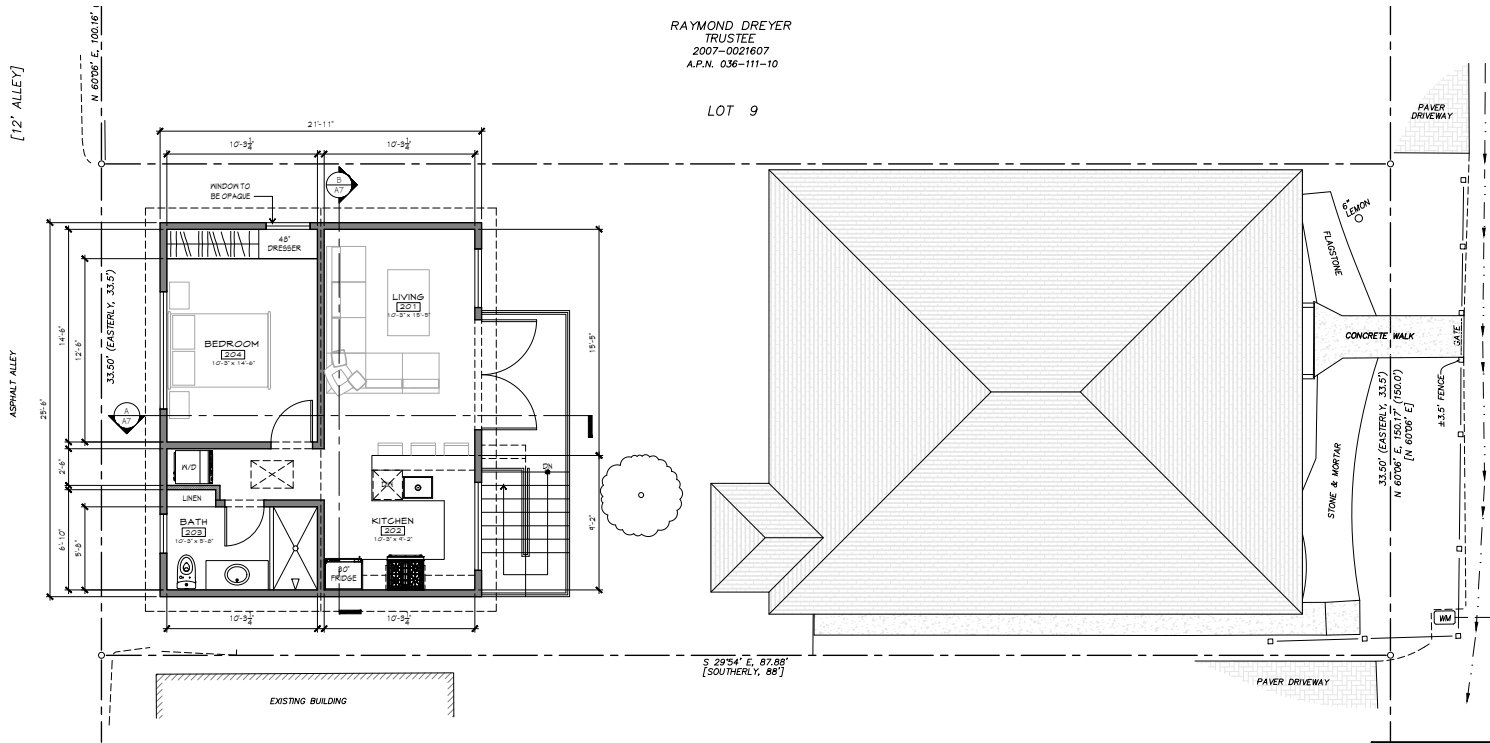
ISSUE DESCRIPTION
PRELIMINARY PERMIT
NOV. 13, 2024
DESIGN DEVELOPMENT
MAR. 19, 2025
PLANNING SUBMITTAL
SEPT. 19, 2025
BUILDING SUBMITTAL
REVISIONS
DESIGN REWORK
7.30.25

PROPOSED
FLOOR PLANS
A4

NOTE:
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.

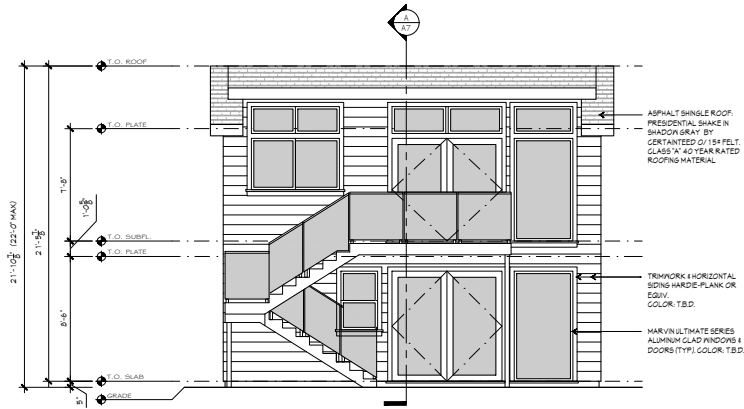
RAYMOND DREYER
TRUSTEE
2007-0021607
A.P.N. 036-111-10

LOT 9

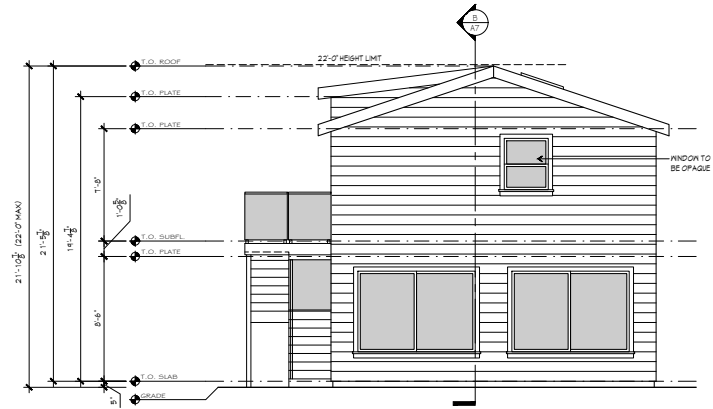


2 PROPOSED ADU 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

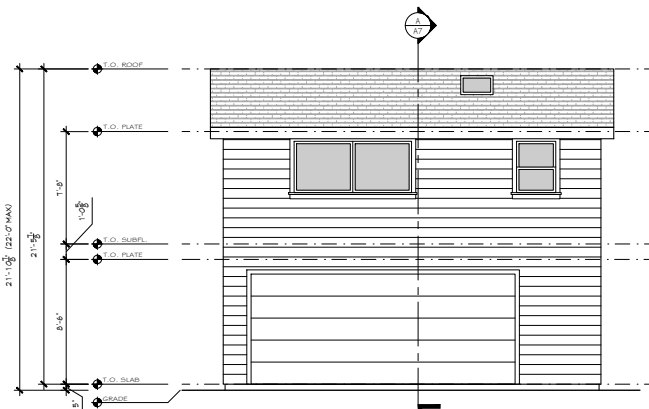
WALL LEGEND
NEW 2x4 STUD WALL
NEW 2x4 STUD WALL
EXISTING WALLS TO BE REMOVED
EXISTING WALLS TO REMAIN



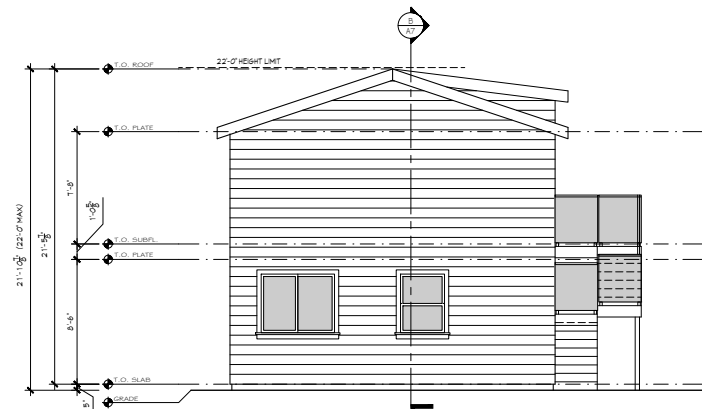
1 PROPOSED SOUTH (FRONT) ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED EAST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"



3 PROPOSED NORTH (REAR) ELEVATION
SCALE: 1/4" = 1'-0"



4 PROPOSED WEST (SIDE) ELEVATION
SCALE: 1/4" = 1'-0"

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
1333 SEABRIDGE BLVD., SUITE 200
OAKLAND, CA 94612
949.254.9919 FAX: 949.254.9919



EVANS RESIDENCE
108 FAIRVIEW AVE.
CAPITOLA, CA 95010

ISSUE: 1.1 (1-1)

ISSUE DESCRIPTION

PRELIMINARY DESIGN

NOV. 13, 2024

DESIGN DEVELOPMENT

MAR. 19, 2025

PLANNING SUBMITTAL

SEPT. 19, 2025

BUILDING SUBMITTAL

REVISIONS

DESIGN REWORK

7.30.25

PROPOSED ELEVATIONS

A6

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
1333 SEABOARD BLVD. SUITE 200
OAKLAND, CA 94612
949.254.4488 FAX 949.254.4488 FAX



EVANS RESIDENCE
108 FAIRVIEW AVE.
CAPTOLA, CA 95010

056-111-1-1

ISSUE DESCRIPTION

PRELIMINARY DESIGN

NOV. 13, 2024

DESIGN DEVELOPMENT

MAR. 19, 2025

PLANNING SUBMITTAL

SEPT. 19, 2025

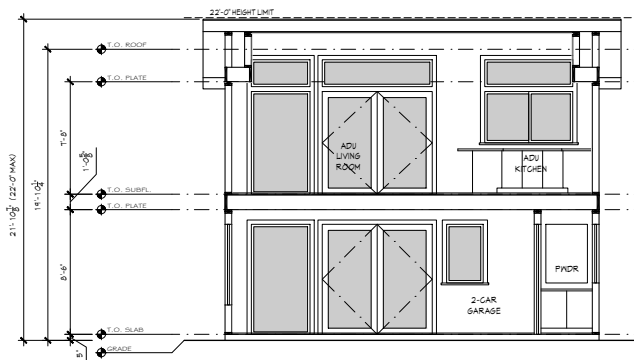
BUILDING SUBMITTAL

REVISIONS

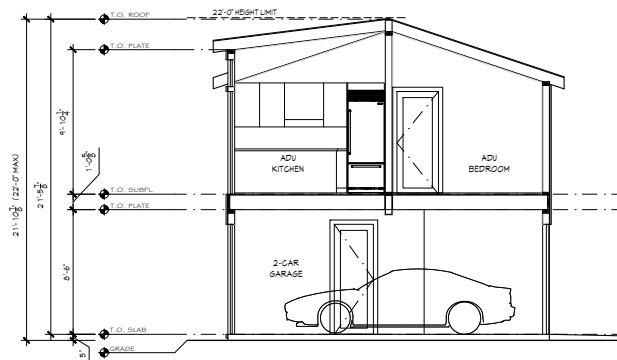
DESIGN REWORK

7.30.25

SECTIONS



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



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

9/17/2025 9:11 PM



City of Capitola

Accessory Dwelling Unit (ADU)

Deviation from Standards Form

ADU Deviation from Standards

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

The ADU Deviation requested is for guaranteed allowance within the coastal zone.

Modification to 17.74.040 General requirements, section H is requested.

Requesting deviation to allow ADU to exceed maximum F.A.R.

Required Findings

Please provide the reasons you believe the following findings can be made to support your ADU Deviation request. Attach additional pages as necessary.

The project deviation is necessary due to special circumstances applicable to subject property, including size, shape, topography, location, existing structures, or surroundings.

This property is located within the coastal zone on a small parcel (2,944 sq. ft.). Properties outside of the coastal zone are allowed up to 800 sq. ft. of ADU that does not count against F.A.R. We are proposing a new 558.87 sq. ft. 2-car garage for the main S.F.D. (which comes in 10% under FAR max.) and a 558.87 sq. ft. 1-bedroom ADU above the new garage.

The strict application of this chapter would deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.

Other properties of similar lot size outside of the coastal zone are allowed to maximize F.A.R. while adding 800 sq. ft. of ADU without restriction. Though asking for a deviation, we are not maximizing F.A.R. and asking for an ADU that is 241.43 sq. ft. less than the allowed 800 sq. ft. This rational is also applied due to State driven reasons for ADUs, in addition to the fact that half of Capitola is allowed to maximize F.A.R. unrestricted.

Attachment 3

Comparison, existing and pending guaranteed allowance provision

EXISTING, Currently Effective Inside the Coastal Zone

§17.74.040(H). Guaranteed Allowance.

Maximum building coverage, floor area ratio, and private open space standards in Section 17.74.080 (Development standards) shall not prohibit an accessory dwelling unit with up to eight hundred square feet of floor area, up to sixteen feet in height, and four-foot side and rear yard setbacks, provided the accessory dwelling unit complies with all other applicable standards. The guaranteed allowance of eight hundred square feet of floor area is in addition to the maximum floor area of a property.

PENDING, Effective After Coastal Commission Certification

§17.74.040(H). Guaranteed Allowance.

1. Maximum building coverage, floor area ratio, front setbacks, private open space standards in Section 17.74.080 (Development standards) and privacy impact standards in Section 17.74.090(B) (Privacy Impacts) shall not prohibit an accessory dwelling unit with up to eight hundred square feet of floor area, and four-foot side and rear yard setbacks, provided the accessory dwelling unit complies with all other applicable standards. The guaranteed allowance of eight hundred square feet of floor area is in addition to the maximum floor area of a property.
2. An accessory dwelling unit may deviate from a building coverage, floor area ratio, front setbacks, or private open space standard no more than the minimum necessary to allow for eight hundred square feet of floor area.

Capitola Planning Commission

Agenda Report

Meeting: November 6, 2025

From: Community and Economic Development Department

Address: 506 A Pine Street



Project Description: Application #24-0138. APN: 036-022-10. Design Permit for a second-story addition to an existing duplex and new detached, two-story residential unit on a 0.28-acre site located at 506 Pine Street, within the Residential Multifamily-Medium (RM-M) zone district. This project is not located within the Coastal Zone.

Environmental Determination: Categorical Exemption

Recommended Action: Planning Commission consider Permit #24-0138, and approve the Design Permit pursuant to the findings and analysis included in the staff report and subject to the Conditions of Approval.

Property Owner: Jim and Claudia Kelly, Owners

Representative: Daniel Saphorhan, Apto Consulting

Applicant Proposal: The project consists of a Design Permit for the remodel and second story addition to an existing duplex and the addition of a new detached, two-story residential unit. Project plans have been provided (Attachment 1). The following are the proposed unit details:

Table 1- Project Unit Details						
Unit No.	Existing Unit Size	Proposed Unit Size	Existing Bedrooms	Proposed Bedrooms	Existing Garage	Proposed Garage
A	809 square feet	809 square feet	2	2	247 square feet	334 square feet
B	809 square feet	1,616 square feet	2	3	247 square feet	247 square feet
C	N/A	1,801 square feet	N/A	3	N/A	576 square feet

The project site is located in the RM-M zone district. The subject site is bordered to the north, east, and west by residential development. Commercial development is located to the south along Pine Street and Capitola Avenue.

The existing duplex's architectural style most closely resembles a "California Ranch" style. A similar style is proposed for the detached unit in an attempt to match the existing style. Minor modifications are proposed to the existing site plan by maintaining the current site topography and uphill driveway that provides access to Pine Street. The only major modification to the site plan consists of the addition of the detached unit. The project will include new landscaping.

Background: The site is developed with an existing 2,112 square foot duplex structure, paved driveway, and landscaping. Table 2 provides a summary of the lot dimensions and lot area of the subject parcel.

Table 2 – Property Data	
Lot Depth	124.98 feet
Lot Width	98.5 feet
Gross Lot Area	12,310 square feet

The Planning Department received the subject application on March 15, 2024.

Development and Design Review: On September 18, 2025, the Development and Design Review team reviewed the application and provided the applicant with the following direction and recommendations:

Public Works Representatives, Erika Senyk and Kailash Mozumder highlighted Condition No.'s 26 and 33, stating that these are substantial construction requirements being placed on the project and the property owner should be made aware of the requirements. The retaining wall structure design should be provided on the plans. The frontage requirements are likely to require a 5- foot cut and substantial retaining wall will be required.

Condition 26. Complete and submit the attached Storm Water Low Impact Development Assessment Checklist. Clearly mark all LID design measures on the site plans.

Condition 33. 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.

Representative Senyk stated that for multi-family projects, third party storm water review will be required. The storm water plan needs to comply with City and State requirements. The City will help facilitate the review by third party. An Operation and Maintenance Agreement will be required for the project.

Contract Building Official, Lihn Tran stated that the size of the project will not trigger ADA requirements. A soils report is required. Review of the plans indicates for the Unit A garage that a man door has not been provided. This will need to be corrected.

Principal Planner, Gina Paolini explained that there should be a distinct material change for the pathway and how it interfaces with the new sidewalk and driveway. The landscape plans do not indicate whether there is a separate meter for the landscape, and the owner should understand that this will be a requirement.

Development Standards: The following table outlines the Zoning Code requirements for development in the RM-M zoning district. Based upon this analysis, the proposed project complies with the standards of the RM-M zone district.

Table 3 – RM-M Zoning Conformance			
Development Requirement	Allowed/Required	Proposed	Compliance
Site Requirements			
Building Coverage	40 percent	36.7 percent	Complies
Density	1 unit per 2,900 square feet (4 units)	3 units	Complies
Parking	2 per unit	2 per unit	Complies
Structure Requirements			
Setbacks			
Front	Main-15 feet minimum	Unit C- 37.3 feet Unit A- 12 feet	Complies (deck projection allowed)

Table 3 – RM-M Zoning Conformance			
Development Requirement	Allowed/Required	Proposed	Compliance
Rear	15% of lot depth (18.7 feet)	Unit B- 11.2 feet ¹ Unit C-18.7 feet	Complies
Interior Side –west	10% of lot width (max. 7 feet)	Unit C – 7 Feet	Complies
Interior Side - east	10% of lot width (max. 7 feet)	Units A and B – 3.7 feet ¹	Complies
2 nd Story Deck	Front- 15 feet	Unit C – 37.3 feet	Complies
Deck (19 -30 inches above grade)	Front- 5 feet into setback	Unit A - 3.3 feet	Complies
Height, Maximum	30 feet	30 feet	Complies
Common Open Space	15% (1,846 square feet)	6,300	Complies
Private Open Space	48 square feet per individual unit	Unit A- 279 square feet Unit B- 63 square feet Unit C-256 square feet	Complies

Discussion: This section outlines the project's consistency with the Zoning Code and Objective Design Standards.

Zoning Code Requirements

Nonconforming Structures: The existing duplex is nonconforming to the rear and interior east side setback. When altering a nonconforming structure, structural alterations are limited in accordance with Section 17.92.070 (Permissible Structural Alterations) of the Capitola Municipal Code (CMC). As required by the code, a construction cost breakdown has been completed for the project (Attachment 2). The total construction/remodel costs will not exceed 67.5 percent of the present fair market value of the structure. The calculation does not exceed eighty percent of the present fair market value of the structure (as it would be without any of the structural alterations), therefore proposed structural alterations can be made.

Building Height: Pursuant to CMC Section 17.48.020.A (Measurement of Height), height is measured as the vertical distance from the assumed ground surface to the highest point of the building. Assumed ground surface means a line on the exterior wall of a building that connects the points where the perimeter of the wall meets the finished grade. The project is proposing a 30-foot building height, with a 3:12 slope. The property has a gentle rise from Pine Street, with a driveway grade ranging from 3.6 percent before it gently levels off to 0.35 percent. Grading for the building pad and driveway will be minimal, with 48 cubic yards of cut required for the new unit. The project would comply with the maximum height limit of 30 feet.

Private and Common Open Space

Pursuant to CMC Section 17.16.030, 50 percent of the units in a multi-family development are required to have at minimum 48 square feet of private open space. The project has been designed with private

¹ Structural alterations of nonconforming structures, as defined in Section 17.160.020, shall be limited as follows: at the time application for a structural alteration is made, the building official shall determine the cost at prevailing contractor rates of the total work of the improvements involved, excluding permit costs, landscaping costs and architectural costs. If that cost, added to the costs (similarly calculated) of other work involving structural alterations, commenced in the preceding five years, exceeds eighty percent of the present fair market value of the structure (as it would be without any of the structural alterations), the proposed structural alterations may not be made. (Ord. 1043 § 2 (Att. 2), 2020; Ord. 873 § 11 (part), 2004; Ord. 761 § 1, 1993. Formerly 17.72.070)

open space for each unit, compliant with the code requirements. Units A and C have large private deck areas. Unit B has 63 square feet of private deck area. The project has 6,300 square feet of common open space.

Parking Requirements: In accordance with Table 17-76-2 of CMC Chapter 17.76 (Parking and Loading), multifamily dwellings 751 square feet or larger must provide 2 parking spaces per unit. The project is required to provide six parking spaces. Unit A will have one covered and one uncovered parking space, and Units B and C will have two covered parking spaces each.

Design Review and Objective Standards: The proposed architectural design is “California Ranch”, with materials consisting of stacked stone, stucco, vinyl windows, and asphalt shingle roof. The street facing facade includes varied building wall materials, decks and balconies to add visual interest and distinction. The project includes a gabled shingle roof on both the detached unit and the existing structure, with a 3:12 slope.

Design Permits for multifamily residential projects are reviewed by a City-contracted design professional prior to review and action by the Planning Commission. RRM Design Group was contracted by the City to complete the third-party review, and overall architectural evaluation of the project in accordance with CMC Chapter 17.82 (Objective Standards for Multifamily and Mixed-Use Residential Development). RRM Design Group prepared a detailed evaluation for the project dated April 24, 2025 (Attachment 3). The applicant has responded to the review memo (Attachments 4). The applicant has addressed all the requested changes, except those addressing public realm and façade.

Pedestrian Environment and Public Realm: RRM Design Group recommended that the site plan be revised to create a pedestrian connection from the existing duplex and proposed detached unit primary entries to the public realm to allow for safe passage for residents and guests. A pedestrian walkway, a minimum of six feet in width, is required to provide a connection between the public street and all building entrances. Residents should not be required to walk in a driveway to reach their unit. The applicant has requested an exception to this requirement and proposes a varied colored surface material adjacent to the driveway to satisfy the requirement.

It was also recommended that the floor plan of the detached unit be revised to allow for a street facing primary entry to further solidify the connection with the public realm. The applicant is seeking an exception to the entry requirement. The intent of the building placement, orientation, and entry standards are to:

1. Support cohesive neighborhoods and social interaction with outward-facing buildings.
2. Support a pedestrian-oriented public realm with an attractive and welcoming streetscape character.
3. Provide for sensitive transition from the public realm (sidewalk) to the private realm (residences).
4. Provide adequate area behind buildings for parking.

The applicant has continued with the existing layout with entry and parking facing interior to the site, due to the topography of the site, and the distance from the street. The three units on site will have a social connection and all parking will be interior to the site. Although a pedestrian connection has not been provided from the site to the public sidewalk, a distinct material change adjacent to the driveway will be provided to support a path of travel.

Façade: The objective design standards require that for street-facing windows, the glass be inset a minimum of three inches from the exterior wall or from surface to add relief to the wall surface. RRM Design Group recommended that the plans be revised for the detached unit to comply with the requirement. The applicant has stated that the proposed framing does not allow for the required inset, and they are requesting a deviation from the requirement. No alternative method is proposed.

Landscaping: Pursuant to CMC Section 17.72.050 (Required landscape areas), all required property frontages are required to be landscaped and maintained. RRM Design Group recommended the

installation of a fast-growing evergreen buffer species between the existing residential homes and the proposed second story addition on Unit B and the new Unit C. The landscape plan has been revised to include a landscape buffer along the western property line to comply with this recommendation. The project proposes removal of a 16-inch oak tree along the western property line. The applicant indicates that two, fifteen-gallon, *Schinus molle* (Peruvian pepper tree) are proposed at the rear of the property, as replacement trees.

The landscape irrigation system is required to be on a separate dedicated water meter (Section 17.72.050 B2). The applicant will be required to comply with this requirement.

The project will be required to demonstrate compliance with the Soquel Creek Water District's Maximum Allowable Water Use as required by Section 17.72.060 B1.

Deviations Requested: An applicant may request deviation from one or more standards through the design permit process. The Planning Commission may approve a deviation upon finding that the project incorporates an alternative method to achieve the intent statement that proceeds the standard. The applicant is requesting the following deviations from the City's Objective Design Standards:

1. CMC Section 17.82.060.B.3.b – Building Entry Orientation – No alternative method proposed.
2. CMC Section 17.82.060.B.4- Pedestrian Walkway – Alternative method proposed.
3. CMC Section 17.82.080.B2.b- Windows and Doors – No alternative method proposed.

The applicant is upgrading the new structure to be consistent with the proposed new residential unit. Because of site constraints and the orientation of the existing duplex, it may be appropriate to orientate the new residential unit interior to the site. The street facing façade has decks and varied building materials to add interest along the street frontage. Although a clear pedestrian walkway has not been provided, a colored material change will be provided along the driveway to encourage pedestrian use along the periphery of the driveway. For the project windows, no alternative method of compliance has been proposed, and because this is a new structure, staff has required the objective standard be complied with. Condition No. 22 requires compliance with CMC Section 17.82.080.B2.b- Windows and Doors.

California Environmental Quality Act (CEQA): This project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15303(b) - New Construction, and 15304(b) - Minor Alterations to Land. The Community Development Director has further determined that the six exceptions to the use of a categorical exemption do not apply to this project (CEQA Guidelines Section 15300.2).

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.**

The Community Development Department, Development and Design Review Committee, RRM Design Group, and Planning Commission have reviewed the project. The existing structure has been identified as nonconforming. Because the costs of improvements will not exceed 80 percent of the fair market value, the improvements and addition are permitted. The proposed project, as conditioned, consists of long range and implementation planning documents. The project complies with the City's Design Review Criteria.

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

The Community Development Department, Design and Development Review Committee, and Planning Commission have reviewed the project. The proposed three-unit, multi-family development complies with all development standards of the RM-M zoning district, except for the

identified nonconforming setbacks which may remain unaltered. The proposed project complies with all applicable requirements of local law and is conditioned to comply with any relevant approvals and permits from the City of Capitola.

- C. **The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).**
The project is categorically exempt from the provisions of CEQA pursuant to Sections 15303(b) - New Construction, and 15304(b) - Minor Alterations to Land. None of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2). The project will not have a significant adverse effect on the environment.
- D. **The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.**
The proposed multifamily development will not have an impact to public, health, safety, and welfare. The buildings will be fire sprinkled and will be served by all necessary public utilities.
- E. **The proposed project complies with all applicable design review criteria in CMC Section 17.120.070 (Design Review Criteria).**
The Community Development, Design and Development Review Committee, RRM Design Group, and Planning Commission have reviewed the project. The proposed three-unit, multifamily development and supporting improvements will comply with the applicable design review criteria as described by RRM Design Group.
- F. **For projects in residential neighborhoods, the proposed project maintains the character, scale, and development pattern of the neighborhood.**
The project site is located within the RM-M zoning District, surrounded by residential and commercial/office uses. The design complies with the City of Capitola standards. The proposed use does not introduce any new or unusual impacts.

Conditions of Approval:

General Conditions

1. The project approval consists of a Design Permit for a second-story addition to an existing duplex and new detached, two-story unit on a 0.28-acre site located at 506 Pine Street. Design Permit No. 24-0138 is approved as indicated on the final plans reviewed and approved by the Planning Commission on November 6, 2025, except as modified through conditions imposed by the Planning Commission during the hearing.
2. This permit shall expire 24 months from the date of issuance unless exercised. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
3. 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.
4. At the time of submittal for building permit review, the Conditions of Approval must be printed in full on the construction plans.

5. 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.
6. 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.
7. 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.
8. The project applicant shall designate a “disturbance coordinator” who will be responsible for responding to any local complaints regarding construction noise or activity. The coordinator (who may be an employee of the general contractor) will determine the cause of the complaint and will require that reasonable measures warranted to correct the problem be implemented. The name and telephone number of the disturbance coordinator shall be conspicuously posted at the construction site fence and on any notifications sent to neighbors. The sign/banner must also list an emergency after-hours contact number for emergency personnel.
9. Green Waste is the City’s exclusive hauler for recycling and disposal of construction and demolition debris. For all debris boxes, contact Green Waste. Using another hauler may violate City Code Section 8.04 and result in Code Enforcement action.
10. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.

Planning Department Conditions

11. Prior to making any changes to the 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.
12. Prior to issuance of a building permit, all Planning fees associated with Permit #24-0138 shall be paid in full.
13. Air-conditioning equipment or other mechanical equipment shall be screened from view and fall within allowable city-permitted decibel levels. Additional details showing equipment locations and any mechanical screens shall be shown on the building permit plans.
14. Outdoor luminaires shall be energy-efficient fixtures controlled by motion sensors and incorporate cut-off controls and outdoor lighting controls. 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.

15. Prior to issuance of a building permit, the Building Permit plans will be routed for plan approval to the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District and Central Fire Protection District.
16. The Applicant or permittee shall defend, indemnify, and hold harmless the City of Capitola, its agents, officers, and employees from any claim, action, or proceeding against the City of Capitola or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval; provided, however, that the Applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the Applicant's or permittee's defense of said claims, actions or proceedings.
17. Prior to issuance of building permits, the building plans must show that any existing overhead utility lines within the property and any new utility lines will be underground to the nearest utility pole.
18. Prior to occupancy, the Landscape Architect shall certify in writing that the landscaping and irrigation has been installed in accordance with all aspects of the approved landscape plans, subject to final approval by the Community Development Director.
19. At time of submittal for demolition and/or building permit review, the applicant shall include a demolition work of scope statement and a demolition plan clearly identifying all areas of walls and floors to be demolished. The City may require a letter from a structural engineer. Any modifications to the demolition plans, including modifications to the scope of work, means and methods of demolition/construction, or changes to the framing, windows, or any other exterior elements shall be submitted to the Building Department for review and approval prior to proceeding with demolition and/or construction. In the course of construction, the City may require additional plans as they deem necessary.
20. Trees approved for removal within this development application may not be removed prior to issuance of a building permit.
21. The 16-inch oak tree removed for the project shall be replaced with two, 15-gallon trees, to be installed prior to final occupancy.
22. Prior to issuance of a building permit, the project plans shall be revised to demonstrate compliance with CMC Section 17.82.080.B2.b- Windows and Doors, requiring that the street-facing windows be inset a minimum of three inches from the exterior wall or from surface to add relief to the wall surface.

Public Works Department Conditions

23. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection. Site runoff shall not drain onto adjacent parcels or over sidewalks.
24. Prior to issuance of building permits, the applicant shall submit a stormwater management plan, prepared and certified by a Registered Civil Engineer, to the satisfaction of the Director of Public

Works which complies with Capitola Municipal Code Section 13.16.090 Post Construction Stormwater Management and implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).

25. Prior to issuance of building permits, submit a site plan that includes stormwater temporary construction sediment and erosion control measures (e.g., access to construction site, equipment and material storage locations and duration of placement, stockpile protection location and detail, wattle locations and detail, inlet protection detail, containment of trash/debris, location of portable toilet and containment/protection, etc.). The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
26. Complete and submit the attached Storm Water Low Impact Development Assessment Checklist. Clearly mark all LID design measures on the site plans.
27. New sidewalk will be required across the full frontage of the property. Please revise the plans to show that a full run of sidewalk will be installed per Public Works Standard Details and to the satisfaction of the Public Works Department. The standard details can be accessed on the City's website here: <https://www.cityofcapitola.org/publicworks/page/standard-details-public-works>

Prior to Final Occupancy

28. Prior to final occupancy approval the applicant shall submit a final Operation and Maintenance Plan including any revisions resulting from changes made during construction for review, approval and recorded in the Office of the County Recorder by the Public Works Director.
29. Prior to final occupancy approval the applicant shall enter into and record in the Office of the County Recorder, any agreements identified in the Stormwater Control Plan which pertain to the transfer of ownership, right-of-entry for inspection or abatement, and/or long-term maintenance of the stormwater treatment BMPs.
30. The Engineer of Record shall inspect and provide record drawings of construction of stormwater management improvements and certify to the City that the construction meets the intent of the approved design drawings, Stormwater Control Plan, and City Post Construction Requirements. Public Works Standard Conditions of Approval (to be printed in the plan set)
31. Public Works Standard Detail BMP STRM (Stormwater Pollution Prevention and Protection for Construction Projects) (attached) shall be printed in full and incorporated as a sheet in the construction plans with the date and signature. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
32. Applicant shall notify the Public Works Department 24 hours in advance of the commencement of work. A pre-construction inspection must be conducted by the grading official, or appointed staff to verify compliance with the approved erosion and sediment control plan. All BMPs, sediment and erosion control measures shall be installed prior to the start of construction and shall be maintained throughout project duration.
33. 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.
34. Prior to 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

35. Site runoff shall not drain onto adjacent parcels or over sidewalks.
36. 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. General Site Maintenance: Keep work site clear of debris and be aware of tracking mud, dirt, gravel into the street, and sweep daily, cover all stockpiles and excavation spoils. Practice good housekeeping and maintain temporary construction BMPs.

Attachments:

1. 506 Pine Street - Project Plans – October 11, 2025
2. 506 Pine Street - Construction Cost Breakdown
3. 506 Pine Street - RRM Design Review Memo – April 24, 2025
4. 506 Pine Street - Applicant's Response to Design Review Memo

Report Prepared By: Gina Paolini, Principal Planner

Reviewed By: Rosie Wyatt, Deputy City Clerk

Approved By: Katie Herlihy, Community and Economic Development Director

SC HD

DOUG SILVERIA CALIBD.

SANTA CRUZ HOME DESIGN

sanacruzrhomedesign.com

doaguchd@gmail.com

PO BOX 4308

San Jose, CA 95123

(408) 345-0383

Doug Silveria

10/11/2025



MASTER PLANNING APPLICATION SET

KELLY FAMILY

506 PINE STREET
CAPITOLA, CA 95010
APN. 036-022-10

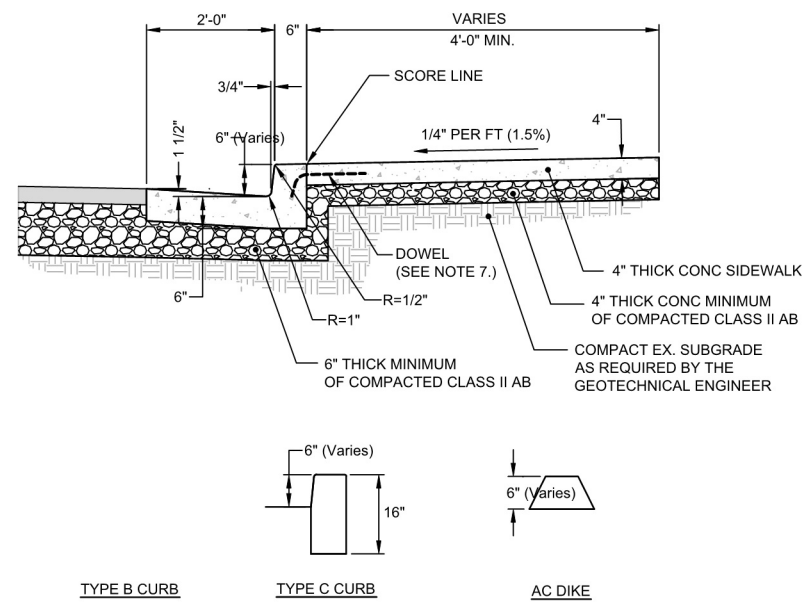
PLAN DATE:	03/17/2025
REVISIONS:	
1	07/02/2025
2	08/21/2025
3	10/11/2025
(N)	3D EXTERIORS

SCALE: AS NOTED
SHEET:


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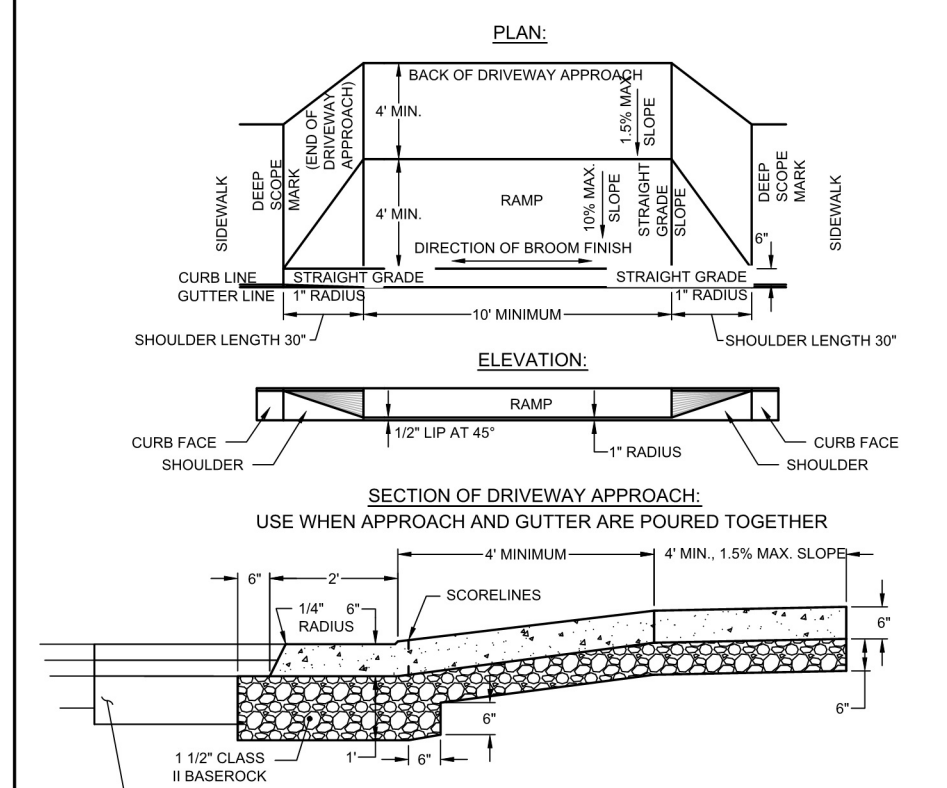
3 CONCEPTUAL (N) 4'-0" SIDEWALK @ REAR OF (E) CURB & GUTTER PER CAPITOLA PUBLIC WORKS DRAWING CAP-003
NOTE: (E) TREES WILL NEED TO BE REMOVED AND THE (E) GRADE MAY NECESSITATE THE CONSTRUCTION OF A (N) RETAINING WALL AT BACK EDGE OF SIDEWALK TO RETAIN THE (E) GRADE.




- NOTES:
1. ALL WORK AND MATERIAL SHALL CONFORM TO THE CITY OF CAPITOLA STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
 2. CONCRETE SHALL BE SIX SACK MIX, CLASS A WITH 2500 PSI IN 28-DAY MINIMUM.
 3. COMPACT SUBBASE SOIL AND CLASS II AGGREGATE BASE TO 95% RELATIVE COMPACTION.
 4. SEE SCORELINE AND EXPANSION JOINTS PER CAP-006.
 5. ALL CONCRETE CURBS, GUTTERS, SIDEWALKS, AND DRIVEWAY APPROACH REMOVALS SHALL BE SAWCUT ON EXISTING SCORELINES, LIMITS OR REMOVAL TO BE DETERMINED BY CITY.
 6. ALL CONCRETE SURFACES WHICH HAVE BEEN MARKED OR DEFACED WILL NOT BE ACCEPTED.
 7. IF SIDEWALK IS NOT INSTALLED MONOLITHICALLY, PLACE #4 DOWELS 18" LONG AT 4' O.C. IN BACK OF CURB, 3" DOWN FROM TOP OF CURB AND 4" INTO THE CONCRETE.

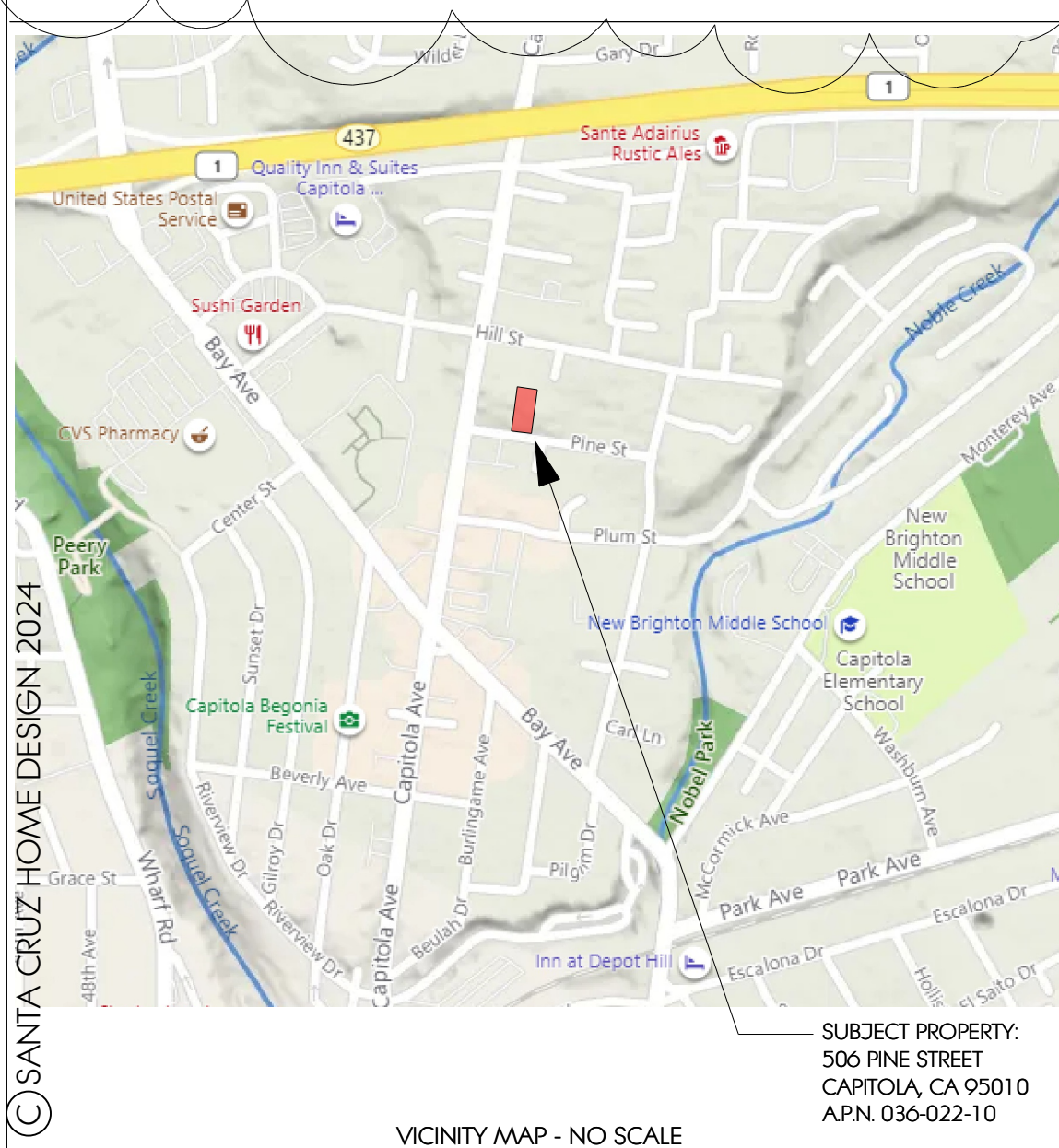
NOT TO SCALE		STANDARD DRAWINGS FOR CURB, GUTTER, AND SIDEWALK	DRAWN: 1/15 CAP - 003
DRAWN BY: JFR		STEVEN J. SEIBERG, PUBLIC WORKS DIRECTOR	
CHECKED BY: JFR			DRAWING No. CAP - 003

CONCEPTUAL DRIVEWAY APPROACH PER CAPITOLA PUBLIC WORKS DRAWING CAP-008.
NOTE: (E) ASPHALT DRIVEWAY GRADE/SLOPE MAY NOT CONFORM TO MAX GRADE/SLOPES SPECIFIED IN THIS DETAIL. IF REQUIRED, THE (E) DRIVEWAY MAY NEED TO BE REMOVED, REGRADED AND REPLACED AT A STEEPER GRADE/SLOPE.



- NOTES:
1. ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CITY OF CAPITOLA STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
 2. CONCRETE SHALL MEET 2500 PSI IN 28-DAY REQUIREMENTS (MINIMUM).
 3. DRIVEWAY APPROACH SHALL BE GIVEN A MEDIUM BROOM FINISH FROM END TO END.
 4. SCORELINES SHALL CORRESPOND WITH THE SCORELINES OF THE ADJACENT SIDEWALK WHEN PRACTICAL.
 5. ALL DRIVEWAY APPROACH REMOVALS SHALL BE SAW CUT ON EXISTING SCORELINES. LIMITS OF REMOVAL TO BE DETERMINED BY CITY.
 6. ALL CONCRETE SURFACES WHICH HAVE BEEN MARKED OR DEFACED WILL NOT BE ACCEPTED.
 7. USE 1/4" RADIUS JOINTER FOR ALL SCORELINES WHICH SHALL BE STRAIGHT, TRUE TO ALIGNMENT AND DEPTH.
 8. 5' MINIMUM BETWEEN DRIVEWAY APPROACHES.
 9. 6 X 6 X 6 WIRE MESH SHALL BE INSTALLED FULL LENGTH FROM BACK OF GUTTER TO BACK OF SIDEWALKS ON ALL DRIVEWAYS.
 10. DIFFERENCE IN SLOPE OF THE DRIVEWAY RAMP AND THE SLOPE OF A LINE BETWEEN THE GUTTER AND A POINT ON THE ROADWAY 5'-0" FROM GUTTER LINE SHALL NOT EXCEED 10%.

NOT TO SCALE		STANDARD DRAWINGS FOR CONCEPTUAL DRIVEWAY APPROACH	DRAWN: 1/15 CAP - 008
DRAWN BY: JFR		STEVEN J. SEIBERG, PUBLIC WORKS DIRECTOR	
CHECKED BY: JFR			DRAWING No. CAP - 008



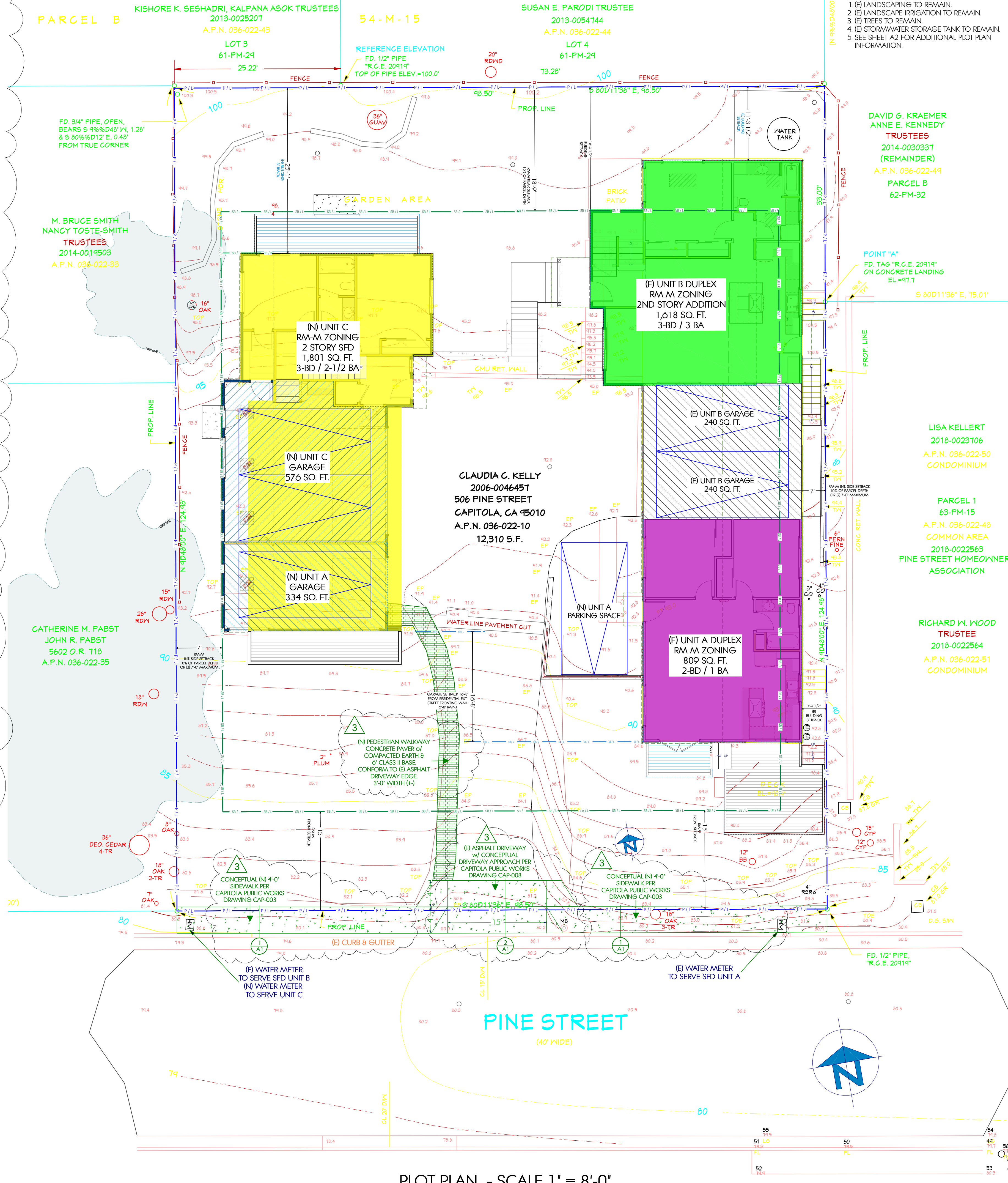
SUBJECT PROPERTY:
506 PINE STREET
CAPITOLA, CA 95010
APN. 036-022-10

PARCEL B KISHORE K. SESHADRI, KALPANA ASOK TRUSTEES
2013-0025207
A.P.N. 036-022-43

54-M-15

SUSAN E. PARODI TRUSTEE
2013-0054744
A.P.N. 036-022-44

M. BRUCE SMITH
NANCY TOSTE-SMITH
TRUSTEES
2014-0019503
A.P.N. 036-022-33



CLAUDIA C. KELLY
2006-0046457
506 PINE STREET
CAPITOLA, CA 95010
A.P.N. 036-022-10
12,310 S.F.

PLOT PLAN NOTES:
1. (E) LANDSCAPING TO REMAIN.
2. (E) LANDSCAPE IRRIGATION TO REMAIN.
3. (E) TREES TO REMAIN.
4. (E) STORMWATER STORAGE TANK TO REMAIN.
5. SEE SHEET A2 FOR ADDITIONAL PLOT PLAN INFORMATION.

DAVID G. KRAEMER
ANNE E. KENNEDY
TRUSTEES
2014-0030337
(REMAINDER)
A.P.N. 036-022-49
PARCEL B
62-PM-32

LISA KELLERT
2018-0023706
A.P.N. 036-022-50
CONDOMINIUM
PARCEL 1
63-PM-15
A.P.N. 036-022-46
COMMON AREA
2018-0022563
PINE STREET HOMEOWNER
ASSOCIATION

RICHARD W. WOOD
TRUSTEE
2018-0022564
A.P.N. 036-022-51
CONDOMINIUM

OWNERS:
CLAUDIA & JIM KELLY
PO BOX 2221
SANTA CRUZ, CA 95063
(831) 345-0068, (831) 281-0050
ckelly@mac.com, jkelly8142@gmail.com

PROJECT DESCRIPTION:

ZONING	RM-M
OCCUPANCY TYPE	R3/U
TYPE OF CONSTRUCTION	VB
NUMBER OF STORIES	1 & 2
FIRE AGENCY	CENTRAL FIRE
FIRE HAZARD AREA	NO
FIRE SPRINKLERS	AT (N) SFD, AT (E) DUPLEX IF REQUIRED
WATER SERVICE	SOQUEL CREEK WATER DISTRICT
SEWER/SEPTIC	SEWER

REMODEL, ADDITIONS AND NEW CONSTRUCTION ON A 12,310 SQ. FT. LOT.

UNIT 'A' DUPLEX (EXISTING NONCONFORMING RM-M ZONING)
REMODEL A PORTION OF AN EXISTING 809 SQ. FT. DUPLEX CONSISTENT WITH SECTION 1792.070.
CONSTRUCT A NEW 334 SQ. FT. GARAGE.
2 BEDROOM, 1 BATH, 2 PARKING SPACES PROVIDED.

UNIT 'B' DUPLEX (EXISTING NONCONFORMING RM-M ZONING)
REMODEL A PORTION OF AN EXISTING 809 SQ. FT. DUPLEX WITH NEW 2ND STORY ADDITION CONSISTENT WITH SECTION 1792.070.
3 BEDROOM, 3 BATH, 2 PARKING SPACES PROVIDED.
NOTE: PARKING SPACES PER OS 1782.050B.1 AND FIGURE 1782-1

UNIT 'C' SFD (RM-M ZONING)
CONSTRUCT A NEW 2-STORY, 1,801 SQ. FT. SFD WITH 576 SQ. FT. ATTACHED GARAGE.
3 BEDROOM, 2-1/2 BATH, 2 PARKING SPACES PROVIDED.
NOTE: PARKING SPACES PER OS 1782.050B.1 AND FIGURE 1782-1

AREA TOTALS:

LOT AREA	12,310 SQ. FT.
STRUCTURE FOOTPRINTS	4,516 SQ. FT.
TOTAL LOT COVERAGE	36.7% (40% ALLOWED)

(E) DUPLEX	
UNIT 'A'	
(E) TOTAL LIVING	809 SQ. FT.
(E) GARAGE	247 SQ. FT.
(N) GARAGE	334 SQ. FT.
(E) DECK	263 SQ. FT.
(N) DECK	65 SQ. FT.

REMODELED AREA (SEE SHEET A9)	
(R) LIVING	190 SQ. FT.
REMOVED DECK	49 SQ. FT.

UNIT 'B'	
(E) LIVING	809 SQ. FT.
(N) 1ST LIVING	195 SQ. FT.
(N) 2ND LIVING	612 SQ. FT.
(N) TOTAL LIVING	1,616 SQ. FT.

(N) COV. PORCH	37 SQ. FT.
(E) GARAGE	247 SQ. FT.
(E) DECK	63 SQ. FT.

REMOVED AREA (SEE SHEET A9)	
LIVING	558 SQ. FT.
REMOVED PORCH	16 SQ. FT.

(N) SFD	
UNIT 'C'	
(N) 1ST LIVING	585 SQ. FT.
(N) 2ND LIVING	1,216 SQ. FT.
(N) TOTAL LIVING	1,801 SQ. FT.
(N) GARAGE	576 SQ. FT.
(N) DECKS	256 SQ. FT.

SHEET INDEX:

- A0 3D EXTERIOR VIEWS
- A1 PLOT PLAN, GENERAL NOTES
- A2 PLANNING DATA & ROOF PLAN
- A3 (N) 1ST FLOOR PLANS
- A4 (N) 2ND FLOOR PLANS
- A5 (N) SFD ELEVATIONS
- A6 (N) SFD SECTIONS
- A7 (N) DUPLEX ADDITION ELEVATIONS
- A8 (N) DUPLEX ADDITION SECTIONS
- A9 (E) DUPLEX FLOOR & DEMOLITION PLANS & ELEVATIONS
- A10 (N) FOUNDATION PLANS
- A11 (E) NEIGHBORING STRUCTURES
- L1 LANDSCAPE PLAN
- S1 SURVEY
- SW1 STORM WATER BMP NOTES



Nancy Whum
10/11/2025

KELLY FAMILY

506 PINE STREET
CAPITOLA, CA 95010
APN. 036-022-10

PLAN DATE: 03/17/2025

REVISIONS:

- 1 07/02/2025
- 2 08/21/2025
- 3 10/11/2025

PLOT PLAN & GENERAL
NOTES

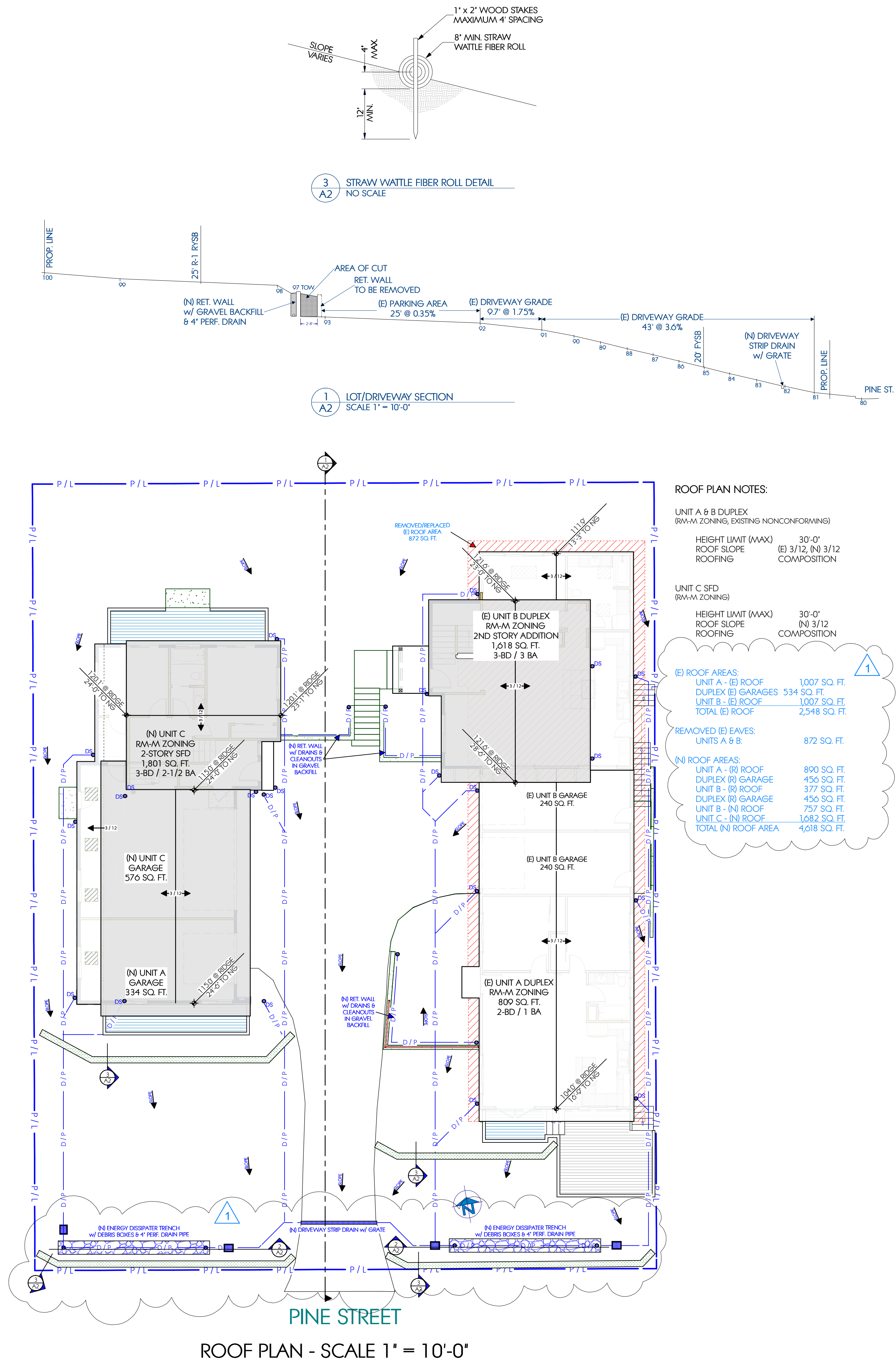
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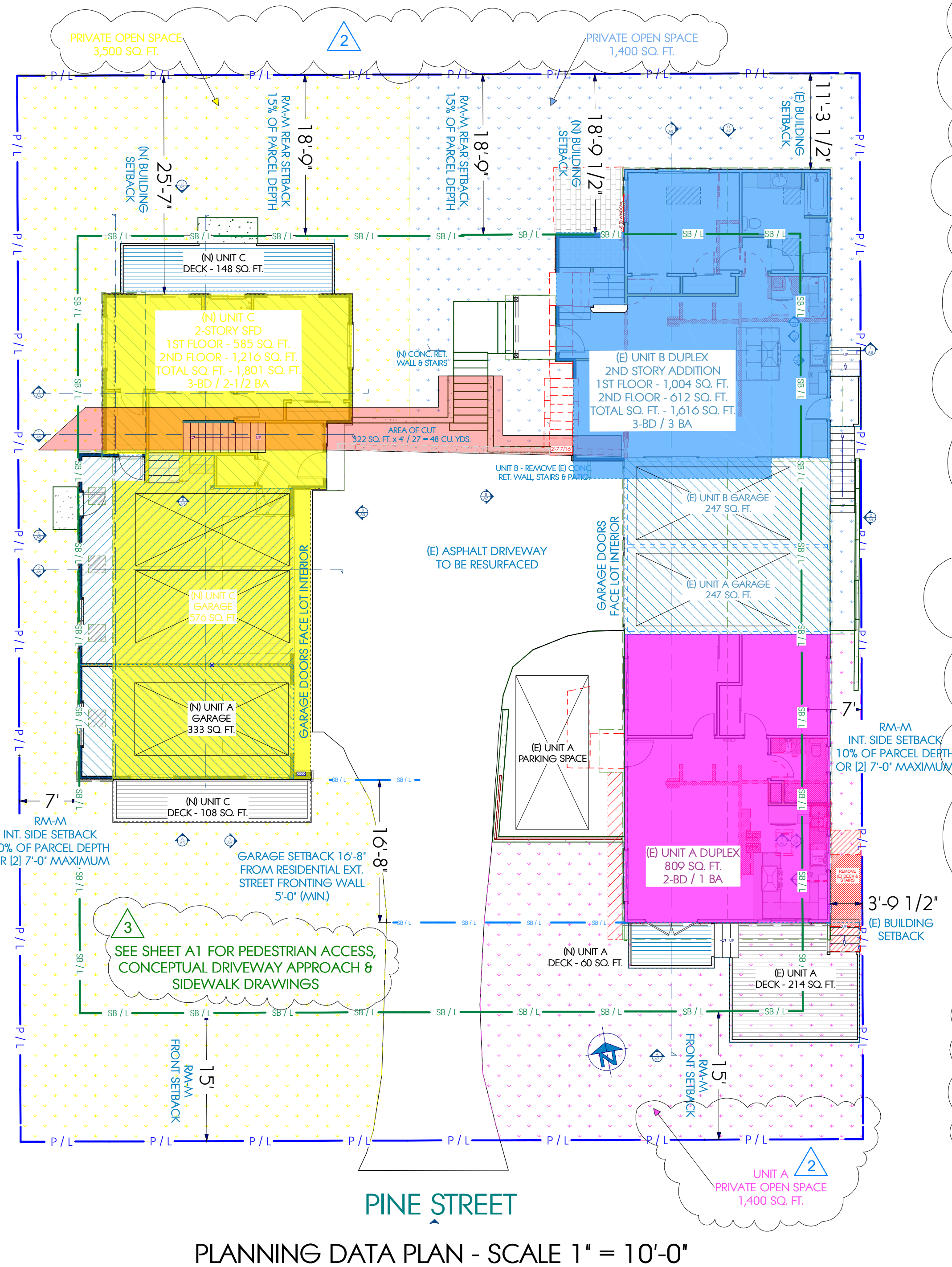
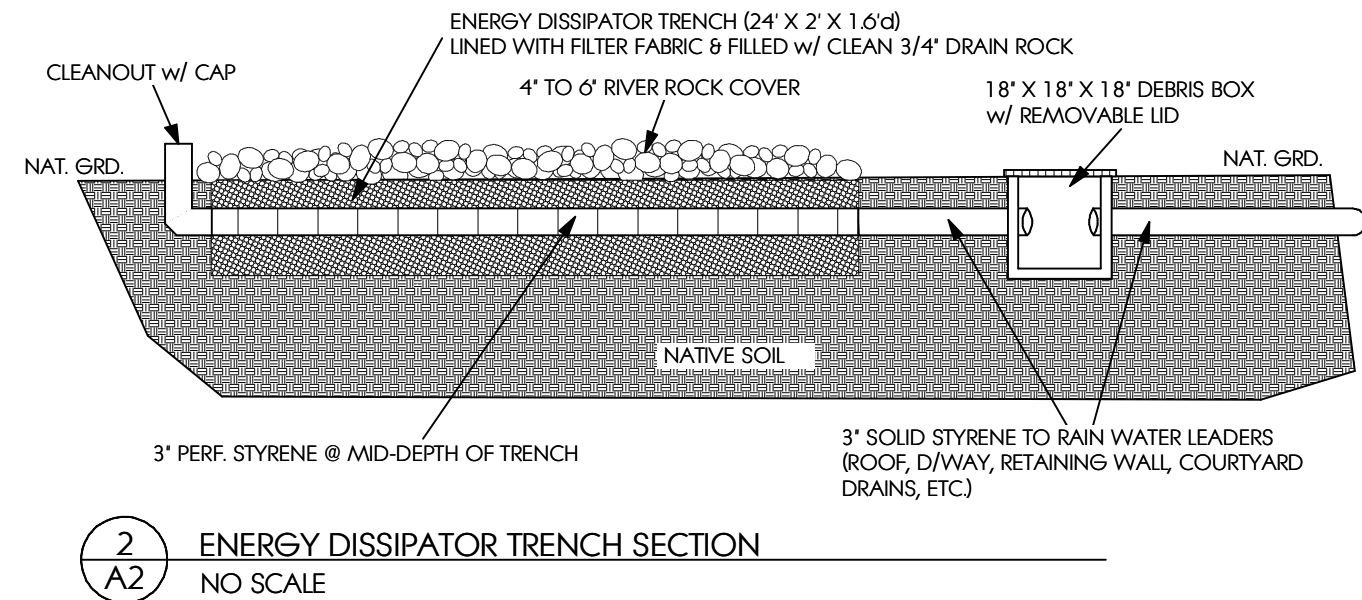
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PLOT PLAN - SCALE 1" = 8'-0"



EROSION CONTROL NOTES:

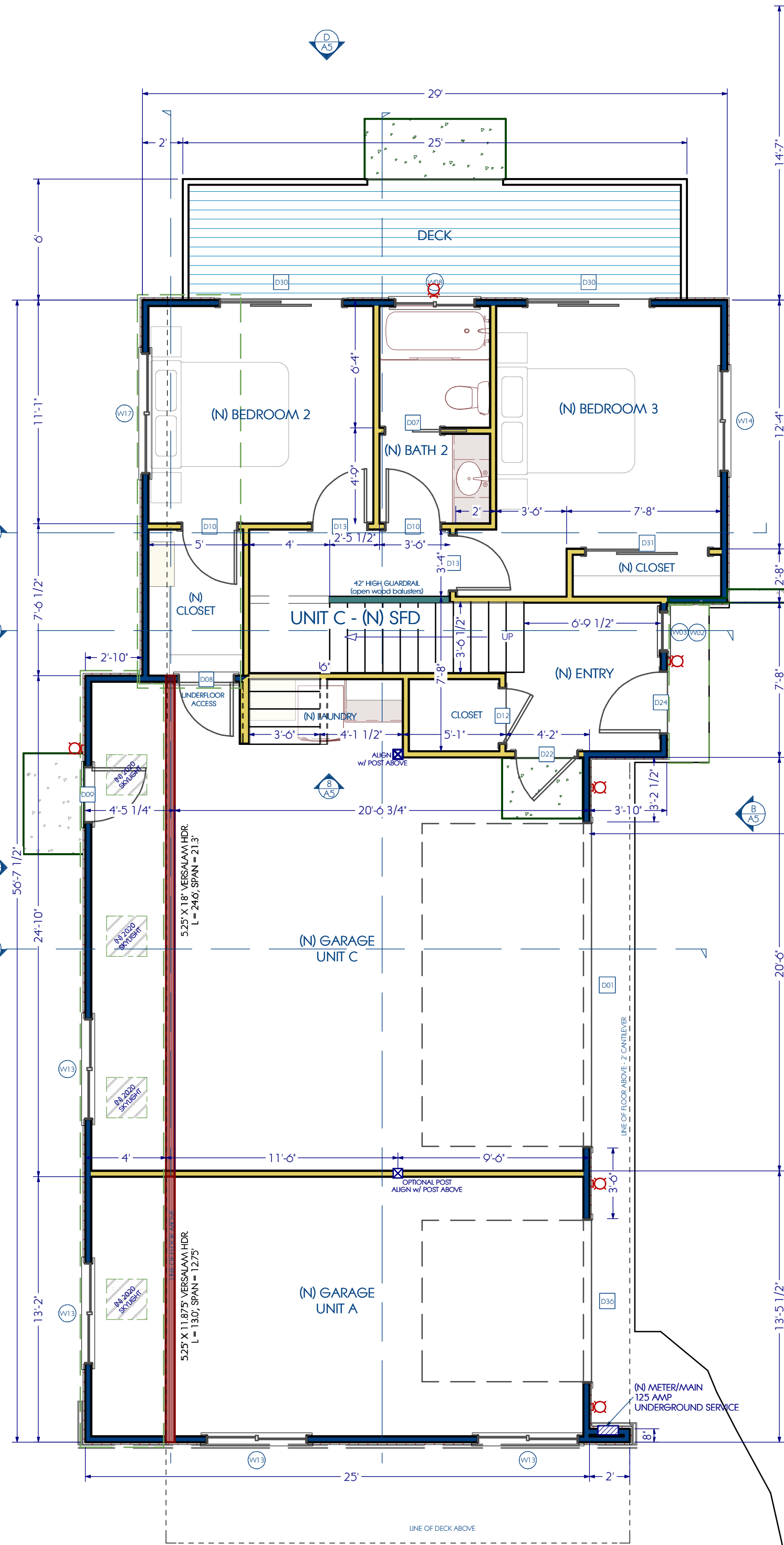
- ALL CONCENTRATED RUNOFF (ROOF, DRIVEWAY, COURTS, ETC.) TO BE DIRECTED TO ENERGY DISSIPATORS AND THEN DIRECTED TO GENTLY SLOPING VEGETATED AREAS NEAR STREET LEVEL.
- ALL AREAS EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED, SHALL BE PROTECTED BY MULCHING AND/OR PLANTING OF THE AN APPROVED EROSION CONTROL MIX AT A RATE OF 35 LBS PER ACRE.
- UNNECESSARY GRADING AND DISTURBING OF SOIL SHALL BE AVOIDED.
- NO LANDCLEARING OR EXCAVATION SHALL BE PERFORMED BETWEEN OCT. 15TH AND APRIL 15TH. ANY DEVIATION FROM THIS CONDITION REQUIRES REVIEW AND APPROVAL OF A SEPARATE WINTER EROSION CONTROL PLAN BY THE COUNTY OF SANTA CRUZ.
- BETWEEN OCT. 15TH AND APRIL 15TH EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. HAY BALES, FILTER BERMS, SILT FENCES OR OTHER MEANS SHALL BE EMPLOYED TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING ANY WATER COURSE.
- ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE.
- ANY MATERIAL STOCKPILED ON SITE SHALL BE PROTECTED FROM EROSION.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
- CONTINUOUS ROOF GUTTERS WITH DOWNSPOUTS ARE TO BE INSTALLED.



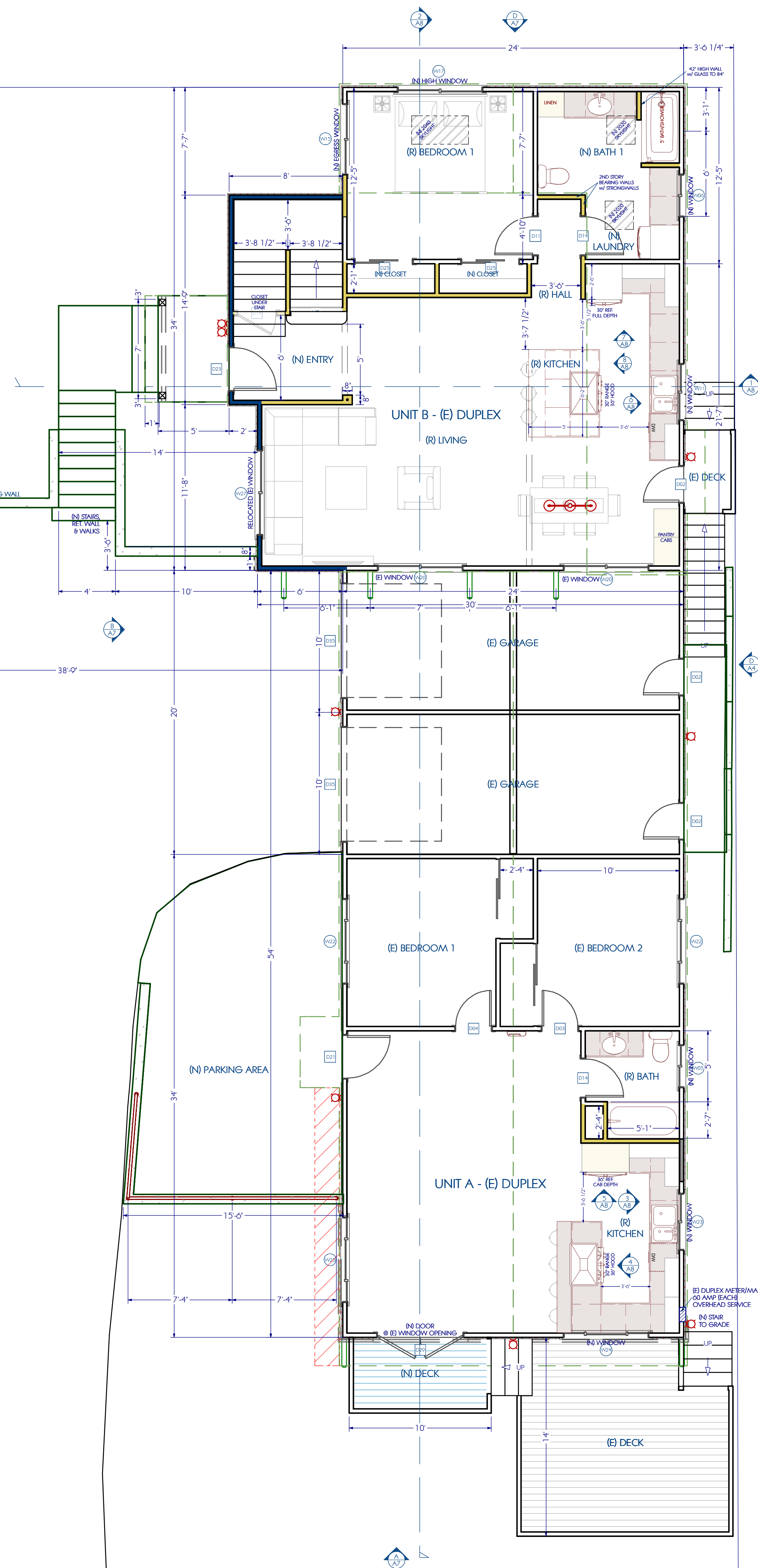
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WINDOW SCHEDULE					
NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	COMMENTS
W01	1	2	2030SC	SNGL CASEMENT-HR	IN TO MATCH (E)
W02	1	1	2030PX	FIXED GLASS	IN TO MATCH (E)
W03	1	1	2030SC	SNGL CASEMENT-HR	IN TO MATCH (E)
W04	6	2	2030SC	SNGL CASEMENT-HR	IN TO MATCH (E)
W05	1	1	3030RS	RIGHT SLIDING	IN TO MATCH (E)
W06	1	1	3030RS	RIGHT SLIDING	IN TO MATCH (E)
W07	2	2	3080PX	FIXED GLASS	IN TO MATCH (E)
W08	1	1	4010RS	RIGHT SLIDING	IN TO MATCH (E)
W09	1	2	4020PX	FIXED GLASS	IN TO MATCH (E)
W10	1	2	4020LS	LEFT SLIDING	IN TO MATCH (E)
W11	1	2	4040RS	RIGHT SLIDING	IN TO MATCH (E)
W12	1	2	4040RS	RIGHT SLIDING	IN TO MATCH (E)
W13	4	1	5020RS	RIGHT SLIDING	IN TO MATCH (E)
W14	1	1	5040LS	LEFT SLIDING	IN TO MATCH (E)
W15	1	1	5040RS	RIGHT SLIDING	IN TO MATCH (E)
W16	7	2	5040RS	RIGHT SLIDING	IN TO MATCH (E)
W17	2	1	6020RS	RIGHT SLIDING	IN TO MATCH (E)
W18	1	2	6020RS	RIGHT SLIDING	IN TO MATCH (E)
W19	1	2	6030RS	RIGHT SLIDING	IN TO MATCH (E)
W20	2	1	6030RS	RIGHT SLIDING	IN TO MATCH (E)
W21	1	2	6050RS	RIGHT SLIDING	IN TO MATCH (E)
W22	2	1	6030TS	TRIPLE SLIDING	IN TO MATCH (E)
W23	1	1	4030RS	RIGHT SLIDING	IN TO MATCH (E)
W24	1	1	6030TS	TRIPLE SLIDING	IN TO MATCH (E)
W25	1	1	6040TS	TRIPLE SLIDING	IN TO MATCH (E)
W27	1	1	6050RS	RIGHT SLIDING	RELOCATED (E)

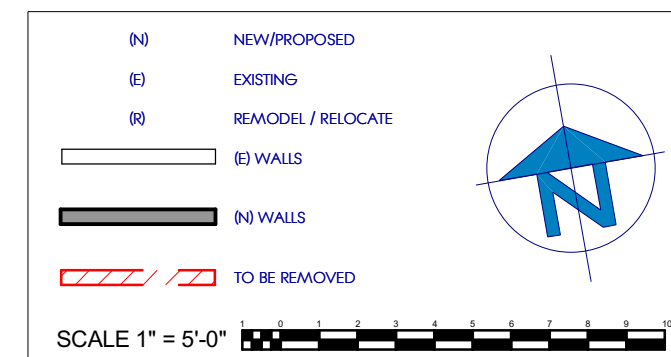
DOOR SCHEDULE						
NUMBER	QTY	FLOOR	SIZE	DESCRIPTION	THICKNESS	COMMENTS
D01	3	1	1008	GARAGE-GARAGE DOOR P03	1 3/4"	IN TO MATCH (E)
D02	3	1	2008 L EX	EXT. HINGED DOOR P02	1 3/4"	(E) WOOD, PAINTED
D03	1	1	2008 L IN	HINGED DOOR P02	1 3/8"	
D04	1	1	2008 R IN	HINGED DOOR P02	1 3/8"	
D05	2	2	2008 L	POCKET DOOR P04	1 3/8"	
D06	2	2	2008 R	POCKET DOOR P04	1 3/8"	
D07	1	1	2827 R	POCKET DOOR P04	1 3/8"	
D08	1	1	2800 L EX	EXT. HINGED SLAB	1 3/4"	
D09	1	1	2808 L EX	EXT. HINGED SLAB	1 3/4"	IN TO MATCH (E)
D10	2	1	2808 L IN	HINGED DOOR P04	1 3/8"	
D11	1	1	2808 L IN	HINGED DOOR P02	1 3/8"	
D12	1	1	2808 R IN	HINGED DOOR P04	1 3/4"	
D13	2	1	2808 R IN	HINGED DOOR P04	1 3/8"	
D14	3	1	2808 R IN	HINGED DOOR P02	1 3/8"	
D15	2	2	2808 L EX	EXT. HINGED DOOR P02	1 3/8"	IN TO MATCH (E)
D16	1	2	2808 L IN	HINGED DOOR P04	1 3/8"	
D17	1	2	2808 L IN	HINGED DOOR P02	1 3/8"	
D18	1	2	2808 R EX	EXT. HINGED DOOR P02	1 3/8"	IN TO MATCH (E)
D19	3	2	2808 R IN	HINGED DOOR P04	1 3/8"	
D20	1	2	2808 R IN	HINGED DOOR P02	1 3/8"	
D21	1	2	3008 L EX	EXT. HINGED DOOR P02	1 3/4"	(E) WOOD, PAINTED
D22	1	1	3008 L IN	HINGED SLAB	1 3/4"	
D23	1	1	3008 R EX	EXT. HINGED GLASS	1 3/4"	IN TO MATCH (E)
D24	1	1	3080 L EX	EXT. HINGED GLASS	1 3/4"	IN TO MATCH (E)
D25	2	1	4008 L IN	SLIDER DOOR P04	1 3/8"	
D26	1	1	51008 R IN	SLIDER GLASS	1 3/8"	
D27	2	2	5408 R IN	SLIDER DOOR P04	1 3/8"	
D28	1	1	5708 R IN	SLIDER GLASS	1 3/8"	
D29	1	1	6008 L EX	EXT. DOUBLE HINGED GLASS	1 3/4"	IN TO MATCH (E)
D30	2	1	6008 R EX	EXT. SLIDER GLASS	1 3/4"	IN TO MATCH (E)
D31	1	1	6008 R IN	SLIDER DOOR P04	1 3/8"	
D32	1	2	6008 R IN	SLIDER DOOR P04	1 3/8"	
D33	2	2	6008 R IN	SLIDER DOOR P02	1 3/8"	
D34	2	2	60710 R EX	EXT. SLIDER GLASS	1 3/4"	IN TO MATCH (E)
D35	2	1	8008	GARAGE-GARAGE DOOR P03	1 3/4"	(E) WOOD, PAINTED
D36	1	1	8080	GARAGE-GARAGE DOOR P03	1 3/4"	IN TO MATCH (E)



(N) SFD - 1ST FLOOR PLAN - SCALE 1" = 5'-0"



(E) DUPLEX ADDITION 1ST FLOOR PLAN - SCALE 1" = 5'-0"



MASTER PLANNING APPLICATION SET

KELLY FAMILY

506 PINE STREET
CAPITOLA, CA 95010
APN. 036-022-10

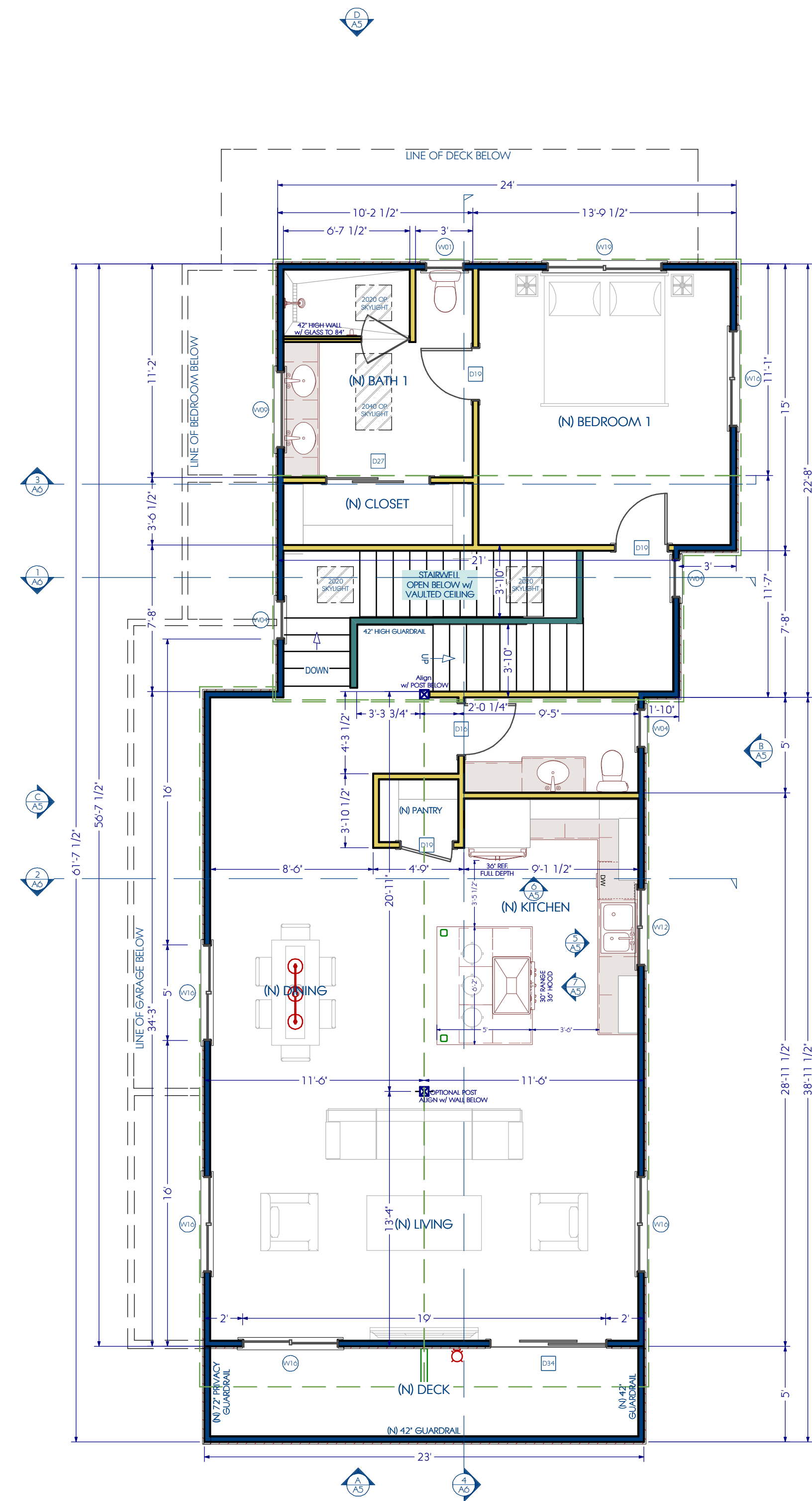
PLAN DATE: 03/17/2025
REVISIONS:
1 07/02/2025
2 08/21/2025
3 10/11/2025

(N) 1ST FLOOR PLANS

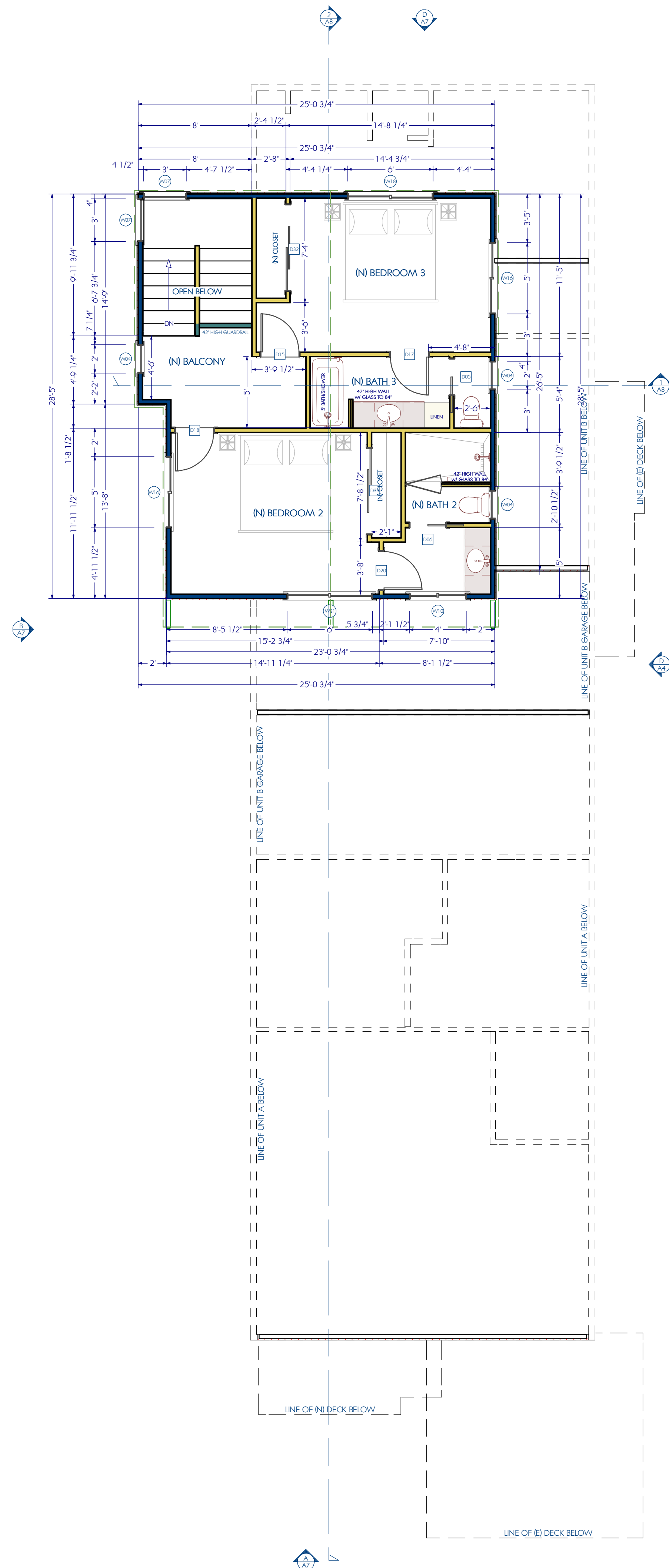
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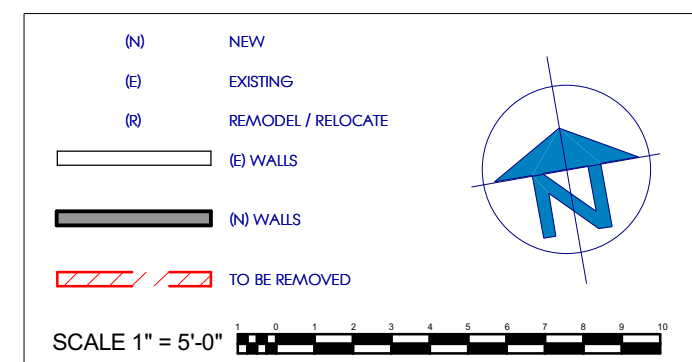
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(N) SFD - 2ND FLOOR PLAN - SCALE 1" = 5'-0"



(E) DUPLEX ADDITION - 2ND FLOOR PLAN - SCALE 1" = 5'-0"



MASTER PLANNING APPLICATION SET

KELLY FAMILY

506 PINE STREET
CAPITOLA, CA 95010
APN. 036-022-10

PLAN DATE: 03/17/2025

REVISIONS:
1 07/02/2025
2 08/21/2025
3 10/11/2025

(N) 2ND FLOOR PLANS

SCALE: AS NOTED
SHEET:

A4

V7.5

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Bayport Collection 7 3/4\"/>

Product Details

- Dark Sky
- 7 3/4\"/>
- Uses one maximum 100 watt standard-medium base bulb (not included).
- Bayport Collection outdoor wall light from Designers Fountain. Features an industrial or barn light look.
- Bronze finish. Cast aluminum construction. Profile was inspired by factory industrial lights and barn light designs.
- Wet location outdoor rated. Dark sky friendly design. Dark Sky regulations vary by region, so please check with your local municipality for requirements.

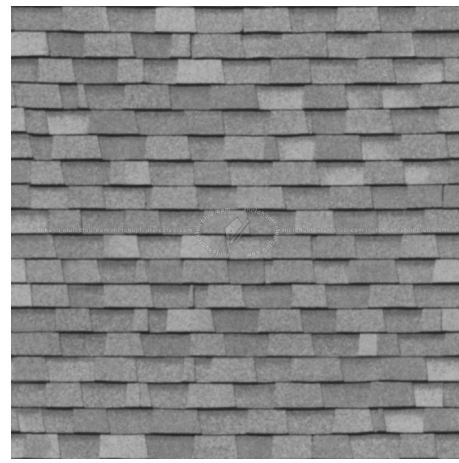
EXTERIOR LIGHTING
(DARK SKY REQ'D.)



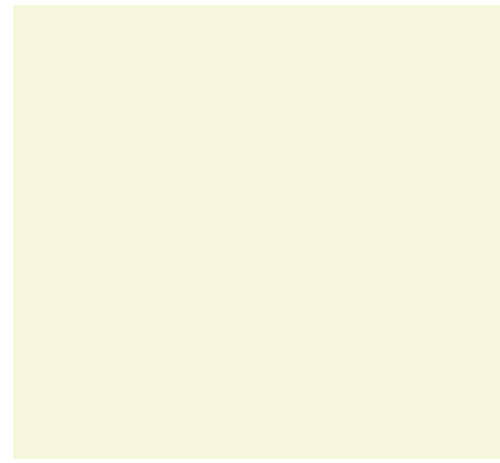
1 STACKED STONE
GENSTONE-STRATFORD



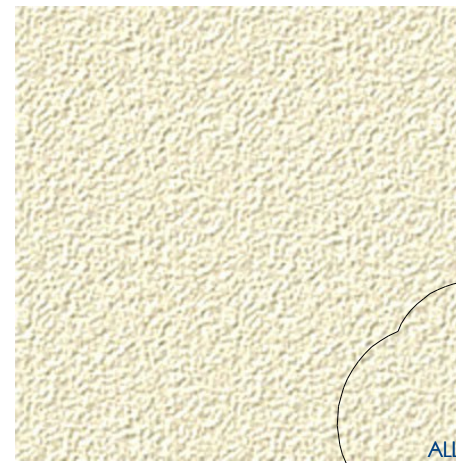
TRIM, ACCENT



ASPHALT SHINGLES

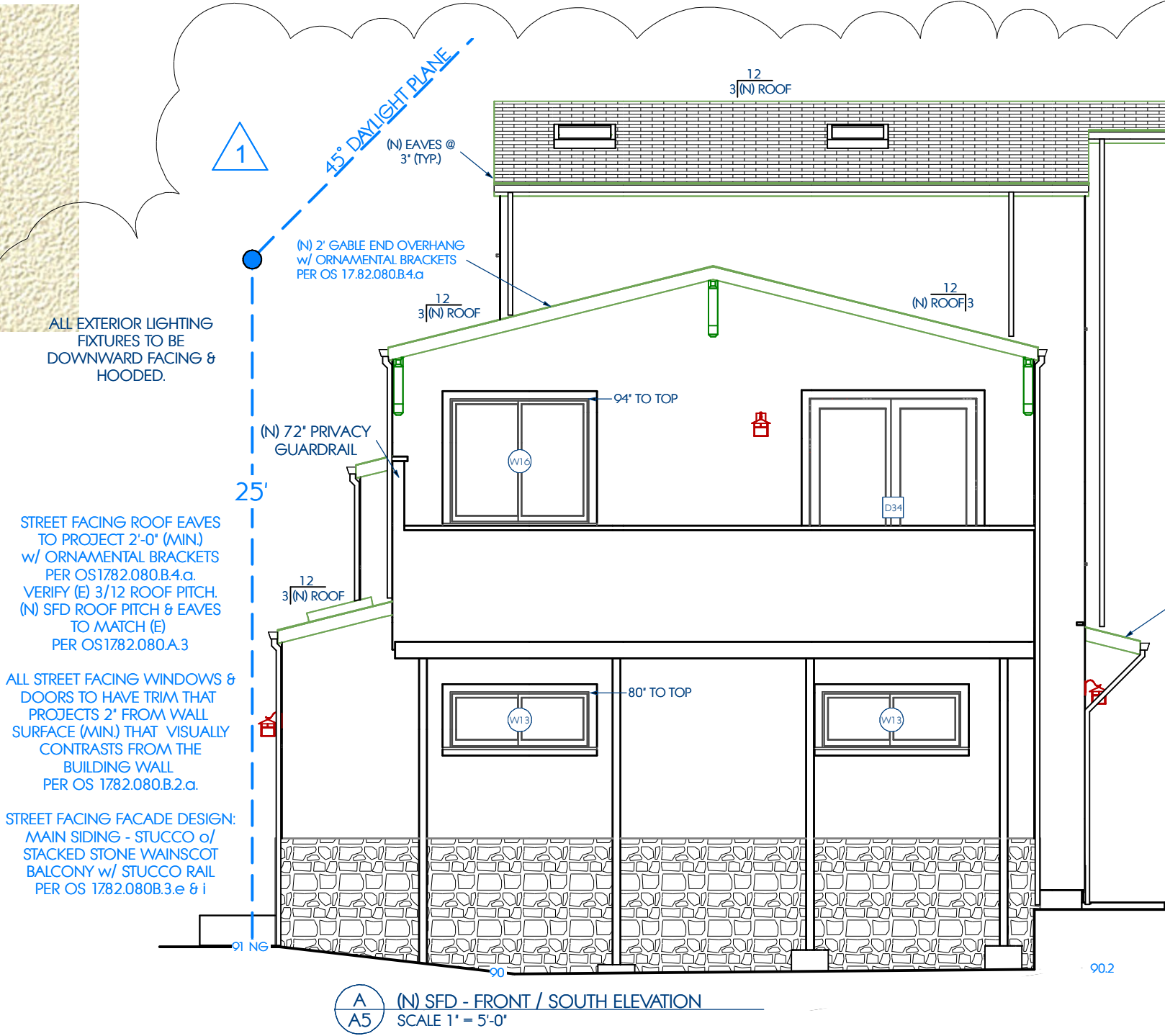


DOORS, WINDOWS

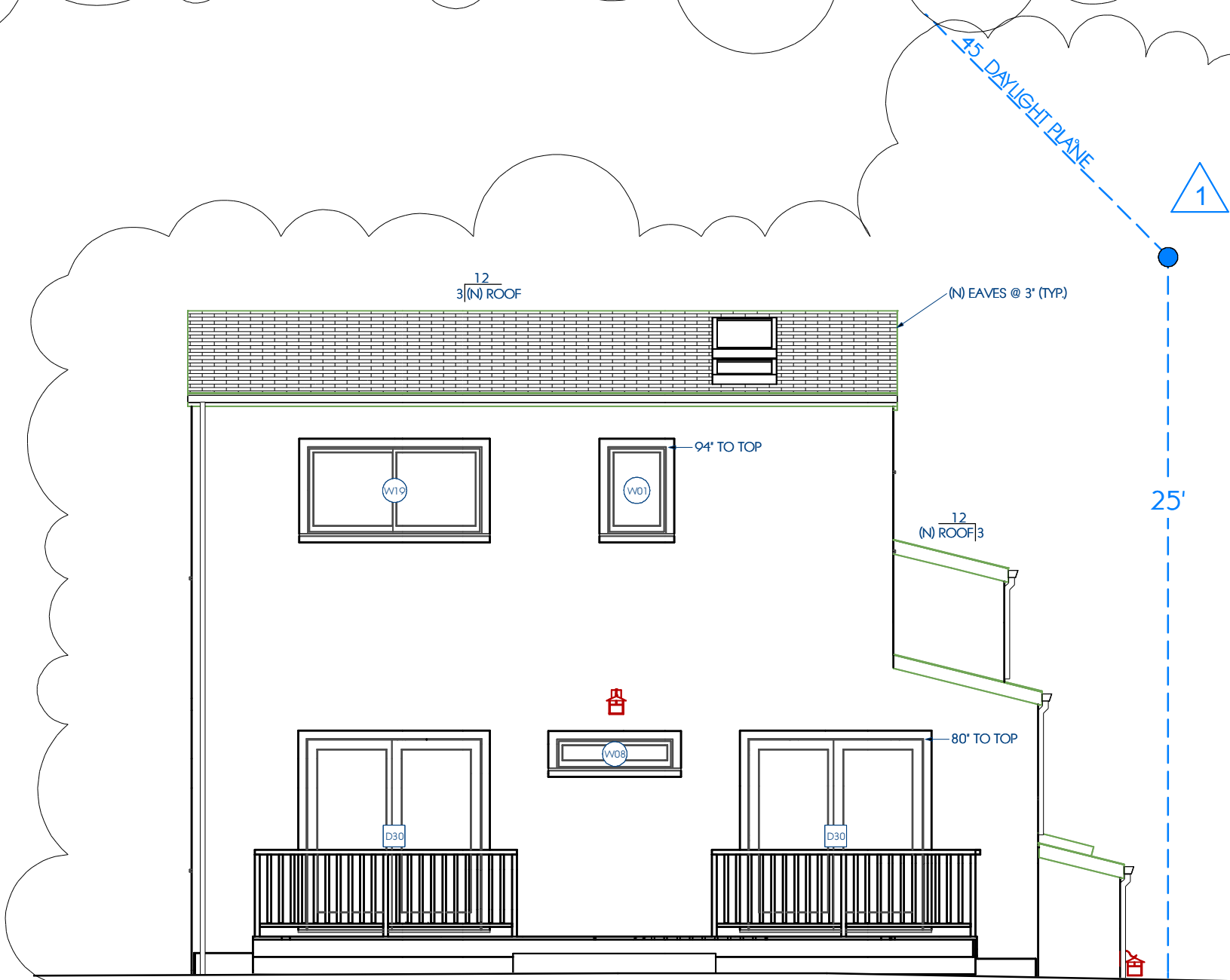


STUCCO

EXTERIOR COLORS & TEXTURES



(N) SFD - FRONT / SOUTH ELEVATION
SCALE 1\"/>



(N) SFD REAR / NORTH ELEVATION
SCALE 1\"/>

MASTER PLANNING APPLICATION SET

KELLY FAMILY

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CAPITOLA, CA 95010
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(N) SFD - ELEVATIONS

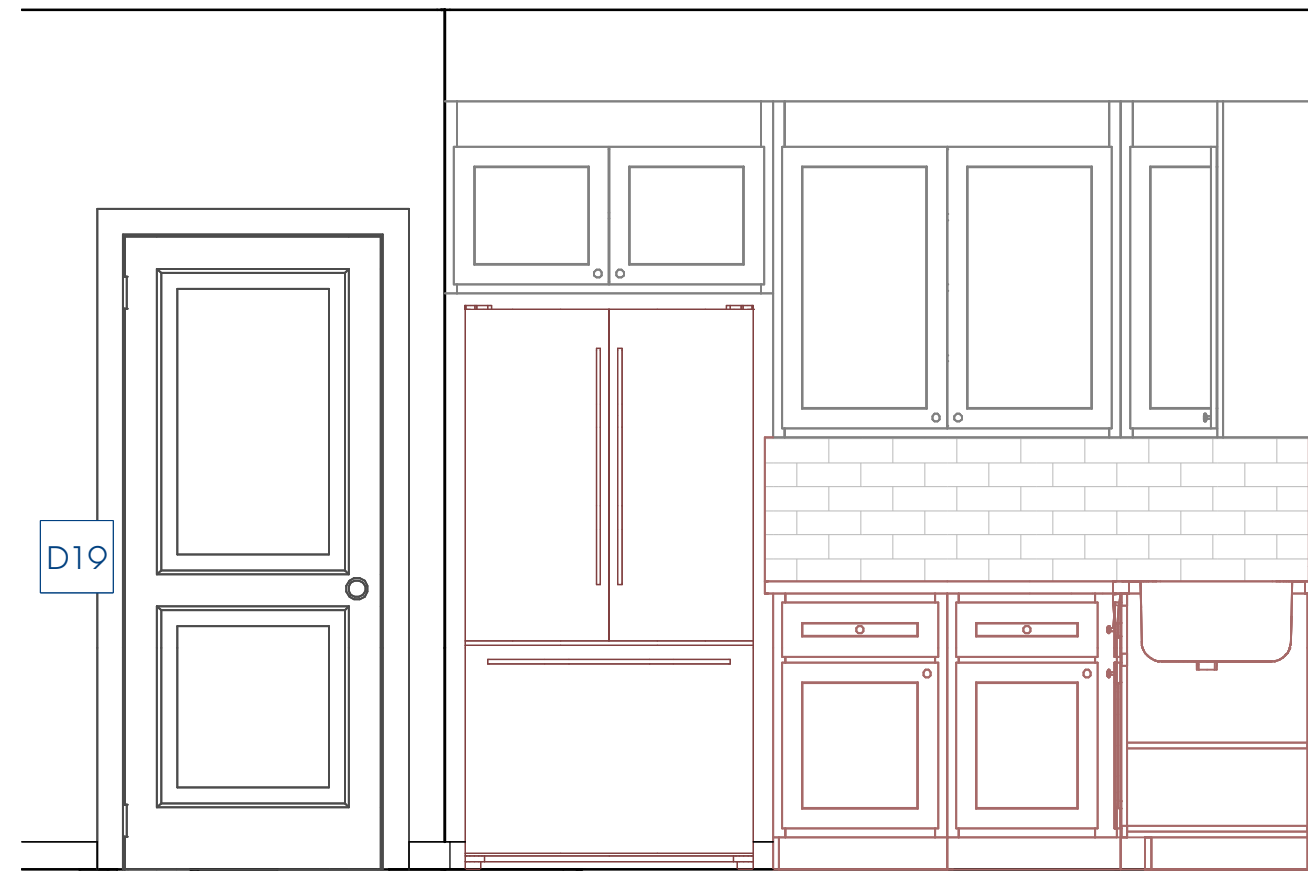
SCALE: AS NOTED

SHEET:

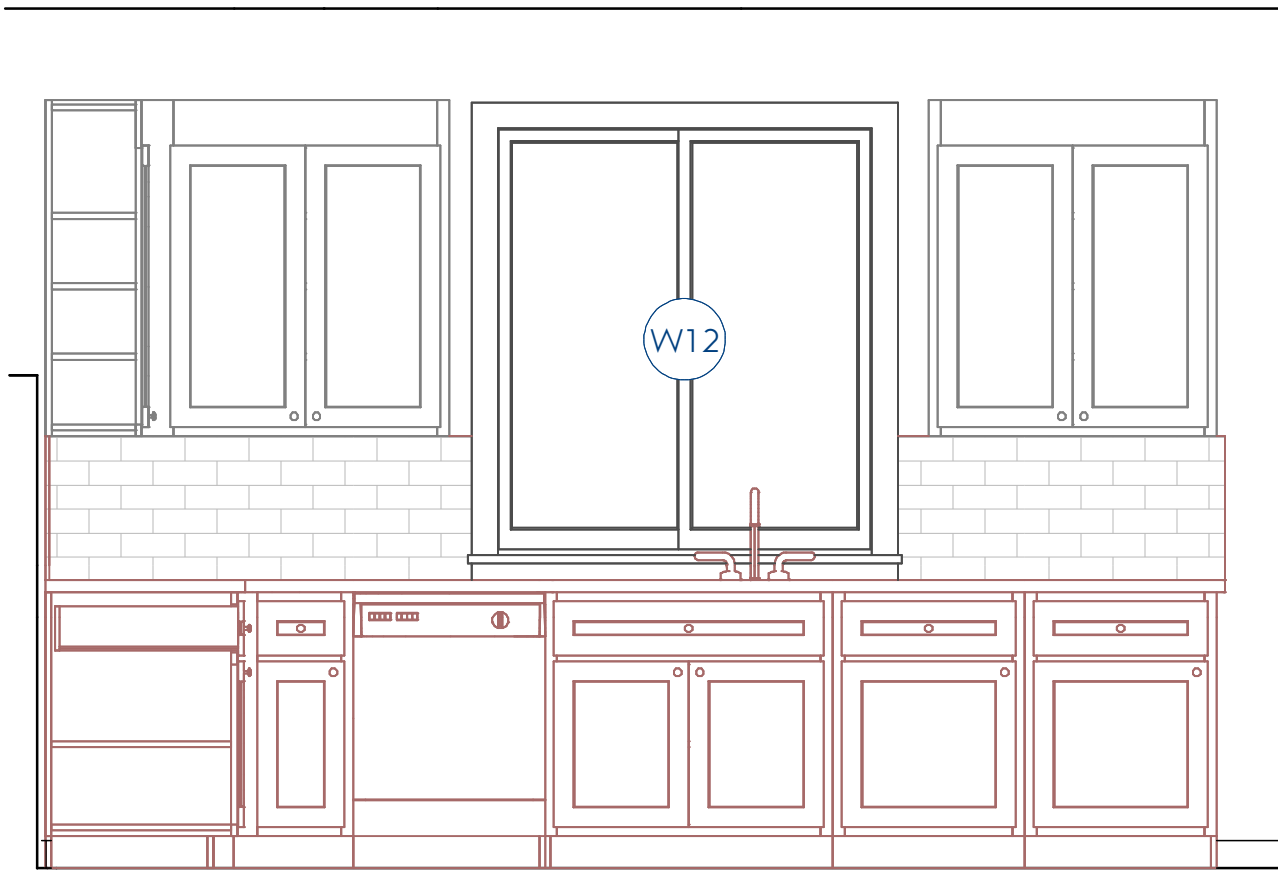
A5

V7.5

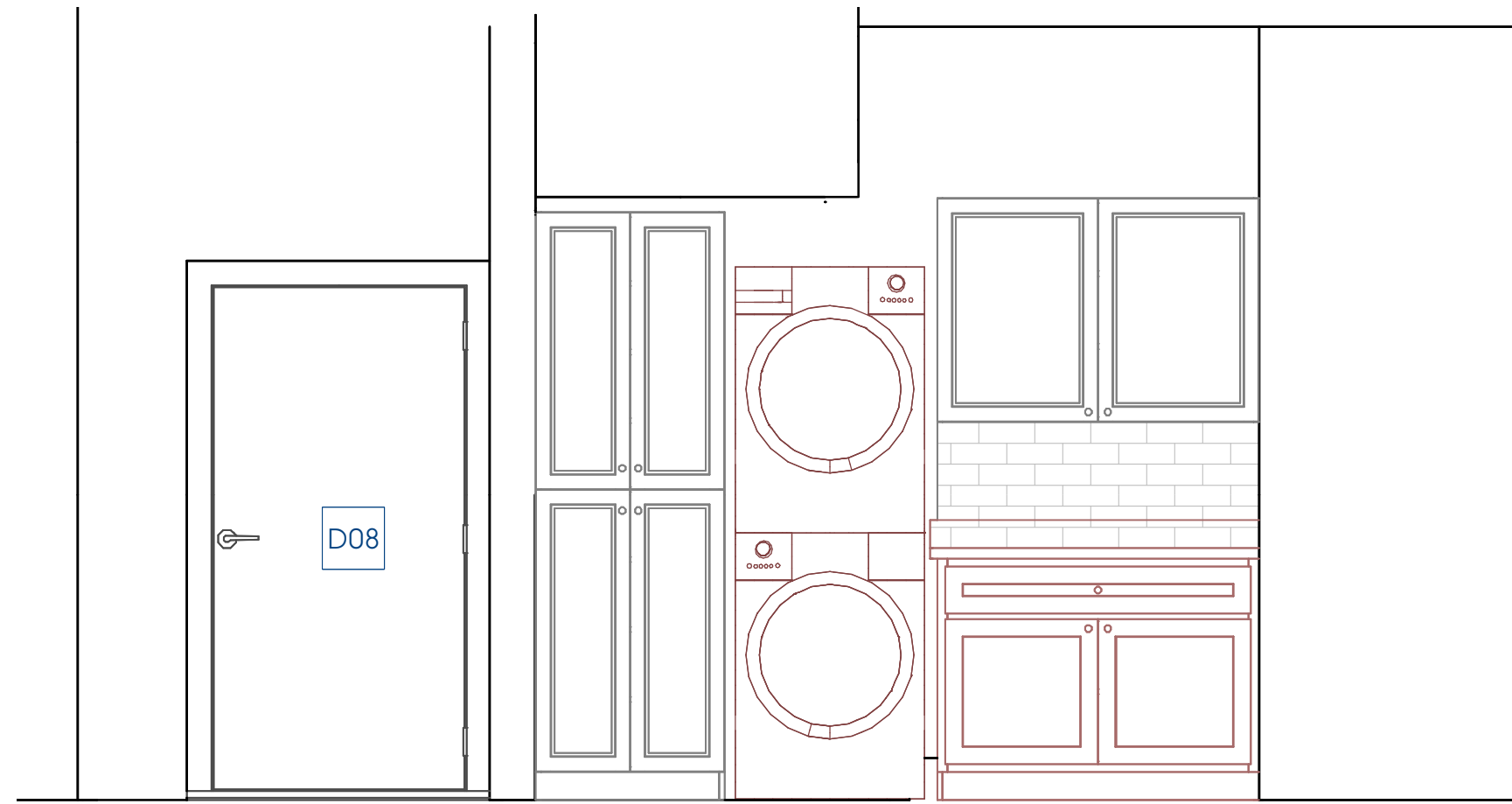
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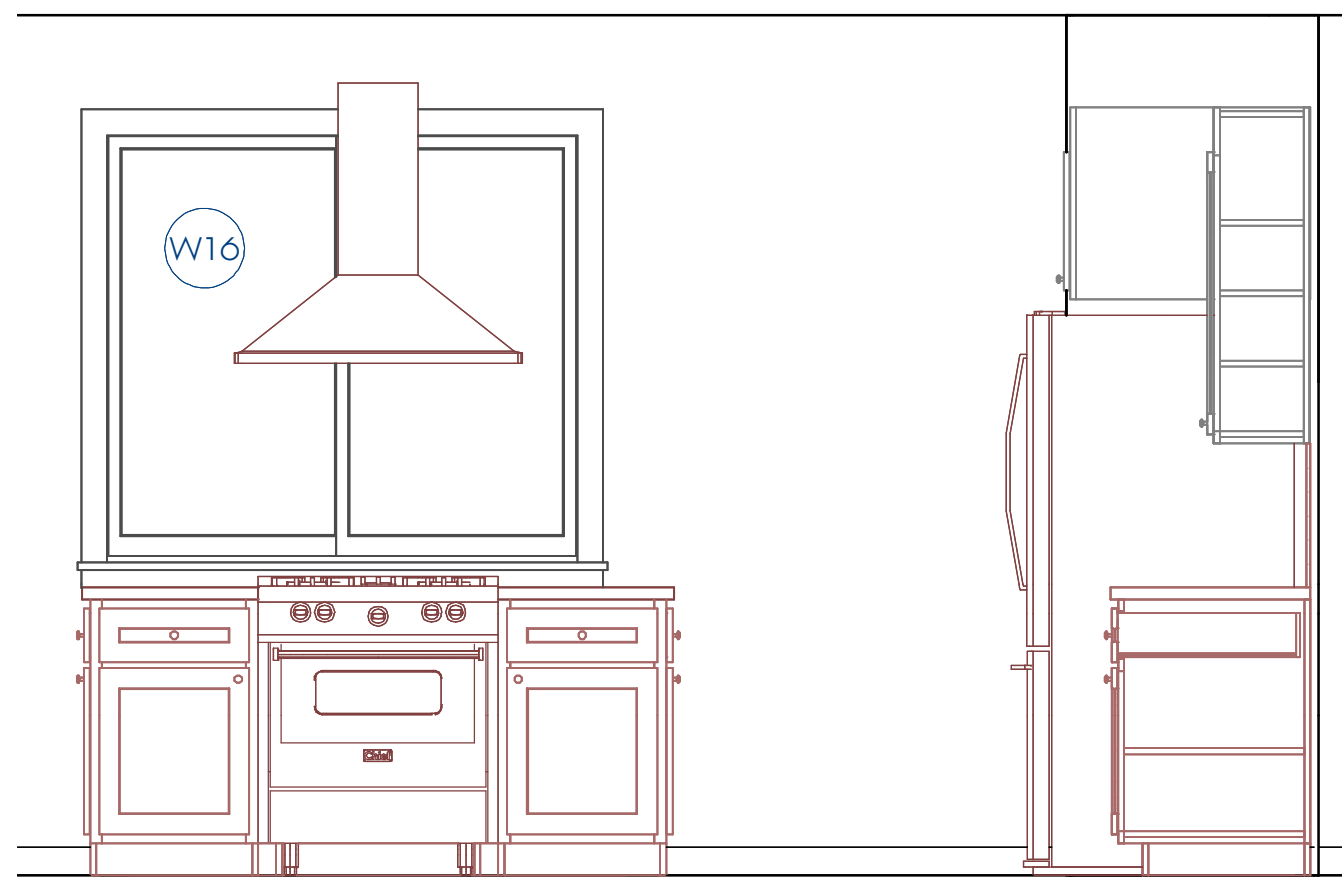
6 (N) SFD - KITCHEN ELEVATION
SCALE 1/2" = 1'-0"



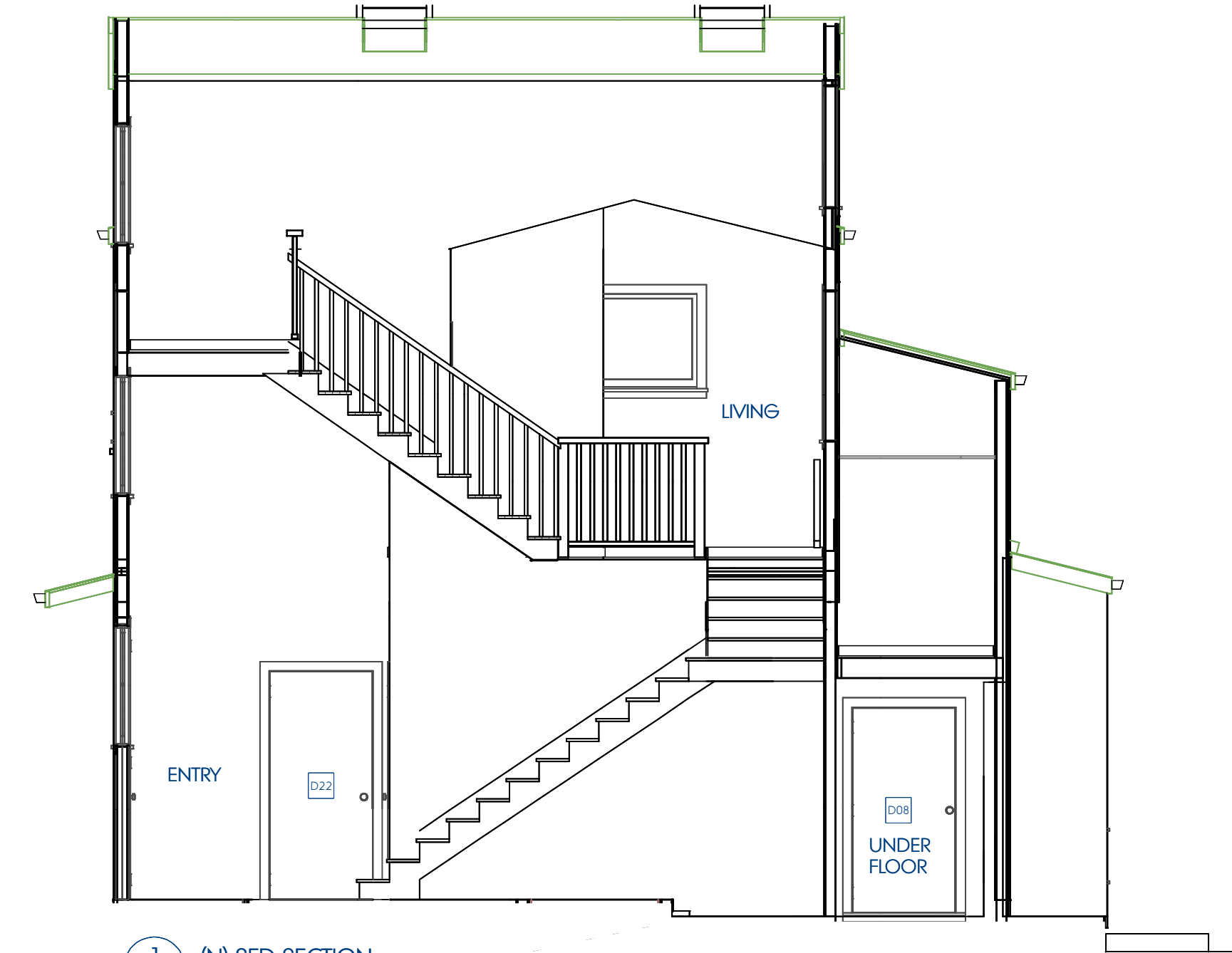
5 (N) SFD - KITCHEN ELEVATION
SCALE 1/2" = 1'-0"



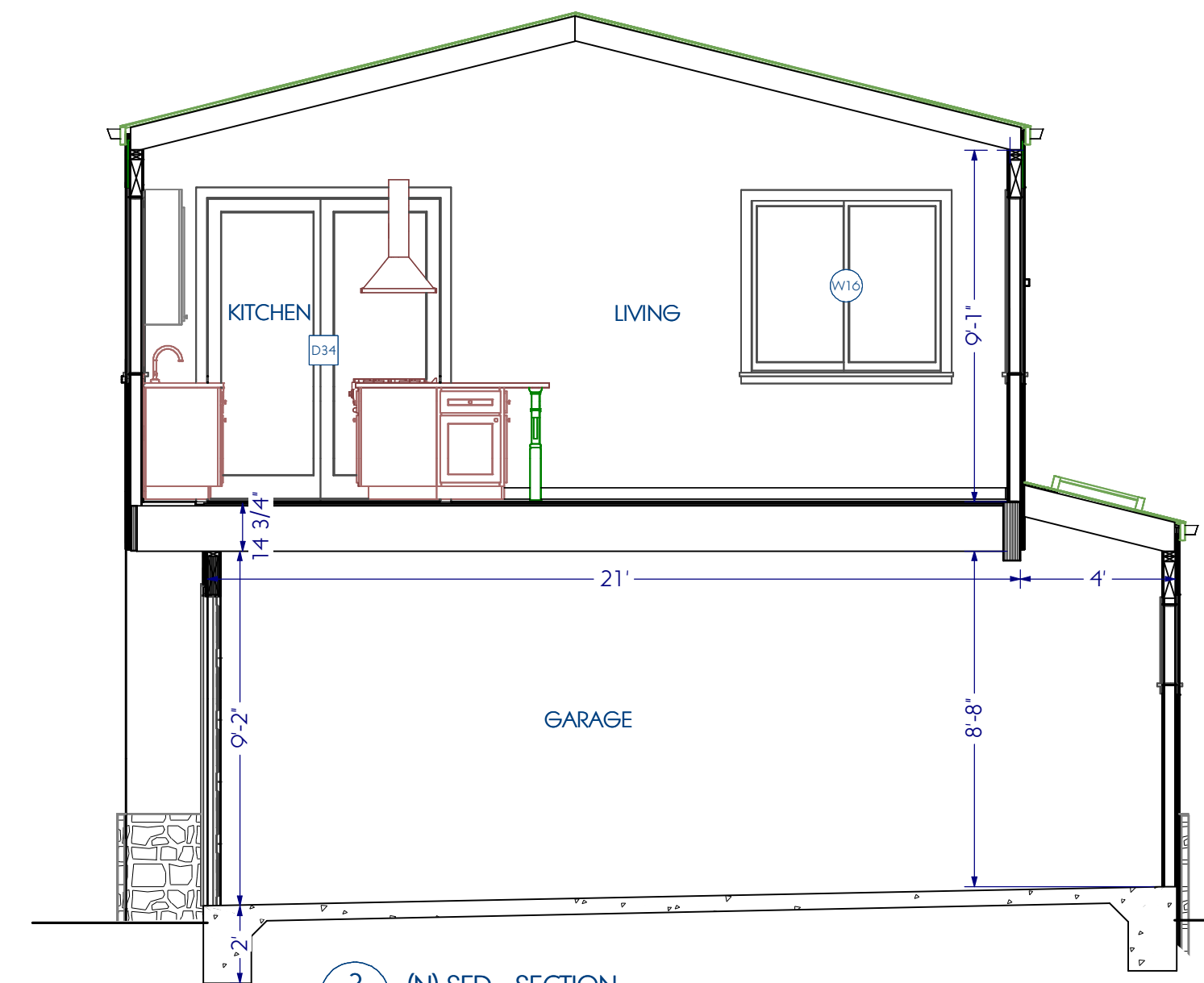
8 (N) SFD - LAUNDRY ELEVATION
SCALE 1/2" = 1'-0"



7 (N) SFD - KITCHEN ELEVATION
SCALE 1/2" = 1'-0"



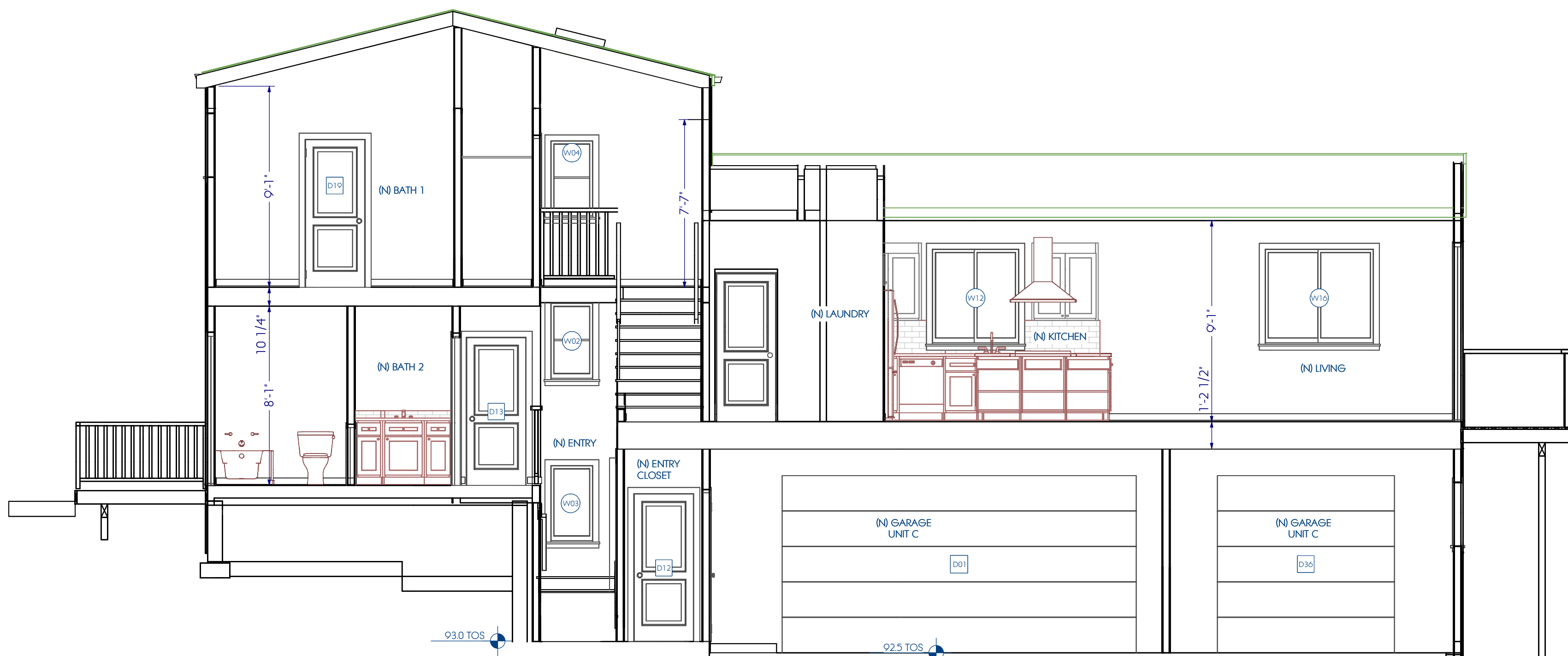
1 (N) SFD SECTION
SCALE 1/4" = 1'-0"



2 (N) SFD - SECTION
SCALE 1/4" = 1'-0"



3 (N) SFD SECTION
SCALE 1/4" = 1'-0"



4 (N) SFD SECTION
SCALE 1/4" = 1'-0"

MASTER PLANNING APPLICATION SET

KELLY FAMILY

506 PINE STREET
CAPITOLA, CA 95010
APN. 036-022-10

PLAN DATE: 03/17/2025

- REVISIONS:
- 1 07/02/2025
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 - 3 10/11/2025

(N) SFD SECTIONS

SCALE: AS NOTED
SHEET:

A6

V7.5

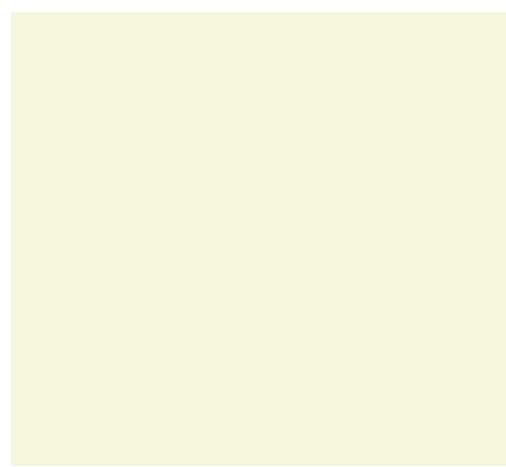
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STACKED STONE
GENSTONE-STRAITFORD



STUCCO



DOORS, WINDOWS



ASPHALT SHINGLES



TRIM, ACCENT

EXTERIOR COLORS & TEXTURES



Bayport Collection 7 3/4\"/>

Product Details

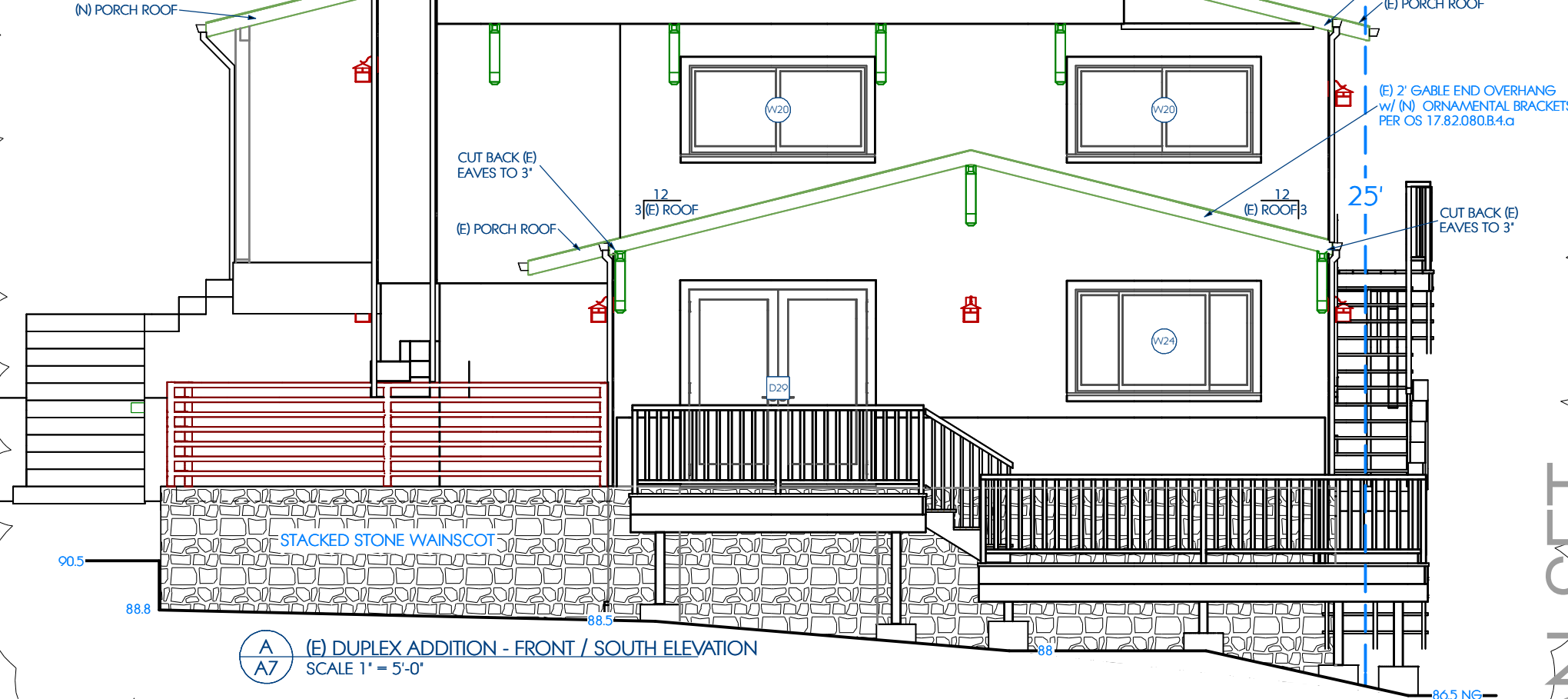
- Dark Sky
- 7 3/4\"/>
- Uses one maximum 100 watt standard-medium base bulb (not included).
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- Bronze finish. Cast aluminum construction. Profile was inspired by factory industrial lights and barn light designs.
- Wet location outdoor rated. Dark sky friendly design. Dark Sky regulations vary by region, so please check with your local municipality for requirements.

EXTERIOR LIGHTING (DARK SKY REQ'D)

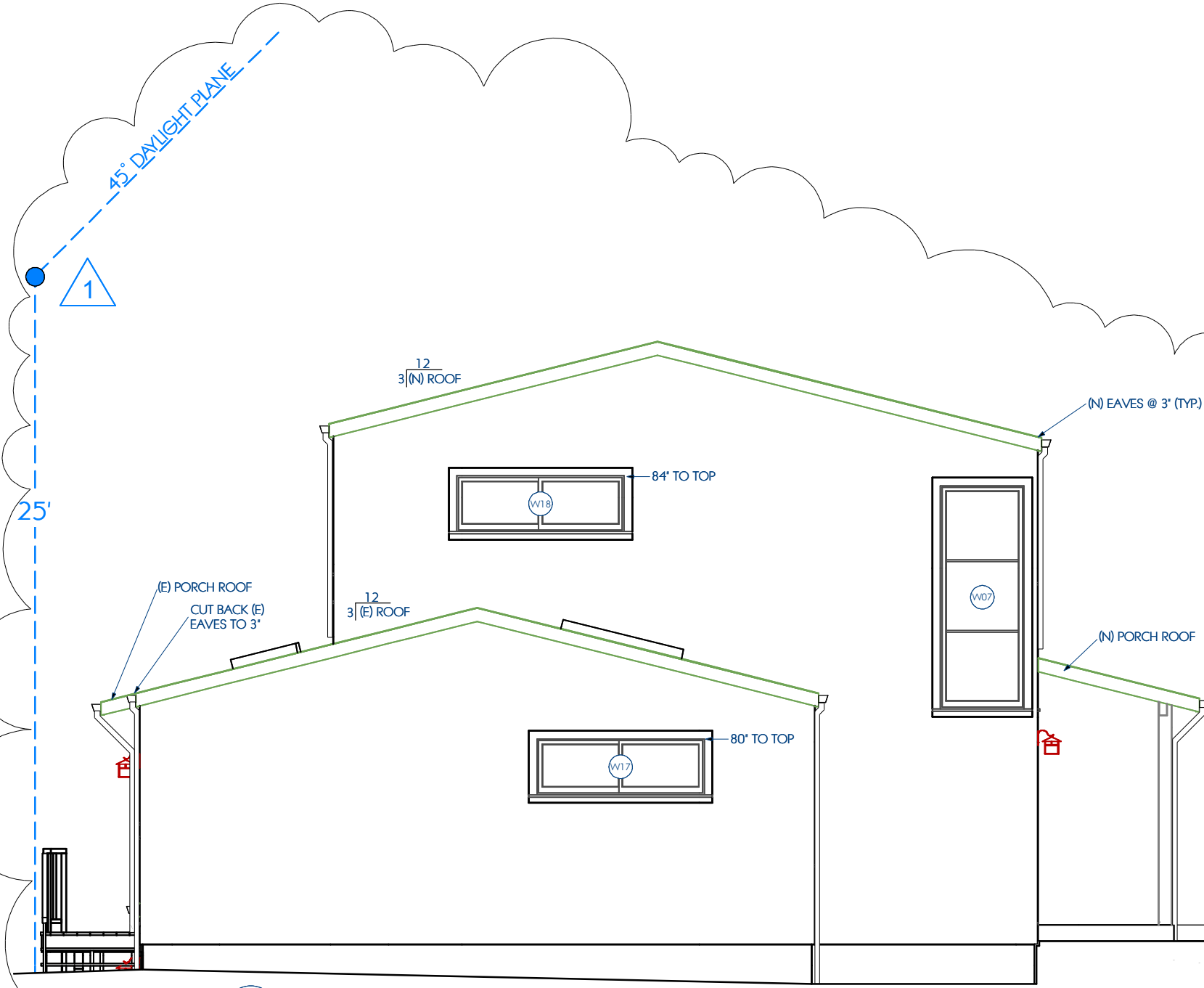
1
STREET FACING ROOF EAVES TO PROJECT 2'-0" (MIN) w/ ORNAMENTAL BRACKETS PER OS 17.82.080.8.4.g
VERIFY (E) 3/12 ROOF PITCH (N) SPD ROOF PITCH 9 EAVES TO MATCH (E) PER OS 17.82.080.8.3.g

ALL STREET FACING WINDOWS & DOORS TO HAVE TRIM THAT PROJECTS 2" FROM WALL SURFACE (MIN) THAT VISUALLY CONTRASTS FROM THE BUILDING WALL PER OS 17.82.080.8.2.g

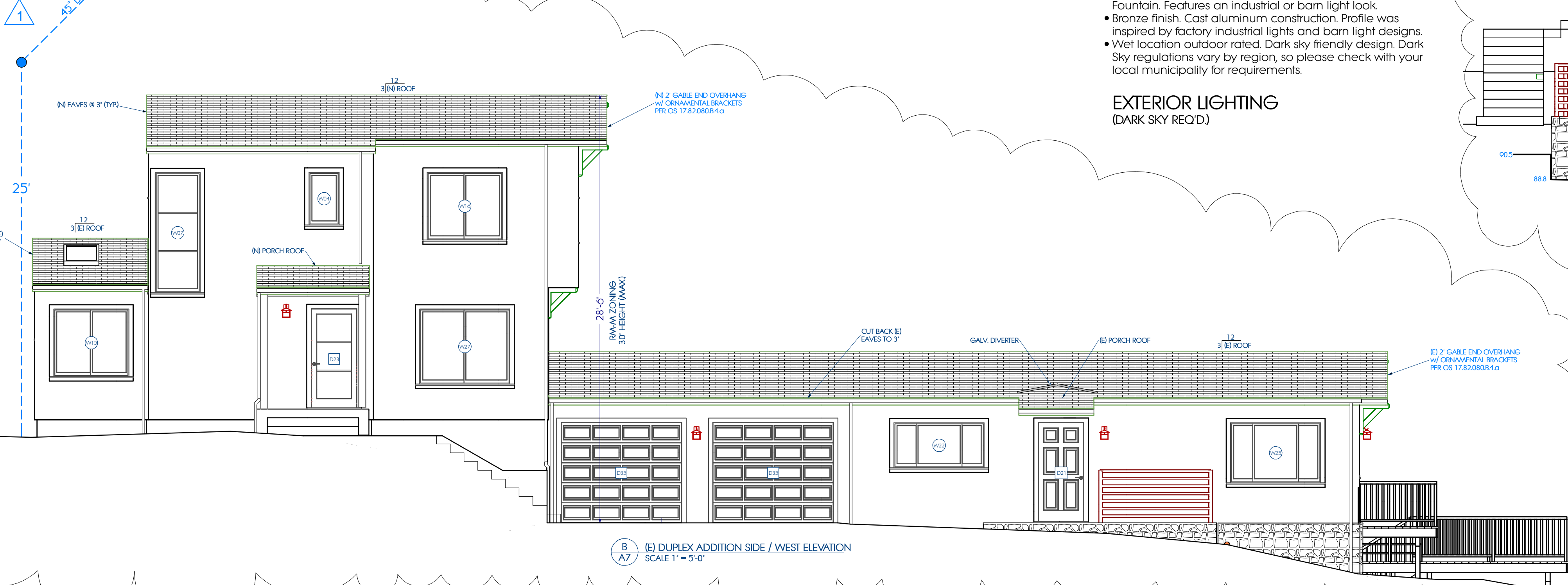
STREET FACING FACADE DESIGN:
MIXED SIDING - STUCCO w/ STACKED STONE WAINSCOT BALCONY w/ WOOD RAIL PER OS 17.82.080.8.3.g & 6.1



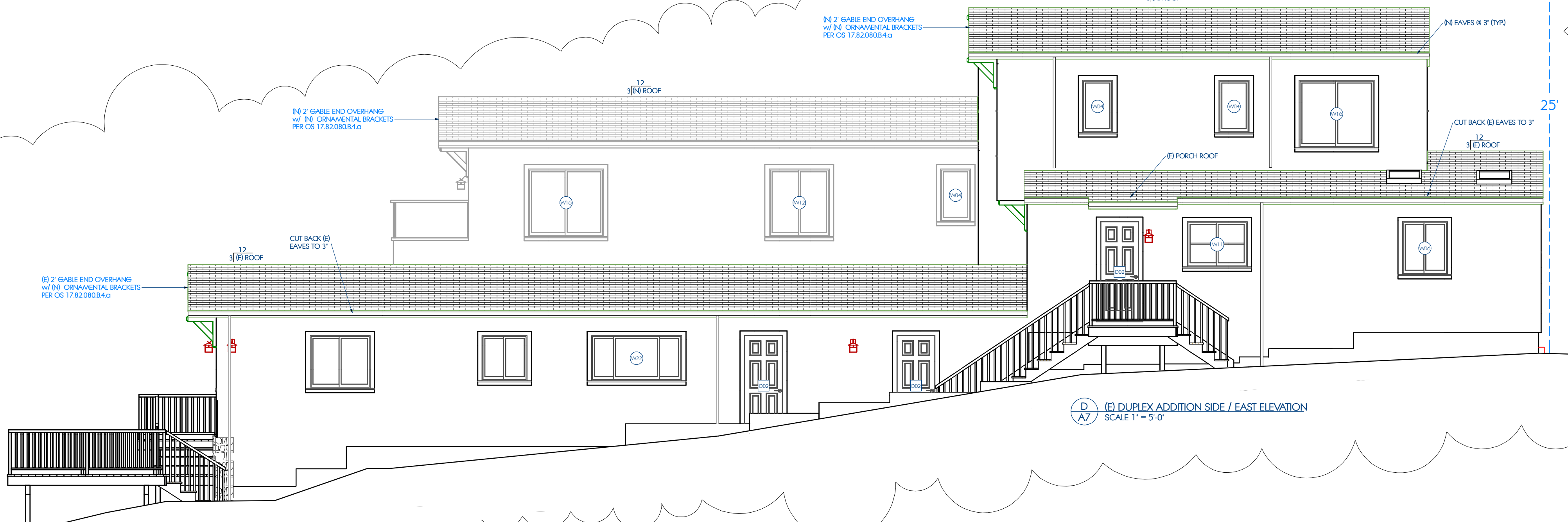
(E) DUPLEX ADDITION - FRONT / SOUTH ELEVATION
SCALE 1" = 5'-0"



(E) DUPLEX ADDITION REAR / NORTH ELEVATION
SCALE 1" = 5'-0"



(E) DUPLEX ADDITION SIDE / WEST ELEVATION
SCALE 1" = 5'-0"



(E) DUPLEX ADDITION SIDE / EAST ELEVATION
SCALE 1" = 5'-0"

MASTER PLANNING APPLICATION SET

KELLY FAMILY

506 PINE STREET
CAPITOLA, CA 95010
APN. 036-022-10

PLAN DATE: 03/17/2025

REVISIONS:	1	07/02/2025
	2	08/21/2025
	3	10/11/2025

(N) DUPLEX ADDITION
ELEVATIONS

SCALE: AS NOTED
SHEET:

A7

V7.5

SC HD

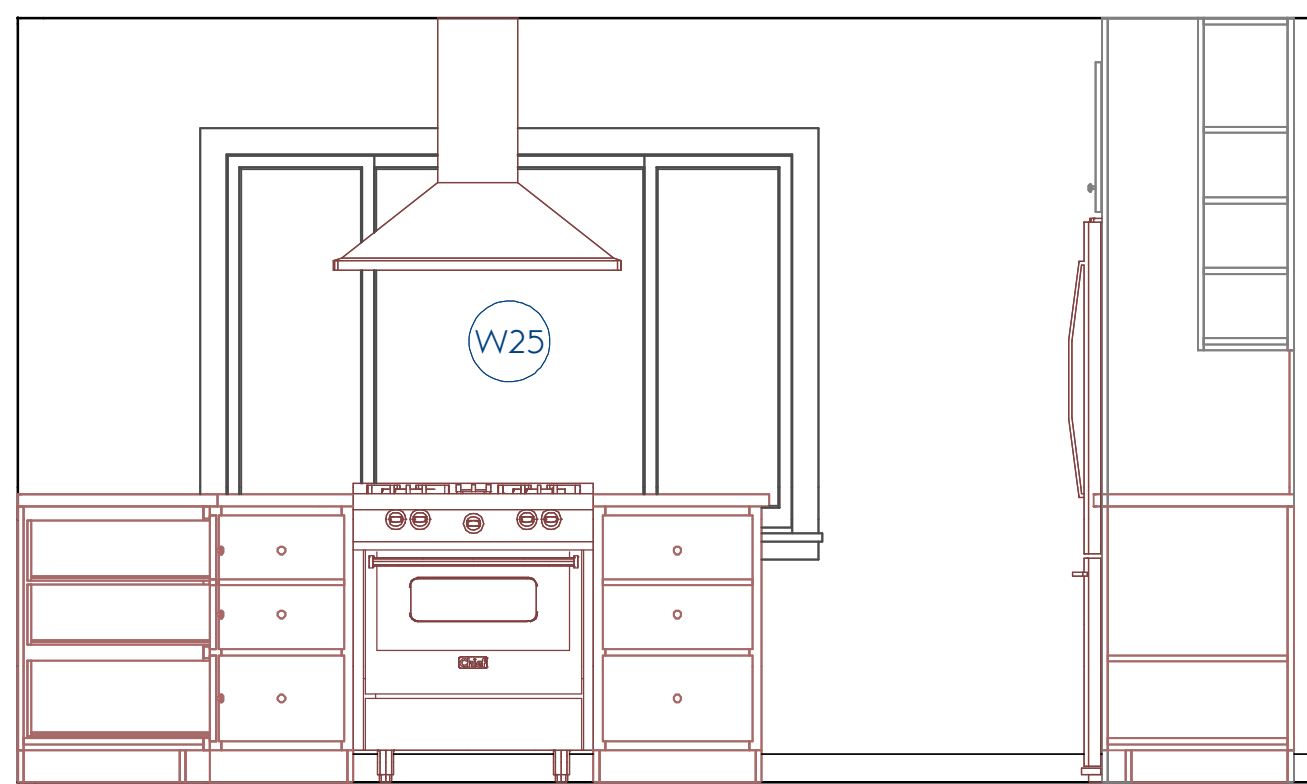
DONALD SILVERIA CALIBD.
SANTA CRUZ
HOME DESIGN
santacruzhome.design.com
dougkchd@gmail.com
PO BOX 41608
SAN JOSE, CA 95161
(408) 345-0383

Donal Whum
10/11/2025

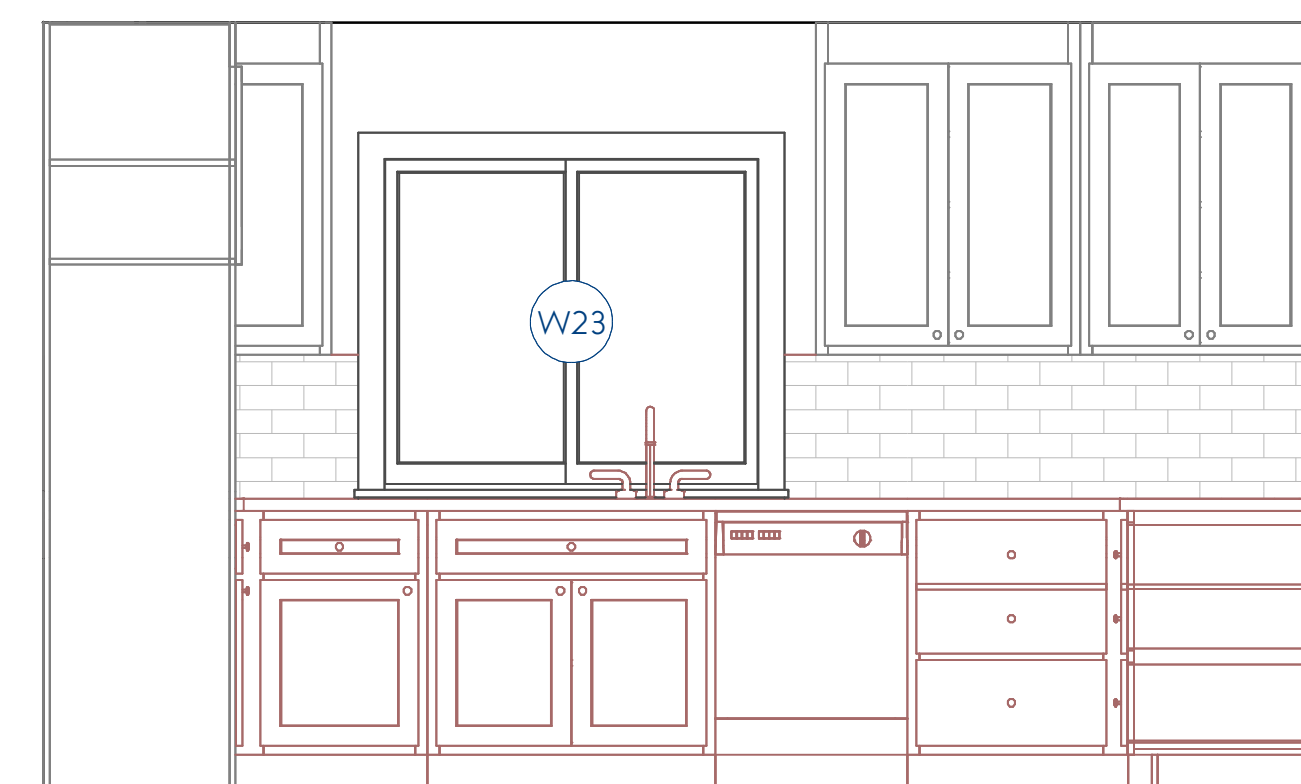
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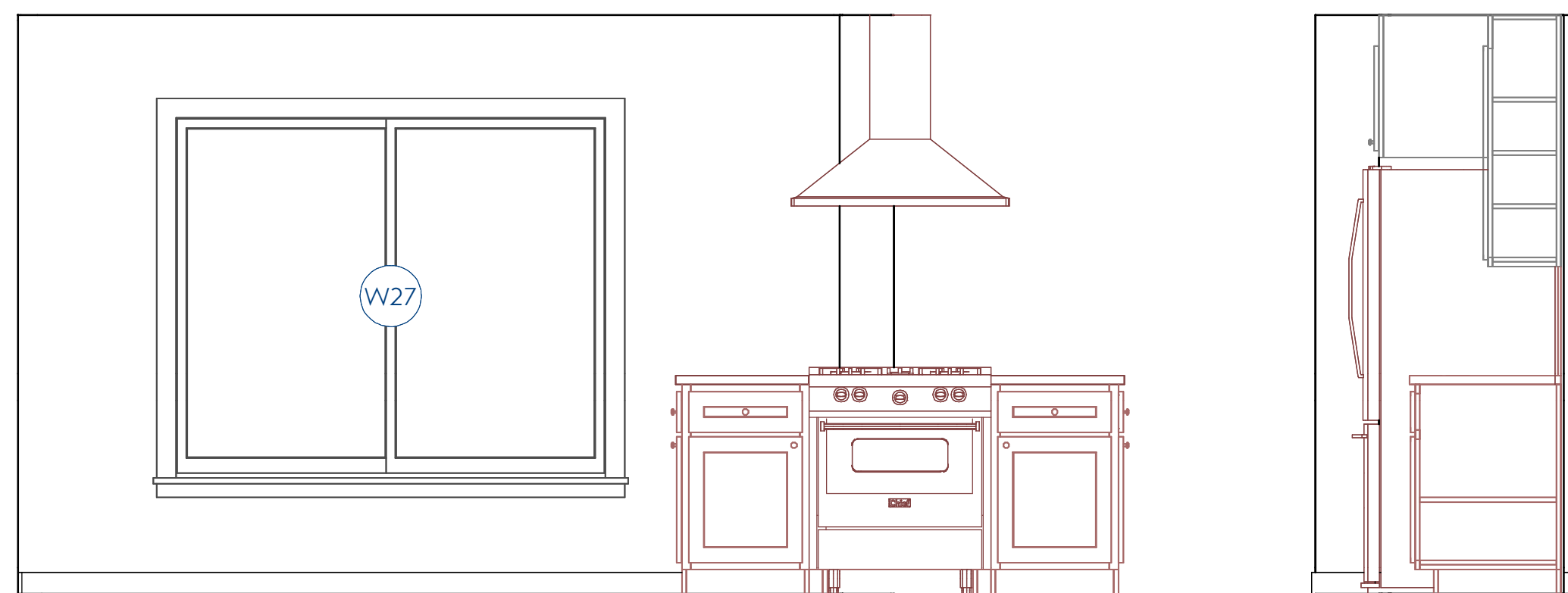
5 (E) DUPLEX ADDITION - KITCHEN ELEVATION - UNIT A
SCALE 1/2" = 1'-0"



4 (E) DUPLEX ADDITION - KITCHEN ELEVATION - UNIT A
SCALE 1/2" = 1'-0"



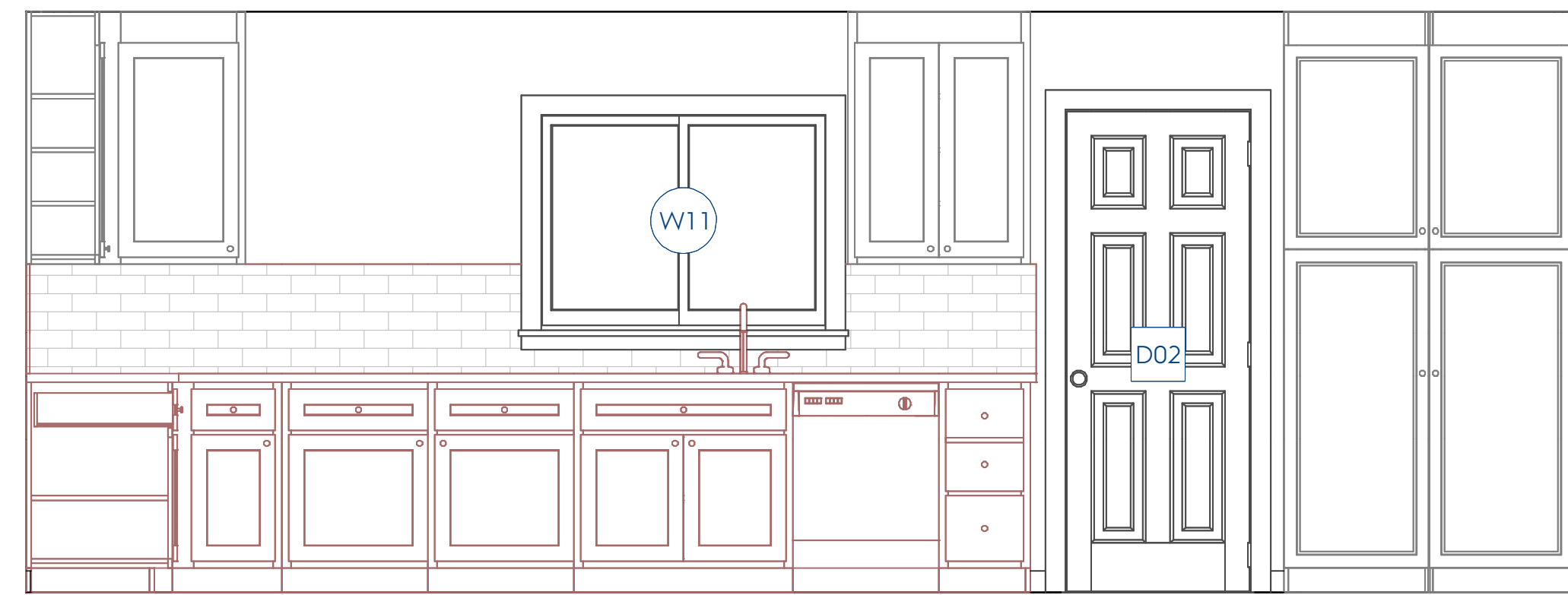
3 (E) DUPLEX ADDITION - KITCHEN ELEVATION - UNIT A
SCALE 1/2" = 1'-0"



8 (E) DUPLEX ADDITION - KITCHEN ELEVATION - UNIT B
SCALE 1/2" = 1'-0"



7 (E) DUPLEX ADDITION - KITCHEN ELEVATION - UNIT B
SCALE 1/2" = 1'-0"



6 (E) DUPLEX ADDITION - KITCHEN ELEVATION - UNIT B
SCALE 1/2" = 1'-0"

MASTER PLANNING APPLICATION SET

KELLY FAMILY

506 PINE STREET
CAPITOLA, CA 95010
APN. 036-022-10

PLAN DATE: 03/17/2025

REVISIONS:
1 07/02/2025
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3 10/11/2025

(N) DUPLEX ADDITION
SECTIONS

SCALE: AS NOTED 1/4" = 1'-0"
SHEET:

A8

V7.5

Doyle 10/11/2025

KELLY FAMILY

506 PINE STREET
CAPITOLA, CA 95010
A.P.N. 036-022-10

PLAN DATE: 03/17/2025

REVISIONS:

1	07/02/2025
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3	10/11/2025

(E) DUPLEX FLOOR &
DEMOLITION PLANS
& ELEVATIONS

SCALE: AS NOTED

SHEET:

A9

MASTER PLANNING APPLICATION SET

V7.5

(E) DUPLEX FLOOR PLANS & ELEVATIONS ADDITION - SCALE 1" = 5'-0"

506 PINE STREET, CAPITOLA - Duplex Units A & B
CONSTRUCTION COST BREAKDOWN PER Section 17.92.070

Existing Building Costs:				
Existing Residence:	1,618	square feet	=	\$323,600.00
	\$200.00	square foot		
Existing Garage:	494	square feet	=	\$44,460.00
	\$90.00	square foot		
Existing Deck:	375	square feet	=	\$9,375.00
	\$25.00	square foot		
	Total Existing Value:			\$377,435.00
	80% of Total Existing Value			\$301,948.00

New Construction Costs:				
New Conditioned Space:	730	square feet	=	\$146,000.00
	\$200.00	square foot	=	
New Garage:	352	square feet	=	\$31,680.00
	\$90.00	square foot	=	
New deck/porch:	65	square feet	=	\$1,625.00
	\$25.00	square foot	=	
	Total New Construction Value:			\$179,305.00

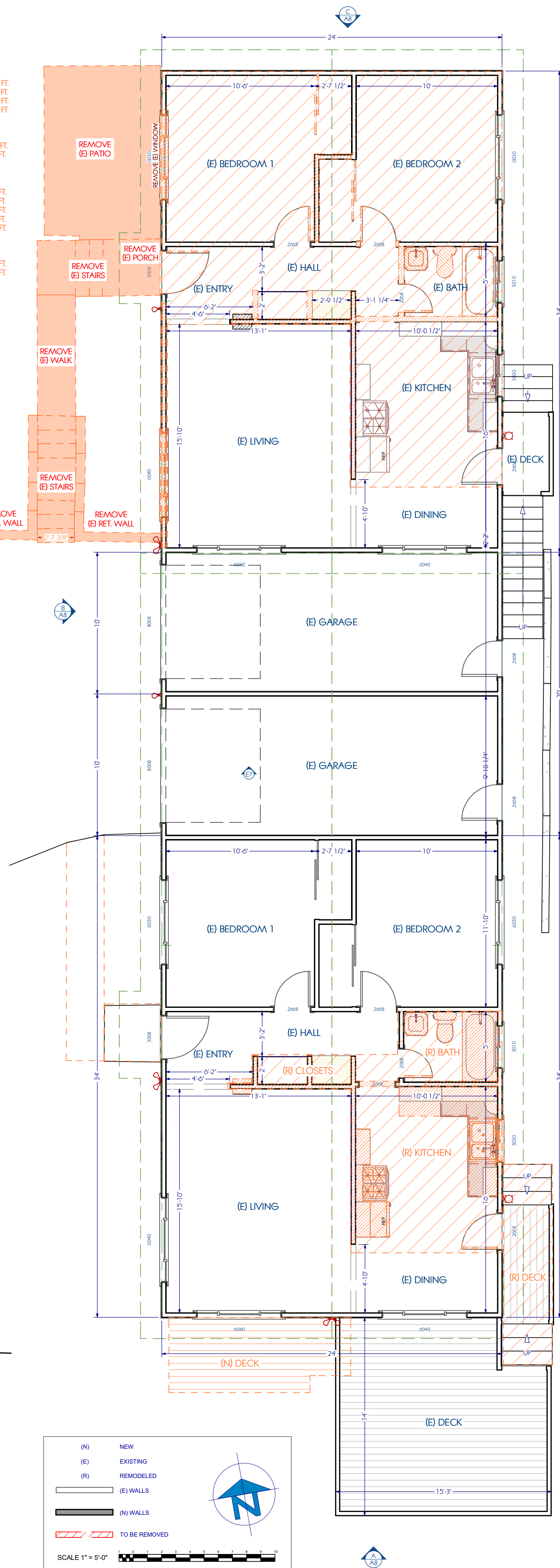
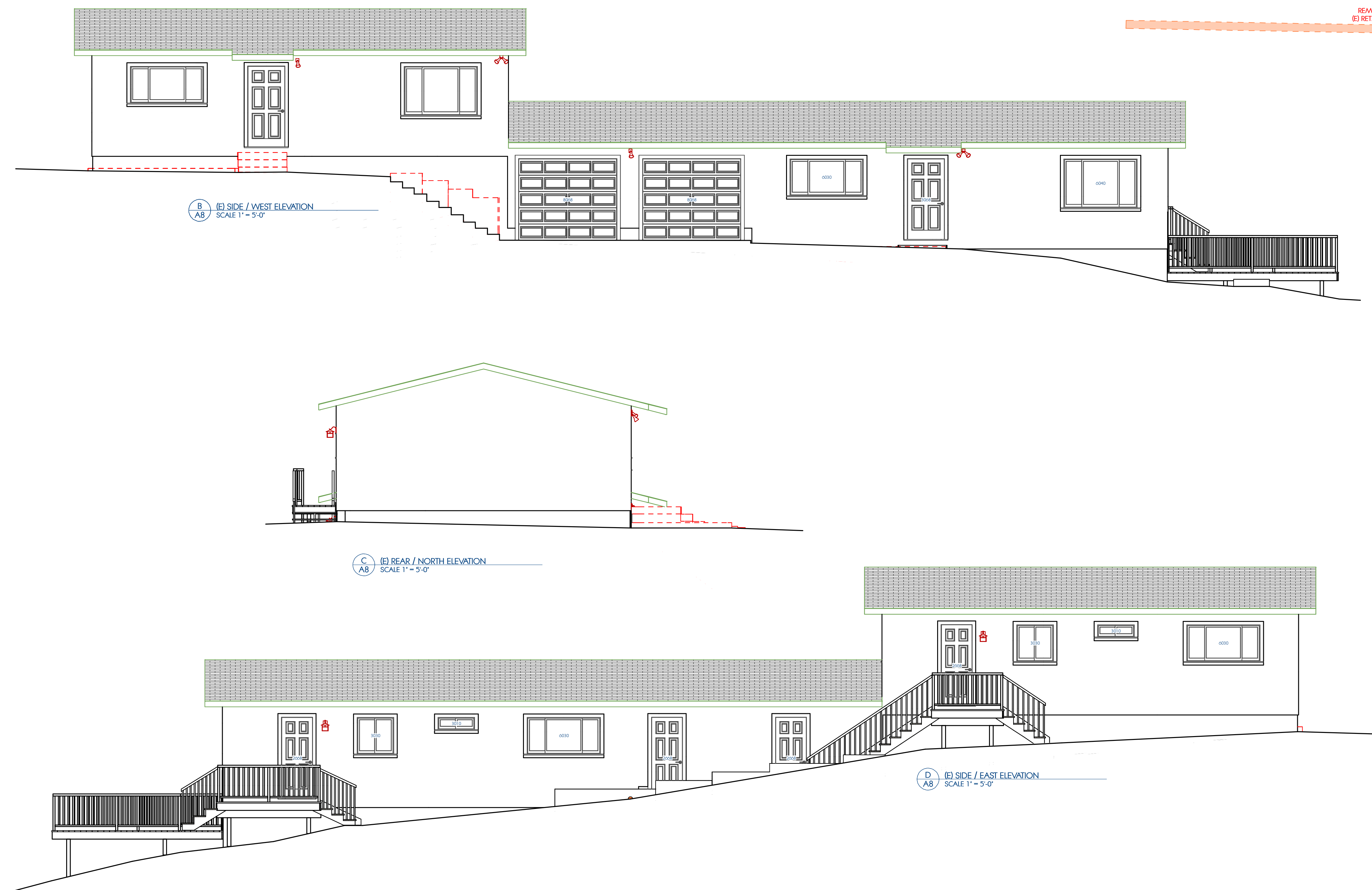
Remodel Costs: (50% of 'new construction' costs)			
Remodel Conditioned Space:	748	square feet	= \$74,800.00
	\$10.00	square foot	
Remodel Garage:	0	square feet	= \$-
	\$45.00	square foot	
Remodel Deck:	49	square feet	= \$612.50
	\$12.50	square foot	
	Total Remodel Value:		\$75,412.50
	Total Construction/Remodel Cost		\$254,717.50
	% of Existing Value		67.5%

AREA TOTALS
(E) DUPLEX

UNIT 'A'	
(E) LIVING	809 SQ. FT.
(E) GARAGE	247 SQ. FT.
(E) DECK	263 SQ. FT.
(N) DECK	65 SQ. FT.
REMODELED AREA	
(SHOWN HATCHED)	
(R) LIVING	190 SQ. FT.
REMODELED DECK	49 SQ. FT.

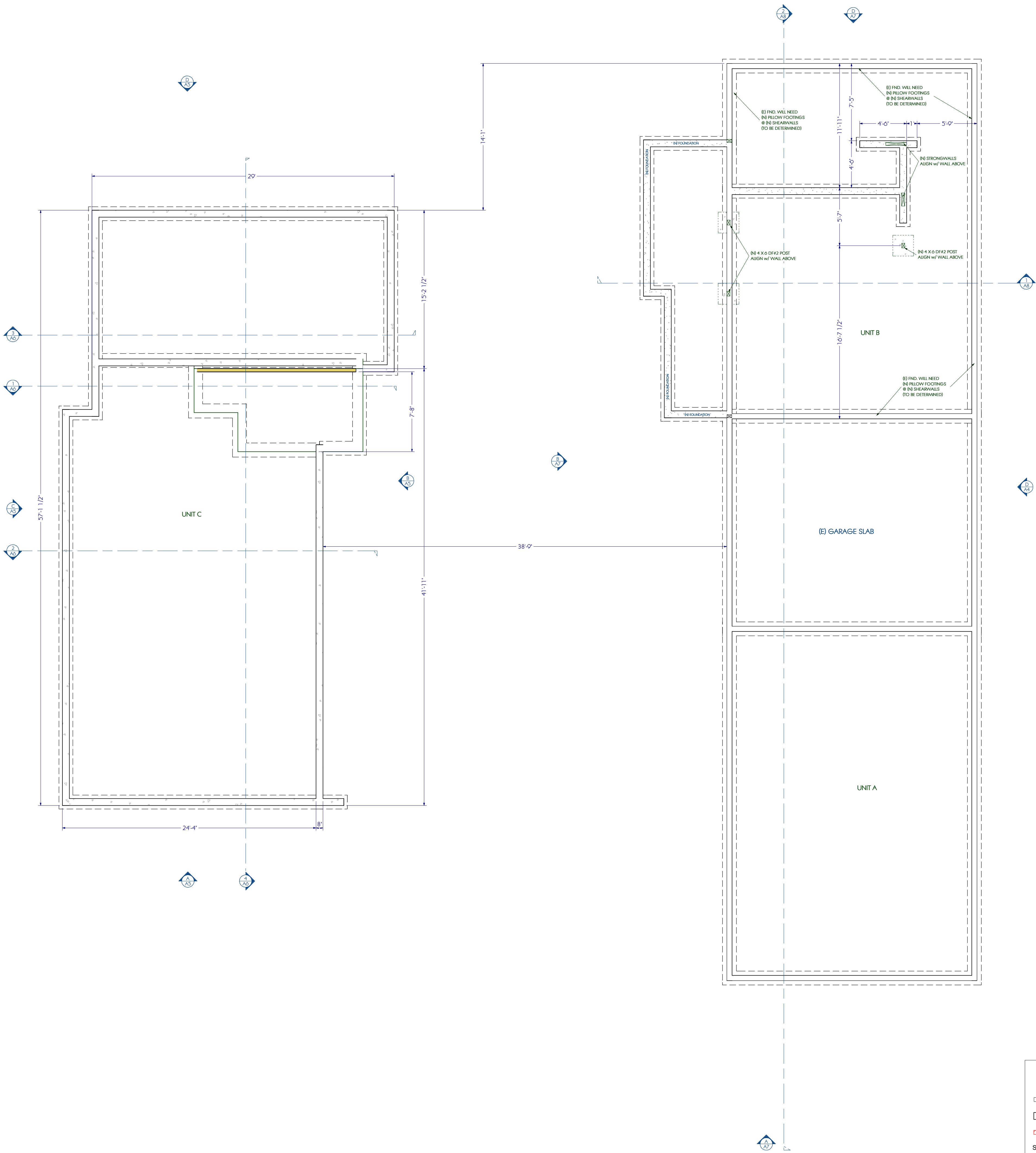
UNIT 'B'	
(E) LIVING	809 SQ. FT.
(E) GARAGE	247 SQ. FT.
(E) DECK	63 SQ. FT.
(N) 1 ST LIVING	118 SQ. FT.
(N) 2ND LIVING	612 SQ. FT.

REMODELED AREA
(SHOWN HATCHED)
LIVING 558 SQ. FT.
GARAGE 0 SQ. FT.



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(N) SFD - FOUNDATION PLAN - SCALE 1" = 5'-0"

(E) DUPLEX ADDITION - FOUNDATION PLAN - SCALE 1" = 5'-0"

MASTER PLANNING APPLICATION SET

KELLY FAMILY

506 PINE STREET
CAPITOLA, CA 95010
APN. 036-022-10

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1	07/02/2025
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(N) FOUNDATION PLANS

SCALE: AS NOTED
SHEET:

A10

V7.5

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SC HD
SANTA CRUZ HOME DESIGN
DOUG SILVERA CALBD.
santacruzhome.com
dougchd@gmail.com
PO BOX 4308
CAPITOLA, CA 95010
(831) 345-0383

Nery Whum
10/11/2025

MASTER PLANNING APPLICATION SET

KELLY FAMILY
506 PINE STREET
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(E) NEIGHBORING STRUCTURES

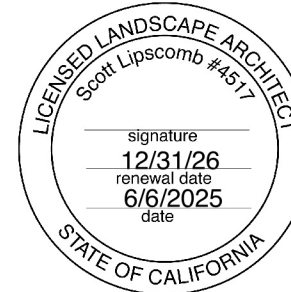
SCALE: AS NOTED

SHEET:

A11



SCOTT LIPSCOMB
LANDSCAPE ARCHITECT
311 EMERALD FOREST LN
BONNY DOON, CA 95060



KELLY PROPERTY
506 PINE ST
CAPITOLA, CA 95010

6/7/2025

8/16/25

Planting/ Irrigation Plan

L1

Planting detail

Mulch after planting with 4" shredded redwood bark "gorilla hair".

Dig whole 2x diameter of the rootball

Amend dug soil at the rate of 3:1 with quality soil amendment.

If the rootball has circling roots, gently massage and free circling roots to encourage roots to grow in an outward fashion.

Plant to a depth such that top of the soil of the rootball is 1/2" higher than surrounding sub-grade.

Gently compress backfill to eliminate any air pockets.

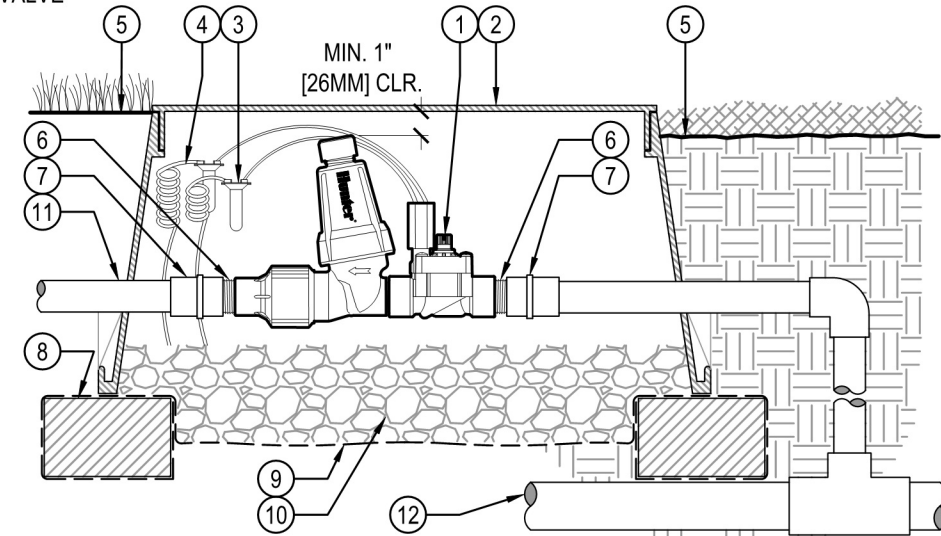
Add Agriform 20-10-5 planting tablet
1 for 1 gallon plant
3 for 5 gallon plant
5 for 15 gallon plant

add 3 stakes to 15 gallon trees, and secure with tree ties if needed.

2 **planting detail**
Scale: 3/4" = 1'-0"

LEGEND

- | | |
|---|--|
| 1 HUNTER REMOTE CONTROL VALVE (PCZ) WITH FILTER REGULATOR | 7 PVC SLIP X FPT ADAPTOR |
| 2 IRRIGATION VALVE BOX: HEAT STAMP LID WITH "RCV" IN 2" LETTERS | 8 BRICK SUPPORTS (4) |
| 3 WATERPROOF CONNECTORS (2) | 9 FILTER FABRIC - WRAP TWICE AROUND BRICK SUPPORTS |
| 4 18"-24" COILED WIRE TO CONTROLLER | 10 3/4" WASHED GRAVEL - 4" MIN. DEPTH |
| 5 FINISH GRADE AT ADJACENT SURFACE (TURF OR MULCH) | 11 IRRIGATION LATERAL |
| 6 SCH. 80 CLOSE NIPPLE, MATCH SIZE TO VALVE | 12 MAINLINE LATERAL AND FITTINGS |



3 **irrigation control valve**

Hunter PLD-LOC endcap with removable cap

Landscape Products
PC emitter (or similar). Use 1-1gph per 1gallon and 1-2gph for 5 gallon plants. Place emitter mid-way between dripline and crown of plant. Secure with 1-6" landscape staple, and 1-6" staple per 4'-0" of run

Landscape Products
1/4" PE drip tubing

Landscape Products
1/4" barbed coupling

landscape Products
LP710 1/2" PE drip tubing (or similar), secure to ground with 6" round top landscape staples every 4'-0" typ.

Notes:

1. 1/2" drip line shall be installed, connected, and thoroughly flushed prior to the placement of emitters.
2. All drip lines and emitters shall be placed before, and under mulch.
3. Drip lines shall be checked for proper functioning prior to placement of mulch.
4. Use Hunter PLD-LOC fittings: Adapter at PVC point of connection. End Cap for end of line with threaded cap for flushing Ts, Ells as needed.

4 **drip line detail**

Two new 15-gallon trees

Irrigation Valve Cluster
1-3/4" Drip Control Zone-trees
1-3/4" hose bib

Remove existing
16" diameter oak tree
and grind stump

Irrigation Valve Cluster
1-3/4" Drip Control Zone-shrubs
1-3/4" drip control zone-trees
1-3/4" hose bib

1" sch40 PVC main line, 12" min deep
with 18/10 direct bury control wire

New Febco 850 series 3/4" double
check backflow preventer, install per
manufacturer, contractor to verify
suitability with the Soquel Water District.

New 3/4" water main for irrigation

Existing well-tended
garden to remain

(E) CURB & GUTTER

(E) WATER METER
TO SERVE SFD UNIT B

(N) WATER METER
TO SERVE UNIT C

PINE STREET

(40' WIDE)

Notes:

1. All, work to comply with 2022 California Building Code
2. All work to comply with the Capitola Municipal Code
3. All work to be completed by competent, licensed contractors with experience and familiarity with landscape construction.
4. Plant locations are schematic. Plants shall be located in the field, and adjustments may be made to accomodate site conditions.

Plant Key

11-15g-Pittosporum tenuifolium 'Marjorie Channon'

26-1g Arctostaphylos 'Emerald Carpet'

3-5g-Cotinus coggygia 'Royal Purple'

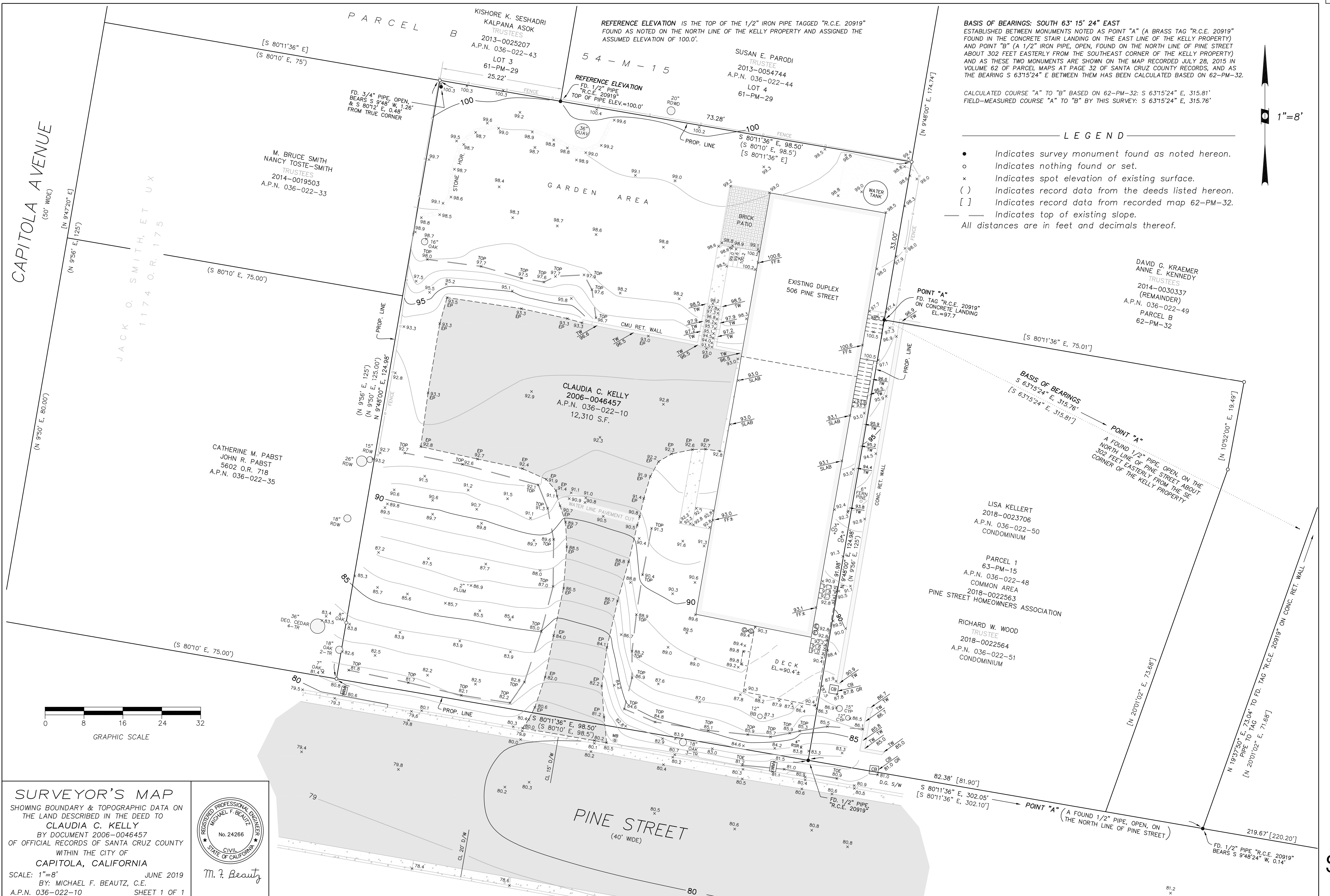
1-Existing Calcestemon to remain

10-5g-Rosa 'Iceberg'

23-5g-Ceanothus 'Carmel Creeper'

3-15g-Schinus molle,
30-40' mature canopy diameter

Denotes area to be weeded and
mulched with 4" min. shredded
redwood bark after planting



SURVEYOR'S MAP
SHOWING BOUNDARY & TOPOGRAPHIC DATA ON
THE LAND DESCRIBED IN THE DEED TO
CLAUDIA C. KELLY
BY DOCUMENT 2006-0046457
OF OFFICIAL RECORDS OF SANTA CRUZ COUNTY
WITHIN THE CITY OF
CAPITOLA, CALIFORNIA
SCALE: 1"=8' JUNE 2019
BY: MICHAEL F. BEAUTZ, C.E.
A.P.N. 036-022-10 SHEET 1 OF 1



M. F. Beutz

◆ Site Clean Up

- Clean up by sweeping instead of hosing down whenever possible. Dispose of litter and debris in the garbage.
- The street, sidewalk and other paved areas may not be cleaned by washing or by directing sediment, concrete, asphalt, or other particles into the storm drain system. If water is used to flush sediment or particles from pavement, the water must be directed to a landscaped or grassy area large enough to absorb all the water.
- If conducting road or sidewalk work, materials stockpiles must be removed and cleaned up by the end of each work day.
- Discarded building materials and demolition wastes must never be left in a street, gully, or waterway. Dispose of all wastes properly including leftover paint and chemicals. Materials that cannot be reused or recycled must be taken to the landfill or disposed of as hazardous waste.

Signed: _____ Date: _____
Print Name: _____

1. Public Works Standard Detail BMP STRM (Stormwater Pollution Prevention and Protection for Construction Projects) shall be printed in full and incorporated as a sheet in the construction plans with the date and signature. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.

3. 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.

5. Site runoff shall not drain onto adjacent parcels or over sidewalks.


7. **General Site Maintenance:** Keep work site clear of debris and be aware of tracking mud, dirt, gravel into the street, and sweep daily, cover all stockpiles and excavation spoils. Practice good housekeeping and maintain temporary construction BMPs.

- ◆Earth Moving Activities & Heavy Equipment**
Soil excavation and grading operations loosen large amounts of soil that can be transported into storm drains when handled improperly. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces. Often, earth moving activities require use and storage of heavy equipment. Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids onto the construction site are common sources of storm drain pollution.

- ☐ Perform all heavy equipment, inspect frequently for leaks, and repair leaks immediately upon discovery.
- ☐ Maintain major auto or heavy equipment maintenance, repair jobs and vehicle or equipment washing off-site.
- ☐ If you must drain and replace motor oil, radiator coolant or other fluids on site, use drip pans, plastic sheeting or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste. Recycle whenever possible.
- ☐ Do not use diesel oil to lubricate equipment parts or clean equipment. Only use water for onsite cleaning.
- ☐ Cover exposed fifth wheel hitches and other oily or greasy equipment during all rain events.

- ☐ Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- ☐ Protect down slope drainage courses, creeks and storm drains with wattles or temporary drainage swales.
- ☐ Use check dams or ditches to divert runoff around excavations. Refer to the Erosion & Sediment Control Field Manual, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition August 2002, and the most recent versions of the *Manual of Standards for Erosion and Sedimentation*, California Stormwater Association of Areas Governments (ABAG), and *Construction Best Management Practices (BMPs) Handbook*, California Stormwater Quality Association (CASQA).
- ☐ Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

- ❑ Maintain a spill clean-up kit on site.
- ❑ Clean up spills immediately. Use dry cleanup methods if possible.
- ❑ Never hose down dirty pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter and/or rags) whenever possible and properly dispose of absorbent materials.
- ❑ Sweep up spilled dry materials immediately. Never attempt to wash them away with water or bury them.
- ❑ Use as little water as possible for dust control. If water is used, ensure it does not leave silt or discharge to storm drains.
- ❑ Call 911 for significant spills. If the spill poses a significant hazard to human health and safety, you must also report it to the State Office of Emergency Services.



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Paints, varnish, solvents and adhesives contain chemicals that are harmful to wildlife and aquatic life in our community. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint materials and wastes, adhesives and cleaning fluid should be recycled when possible or properly disposed to prevent these substances from entering the storm drains and watercourses.

- Keep paint, varnish, solvents and adhesive products and wastes away from the gutter, street and storm drains. Wastewater or runoff containing paint or paint thinner must never be discharged into the storm drain system.
- When there is a risk of a spill reaching the storm drain, nearby storm drain inlets must be protected prior to starting painting.

Non-hazardous paint chips and dust from dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

When paint or varnish stripping residue, chips and dust from marine paints or varnishes, or paints containing lead, mercury or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor. Paint may be tested for lead by taking paint scrapings to a local, state-certified laboratory.


When stripping or cleaning building exteriors with high-pressure water, block storm drains to prevent flow to creeks and the Monterey Bay.

Wash water from painted buildings constructed pre-1978 can contain high amounts of lead even if paint chips are not present. Before stripping paint or cleaning a pre-1978 building's exterior with water under high pressure, test paint for lead by taking paint scrapings to a local, state-certified laboratory.

- ☐ Never clean brushes or paint out or varnish containers into a gutter, street, storm drain, French drain or creek.
- ☐ For water based paints, paint out brushes to the extent possible and rinse into an interior sink drain that goes to the sanitary sewer.
- ☐ For oil based paints, paint out brushes to the extent possible and clean with thinner or solvent. Filter and reuse thinners and solvents where possible. Dispose of excess liquids and residue as hazardous waste.
- ☐ When thoroughly dry, empty paint cans, used brushes, rags and drop cloths may be disposed of as garbage.

- Recycle, return to supplier, or donate unwanted water-based (latex) paint. Oil-based paint may be recycled or disposed of as hazardous waste. Varnish, thinners, solvents, glues and cleaning fluids must be disposed of as hazardous waste.
- When the job is completed, collect all unused or waste materials and dispose of properly. Never leave or abandon materials onsite, and ensure that nothing has drifted toward the street, gutter, or catch basin.

- ☐ Protect nearby storm drain inlets and adjacent water bodies prior to breaking up asphalt or concrete.
- ☐ The discharge of saw cut slurry to the storm drain system is prohibited. Take measures to contain the slurry and protect nearby catch basins or gutters. If slurry enters the storm drain system, remove material immediately.
- ☐ Do not saw cut slurry must be cleaned up and properly disposed so that it will not be carried into the storm drain system by wind, traffic, or rainfall.
- ☐ After breaking up old pavement, sweep up materials and recycle as much as possible. Properly dispose of non-recyclable materials.
- ☐ Cover and seal nearby storm drain inlets and manholes before applying seal coat, slurry seal, etc. Leave covers in place until the oil sealant is dry.
- ☐ In the event of rain during construction, divert runoff around work areas and cover materials.
- ☐ Park paving machines over drip pans or absorbent materials.
- ☐ Never wash sweepings from exposed aggregate concrete into a street or a storm drain inlet. Collect and return to aggregate base stockpile or dispose of in the trash.
- ☐ Remove and clean up material stockpiles (i.e., asphalt and sand) by the end of each week or, if during the rainy season, by the end of each day. Stockpiles must be removed by the end of each day if they are located in a public right-of-way.




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- In addition to the following mandatory BMPs, the Central Coast Regional Water Quality Control Board (Regional Water Board), under the State Water Resources Control Board (State Water Board) requires coverage under and adherence to the Construction Activities Storm Water General Permit, or CGP, to regulate storm water runoff from construction sites. In general, any construction or demolition activity, including, but not limited to, clearing, grading, grubbing, or excavation, or any other activity that results in a land disturbance equal to or greater than one acre, requires coverage under the CGP. Construction activities that are exempt from the CGP include: (1) maintenance work; (2) minor site cleanup; (3) emergency response; (4) SWPPP development and implementation (inspection, tracking) associated with existing projects; and (5) construction at non-hazardous sites must be done by a qualified SWPPP developer (QSD). More information on the CGP and QSD/QSPs may be found at http://www.waterboards.ca.gov/water_issues/programs/stormwater/conpermits.shtml.

The rainy season referred to herein applies to the dates October 1 to April 30; the dry season spans May 1 to September 30. Compliance with the CGP and below BMPs is required year round; however, different requirements may be needed for the rainy and non-rainy season.

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use.
- Keep materials away from streets, gutters, storm drains and drainage channels.
- Ensure that control water *does not* leave the site or discharge to storm drains.
- Train your employees on these BMPs and familiarize them with storm water issues prior to beginning work. Inform your subcontractors about storm water requirements and be sure that they also abide by these BMPs.
- Refer to the following approved references for BMP selection, implementation, and on-site management (most recent versions unless otherwise noted):
 - *Erosion & Sediment Control Field Manual*, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition, August 2002.
 - *Manual of Standards for Erosion and Sediment Control Measures*, Association of Bay Area Governments (ABAG)
 - *Construction Best Management Practices (BMPs) Handbook*, California Stormwater Quality Association (CASQA)
 - *Construction Site Best Management Practices (BMPs) Manual*, Storm Water Quality Handbooks, Caltrans

- Designate one area of the site located away from storm drains, drainage swales, and creeks for auto parking and heavy equipment storage, vehicle refueling and routine equipment maintenance.
- To prevent off-site tracking of dirt, provide site entrances with stabilized aggregate surfaces or provide a tire wash area on the site, but away from storm inlets or drainage channels. Mud, dirt, gravel, sand and other materials tracked or dropped on city streets must be cleaned up and hauled off-site to prevent washing into the storm drains.
- Keep materials and soil stockpiles out of the rain and prevent runoff contamination from the site. Store materials, stockpiles and excavation soils under cover and protected from wind, rain, and runoff. Cover exposed piles of construction materials or soil with plastic sheeting or temporary roofs. Before rainfall events, sweep and remove material from surfaces that drain to storm inlets and/or drainage channels.
- Place trash cans around the site to reduce litter. Dispose of non-hazardous construction wastes in covered dumpsters or recycling receptacles.
- Keep dumpsters lid closed and secured. For dumpsters or bins that don't have a lid, cover them with tarps or plastic sheeting, secured around the exterior of the dumpster or place them under temporary roofs. Never clean out a dumpster by hosing it down on the construction site.



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1. Soil development shall be fitted to the topography and soils in order to minimize the potential for erosion. Soil grading/clearing limits, easements, setback, sensitive or critical areas, trees, drainage courses, and buffer zones must be delineated on site to prevent excessive or unnecessary disturbances and exposure prior to construction.
2. Minimize erosion and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion control measures on exposed areas.
3. Conduct grading operations in phases in order to reduce the amount of disturbed areas and exposed soil at any one time. Unless specifically approved on the project's drainage plan, grading, sediment and erosion control plan, clearing, excavation and grading shall not be conducted during rainy weather. All rainy season grading shall be in accordance with Capicola Municipal Code Chapter 15.28.
4. Control the amount of runoff crossing the site especially during excavation by using berms or temporary drainage ditches or bio-swales to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate.


- ☐ Practice contaminant "Source Reduction" by estimating carefully and minimizing waste when ordering materials.
- ☐ Recycle excess materials such as concrete, asphalt, scrap metal, solvents, degreasers, paper, and vehicle maintenance materials whenever possible.
- ☐ Dispose of all wastes properly by ensuring that materials that cannot be recycled are taken to an appropriate land fill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or drainage channel.

Many landscaping activities and practices expose soils and increase the likelihood of water runoff that will transport earth, sediments and garden chemicals to the storm drain during irrigation or rain events. Other exterior amenities such as ponds, pools and spas require regular maintenance using chlorine and/or copper based algacides. Water treated with these chemicals is toxic to aquatic life and should never be discharged to the storm drain.

- ☐ Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
- ☐ Schedule grading and excavation during dry weather.
- ☐ Use temporary check drains or ditches to direct runoff away from storm drains or drainage channels.
- ☐ Protect storm drain inlets with sandbags, gravel filled bags, straw wattles, filter fabric or other sediment controls.
- ☐ Re-vegetation is an excellent form of erosion control for any site.
- ☐ Never dump or leave soil, mulch, or other landscape products in the street, gutter, or storm drain.

7 When draining a pond, fountain, pool or spa, any volumes in excess of 500 gallons must be reported in advance to the City of Capitola Public Works Department. The City will provide guidance on handling special cleaning waste, flow rate restrictions and backflow prevention.

Effective erosion and sediment control measures must be implemented and maintained on all disturbed areas in order to prevent a net increase of sediment in the site's storm water discharge relative to pre-construction levels. During the rainy season, erosion control measures must also be located at all appropriate locations along the site's perimeter and at all inlets to the storm drain system. Effective methods to protect storm drain inlets include sand bag barriers, heavy rubber mats to cover and seal the inlet, and sediment traps or basins. Refer to the Erosion & Sediment Control Field Manual, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition August 2002; and the most recent versions of the Manual of Standards for Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG), and Construction Best Management Practices (BMPs) Handbook, California Stormwater Quality Association (CASQA).



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KELLY FAMILY

506 PINE STREET
CAPITOLA, CA 95010
A.P.N. 036-022-10

REVISIONS:                  

1 07/02/2025

2 08/21/2025

3 10/11/2025

1 STORM WATER
BMP NOTES

SHEET:

SW1

506 Pine Street, Capitola - Duplex Units A & B
CONSTRUCTION COST BREAKDOWN PER Section 17.92.070

Existing Building Costs:**APPLICANT COPY**

Existing Residence:	1618 square feet	=	\$ 323,600.00
	\$ 200.00 square foot		
Existing Garage:	494 square feet	=	\$ 44,460.00
	\$ 90.00 square foot		
Existing Deck:	375 square feet	=	\$ 9,375.00
	\$ 25.00 square foot		
Total Existing Value:			<u>\$ 377,435.00</u>
80% of Total Existing Value			\$ 301,948.00

New Construction Costs:

New Conditioned Space:	730 square feet	=	\$ 146,000.00
	\$ 200.00 square foot		
New Garage:	352 square feet	=	\$ 31,680.00
	\$ 90.00 square foot		
New deck/porch:	65 square feet	=	\$ 1,625.00
	\$ 25.00 square foot		
Total New Construction Value:			<u>\$ 179,305.00</u>

Remodel Costs: (50% of "new construction" costs)

Remodel Conditioned Space:	748 square feet	=	\$ 74,800.00
	\$ 100.00 square foot		
Remodel Garage:	0 square feet	=	\$ -
	\$ 45.00 square foot		
Remodel Deck:	49 square feet	=	\$ 612.50
	\$ 12.50 square foot		
Total Remodel Value:			<u>\$ 75,412.50</u>
Total Construction/Remodel Cost			\$ 254,717.50
% of Existing Value			67.5%



Memorandum

Date: April 24, 2025	
To: Brian Froelich, AICP	Organization: City of Capitola
From: RRM Design Group	Title: Design Review Team
Project Name: Capitola On-Call Architectural and Landscape Review	Project Number: 1783-09-PP25
Topic: 506 Pine Street Review	

Dear Brian,

We have reviewed the proposed design for compliance with the City of Capitola Objective Standards (OS) Ordinance, found within Chapter 17.82 – Objective Standards for Multifamily and Mixed-Use Residential Development in addition to Chapter 17.72 – Landscaping, within the City Municipal Code.

Project documents reviewed include City of El Monte Initial Plan Review in 13 pages; 3D Exterior Views, Sheet A0; Plot Plan, Sheet A1; Planning Data & Roof Plan, Sheet A2; (N) 1st Floor Plans, Sheet A3; (N) 2nd Floor Plans, Sheet A4; (N) SFD Elevations, Sheet A5; (N) SFD Sections, Sheet A6; (N) Duplex Addition Elevations, Sheet A7; (N) Duplex Addition Sections, Sheet A8; (E) Duplex Floor & Demolition Plans & Elevations, Sheet A9; (E) Neighboring Structures, Sheet A10; (E) Landscape, Sheet A11; and Survey, Sheet S1.

Neighborhood Character and Patterns

According to the City of Capitola Zoning Map, the project site is zoned Multi-Family Residential, Medium Density (RM-M). The parcel currently contains an existing duplex and is located along Pine Street, within an existing residential context. The area immediately surrounding the project site is characterized by a variety of residential land uses, including Planned Development (PD) residential parcels to the north, Mixed Use Neighborhood (MU-N) commercial parcels to the south across Pine Street, Multi-Family Residential, Medium Density (RM-M) parcels to the east, and Multi-Family Residential (RM-M) parcels to the west.

Project Design Review

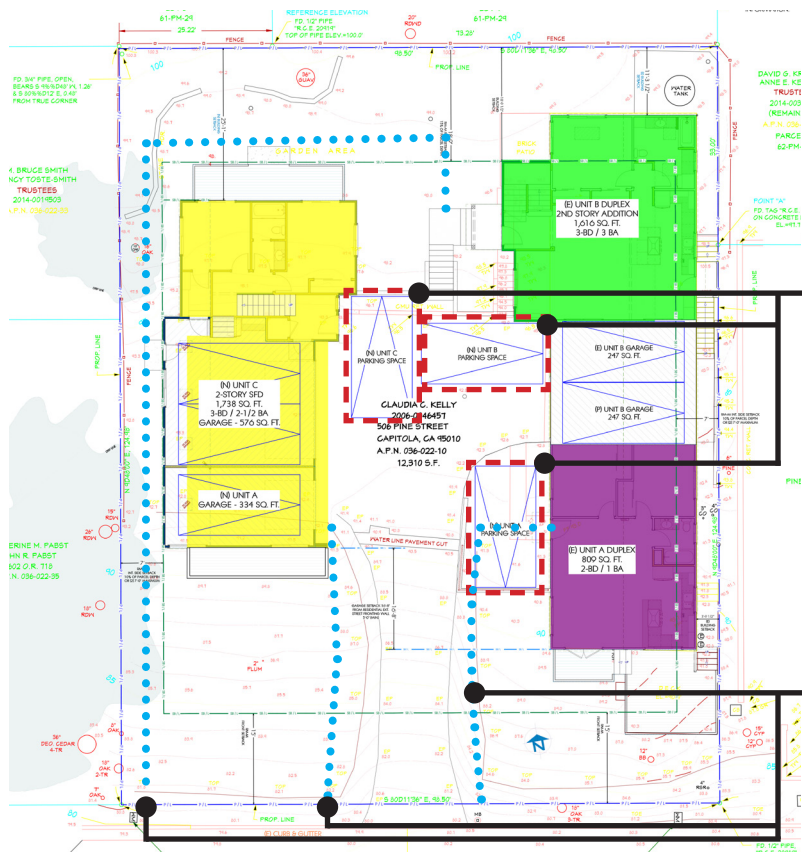
The project proposal consists of modifying the existing duplex through the incorporation of a second-floor addition and constructing a new, two-story, detached unit. The existing duplex's architectural style most closely resembles a "California Ranch" architectural style and it appears the applicant intends to utilize a similar style on the proposed detached unit in an attempt to match the existing structures' style. The proposed projects architectural style will be referred to as "California Ranch" going forward within this review.



Project Location

Site Planning

Site planning involves an understanding of appropriate building placement and configuration, but also the consideration of topography, surrounding uses, landscape design, adjacent uses, hardscape, and parking. The applicant is proposing minor modifications to the existing site plan by maintaining the current site topography and uphill driveway that provides access to Pine Street. The only major modification to the site plan consists of the addition of the detached unit. The applicant has identified three guest parking spaces, found on Sheet A1, located behind the garages of Unit B and Unit C that would impact future residents' ability to enter/exit their designated parking spaces. The site plan should be revised to remove the guest parking spaces shown as the current layout does not comply with OS 17.82.050.B.1 and Figure 17.82-1 and restricts the use of proposed garages. Additionally, City staff has indicated guest parking spaces are no longer required. While a public sidewalk does not exist on the north side of Pine Street adjacent to the project site, the applicant should revise the site plan to establish a pedestrian connection from the existing duplex and proposed detached unit primary entries to the public realm, separate from the driveway (OS 17.82.060.C.1).



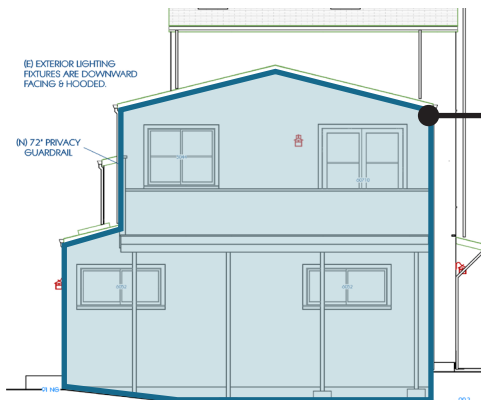
Site Plan

The applicant should remove guest parking spaces from the plans as the proposed locations will cause ingress and egress issues for residents needing to access the detached unit/duplex garages.

Revise the site plan to include pedestrians walkways connecting the public realm and proposed primary entries to provide safe connections for residents and guests.

Building massing, or the way the building is sized and appears, is a primary and important component of building design. The applicant has successfully avoided proposing a project with large unbroken masses through the introduction of projected and recessed wall planes and variation in wall plane heights on both the new detached unit and duplex addition (OS 17.82.070.A.1). Furthermore, to avoid privacy issues with surrounding residences, the applicant correctly setback the extents of the second floor on both units to limit views into neighboring yards and further break up the proposed mass and avoid an overbearing appearance (OS 17.82.070.A.3).

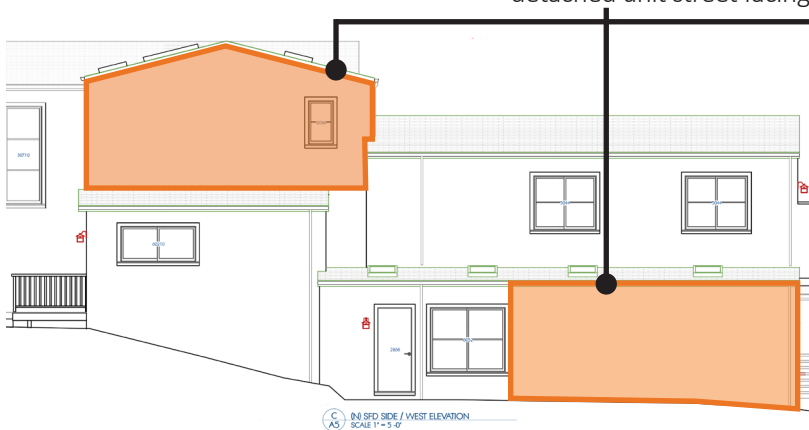
Articulation represents change in the form of a building expressed through proportion, details, wall plane changes, heights, and other design elements. Both the proposed detached unit and duplex addition are successfully designed with architectural integrity on all sides of the building through application of architecturally consistent detailing, thoughtful awning placement over entries, and variation in wall plane depth (OS 17.82.080.A.3). The proposed project primarily avoids blank wall space, however, while not located on an elevation fronting onto a public street, the applicant should revise the north and west elevations of the detached unit to remove any blank wall space larger in area than 10 feet wide by 10 feet high through incorporating additional windows, architectural detailing, and/or any design intervention that adds interest to the elevation (OS 17.82.080.B.1.a). Street facing elevations are required to provide a minimum of two of the following façade design strategies per OS 17.82.080.B.3: projecting windows, window boxes, shutters, prominent front porch, balconies, shade/screening devices, datum lines, varied exterior color, and/or varied building wall materials. The applicant must provide two additional façade design strategies consistent with the selected architectural style to satisfy the objective standard requirement and improve the street facing elevation of the detached unit. Potential solutions to satisfy the additional façade design strategy requirement includes applying similar horizontal wood siding on the ground plane of the proposed detached unit, incorporating a front porch on the street facing elevation, and/or an additional design intervention included on the list of façade design strategies.



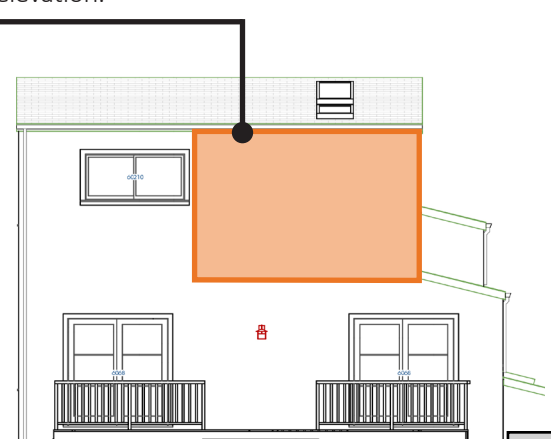
Detached Unit South Elevation

Incorporate a minimum of two façade design strategies per OS 17.82.080.B.3 in a manner consistent with the selected style. Potential solutions include introduction of an additional material on the ground floor similar to the wood paneling on the existing duplex, providing a porch, and/or any additional design intervention that improves the street facing elevation.

Revise the west and north elevations of the detached unit to remove large unarticulated blank wall space per OS 17.82.080.B.1.a. Potential solutions include additional windows, architectural detailing, variation in wall plane, and/or any design intervention that positively impacts the proposed detached unit street facing elevation.



Detached Unit West Elevation



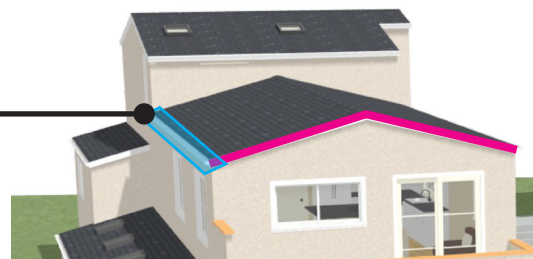
Detached Unit North Elevation

Roof forms are critical elements in providing visual interest within a project and reinforcing architectural style. The applicant is proposing a gabled shingle roof on both the detached unit and duplex addition, considered consistent with the California Ranch architectural style. While the roof style and materials are consistent with the existing duplex and architectural style, the applicant needs to ensure the same roof pitch used on the existing duplex is applied to the proposed detached unit. Moreover, the existing duplex features eave overhangs extended from the extents of the residence and this design intervention should be carried over to the proposed detached unit to solidify consistency with both the existing on-site structure and architectural style. The current proposal of the street facing elevation of the detached unit and duplex addition does not satisfy the roof design variation standards of OS 17.82.080.B.4.a and therefore needs to be revised to include one of the following: a roof eave projecting a minimum of two feet from the street facing building; a minimum of 25% of the linear frontage of the building's street-facing building roof line different from the remainder of the roof line via recessed/projected gabled roof elements, roof dormers, changes in roof height, or changes in pitch of roof slopes; a minimum of eighty percent of the linear frontage of the buildings street facing roof line with roof detail and/or ornamentation.



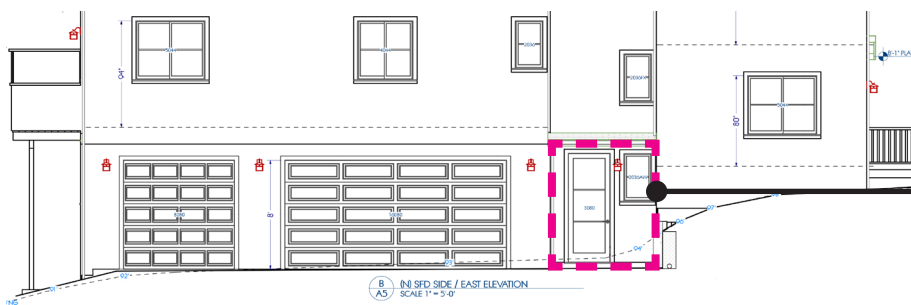
Existing Duplex On-Site

Applicant should match the pitch of the detached unit and duplex addition to the existing duplex. Similarly, utilize the same eave overhang shown on the existing duplex on the proposed detached unit as this design feature is consistent with the selected California Ranch architectural style.



Rendering of Proposed Detached Unit

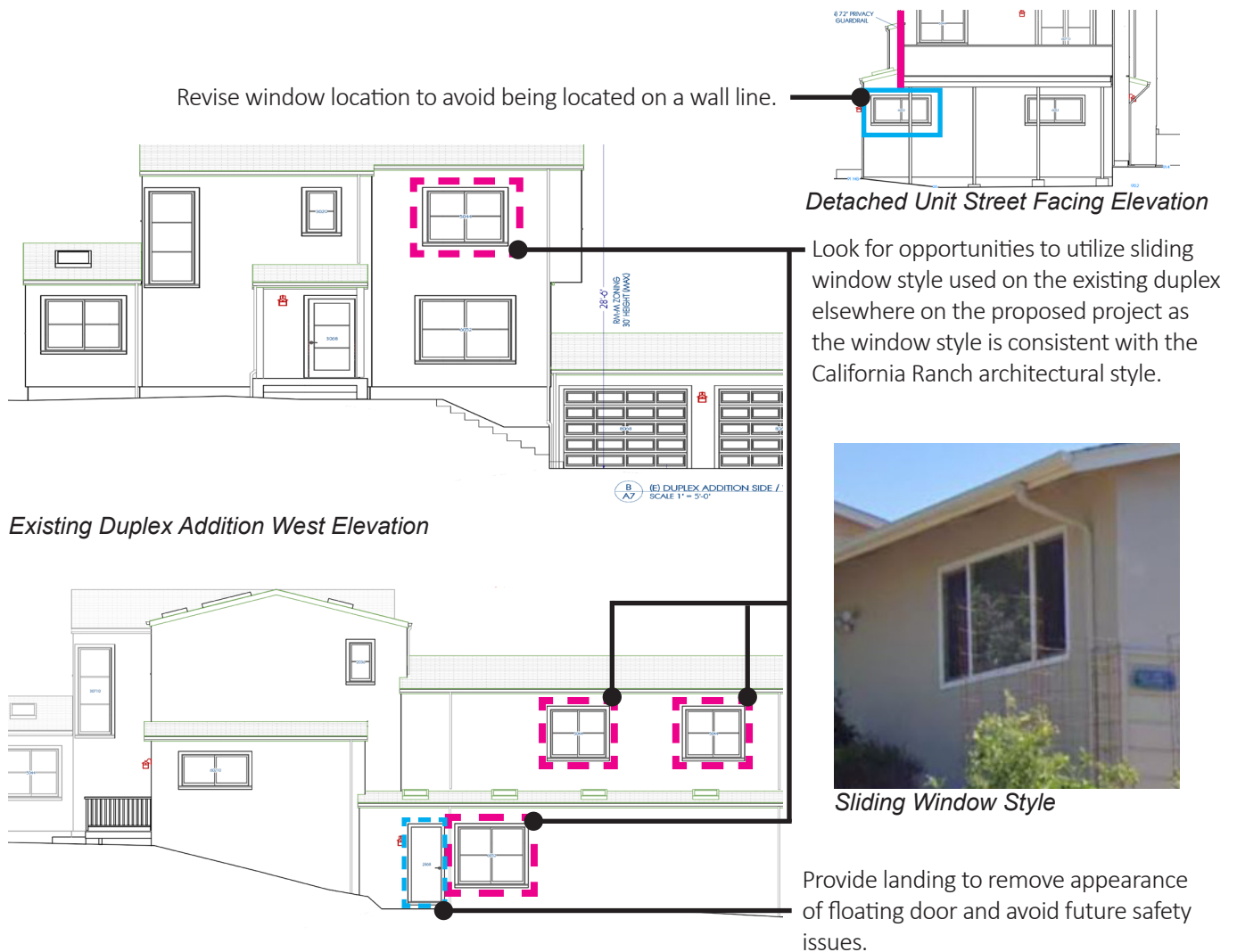
A primary entry contributes to the overall identity of a building by defining the architectural style and engaging with the public realm. While the applicant has minimally emphasized the primary entry of the proposed detached unit, the entry faces inward and is not visible from the public realm. The applicant must revise the floor plan of the detached unit to provide a street facing primary entry and further solidify the connection with the public realm to be in compliance with OS 17.82.060.B.3.b and Figure 17.82-3. The applicant may opt to seek director approval for entry exceptions instead of revising the floor plan per OS 17.82.060.B.3.c, however, this path would require the applicant to satisfy the following requirements: one pedestrian walkway per fifty feet of property street frontage connecting the adjacent sidewalk to the interior of the lot; landscaping between the residences and street; street facing buildings not exceeding a width of 100 feet. The applicant has minimally provided awnings/coverings in an effort to emphasize primary entries on the detached unit and existing duplex addition. However, to further establish and delineate the primary entries for future users, primary entries must include a porch, covered entry, or recessed entry clearly visible from the street (OS 17.82.060.C.1.a).



Detached Unit East Elevation

The applicant must revise the floor plan to relocate the primary entry of the detached unit to be street facing to establish a connection with the public realm (OS 17.82.060.B.3.b).

Windows and doors help define an architectural style and add visual interest to a buildings design. The applicant successfully utilized sliding windows on the existing duplex, a window style considered consistent with the California Ranch architectural style, and the applicant should apply this window style to the windows on the detached unit and duplex addition. Generally, the window placement used by the applicant is proportional and harmonious across both proposed projects, however, to satisfy OS 17.82.080.B.2, the applicant must revise the street facing elevation of the detached unit and duplex addition to project window and door trim/framing a minimum of two inches from the building wall with material that visually contrasts from the building wall. Additionally, the applicant must revise the windows shown on the street facing elevation on the detached unit and duplex addition to be inset a minimum of three inches from the exterior wall or frame surface (OS 17.82.080.B.2). The applicant should provide a window and door schedule to allow for adequate staff review and to ensure door and garage door styles are consistent with the proposed architectural style. Lastly, the west elevation of the detached unit includes a door that appears to be floating on the wall plane. To ensure safe ingress and egress from the doorway, the applicant should provide a step to avoid safety issues in the future.



Detached Unit West Elevation

Colors and materials demonstrate aspects of articulation and complement architectural detail to emphasize a selected architectural style. Sheets A5 and A7 indicate the applicant intends to utilize stucco on the proposed detached unit and duplex addition, similar to the existing duplex on-site, and images have been denoted on the colors selected, however, the applicant should provide a full colors and materials board to allow for adequate staff review and confirm consistency with the proposed architectural style. Lastly, the proposed detached unit does not include the horizontal siding shown on the existing duplex and the applicant should revise both the detached unit and the duplex addition to incorporate this design feature.

Landscaping

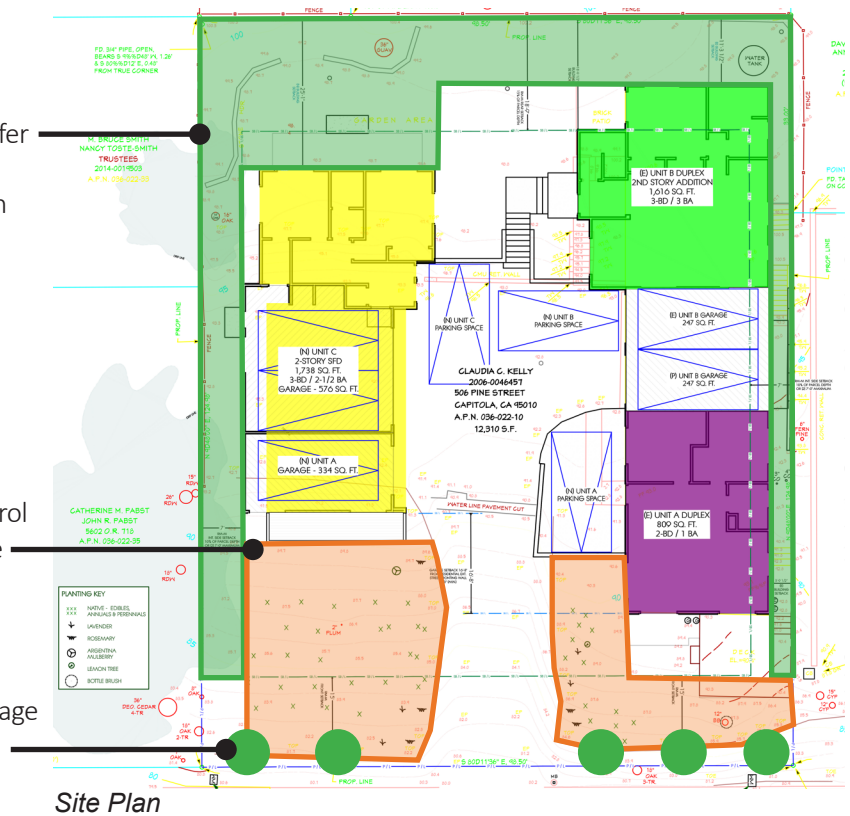
The applicant has provided a Landscape Plan on Sheet A11 with a preliminary plan showing the existing and proposed vegetation. However, the Landscape Plan should provide plant symbols which accurately reflect the width the vegetation will grow and a circle is recommended for trees and shrubs to better reflect the ultimate size the plants will grow (17.72.040 B.6). The tree diameter of existing trees are provided on the Landscape Plan; however, outer limit of tree canopy should be included and a label identifying if the existing trees will remain or be removed (17.72.040 B.5).

In general, the landscape design has an appropriate sense of unity, proportion, and balance with generally harmonious colors and durable plant species. The vegetation appears to be primarily drought-tolerant and generally reflects the "California Ranch" character. However, the Planting Key should list the genus and species of all proposed plants (17.72.040 B.6). In particular, the Native – Edibles, Annuals & Perennials must provide a list of the vegetation that is proposed. Additionally, the water use for each plant should be included in the Planting Key to understand the exterior water requirements for the project and to ensure compliance with the water use efficiency ordinance (17.72.030). Ensure a minimum of ninety percent of plants and trees are drought-tolerant (low or very low water use) as defined by the Water Use Classification of Landscape Species - WUCOLS (17.72.060 A.1).

Consider including fast growing evergreen buffer species between existing adjacent residential homes and proposed second story addition on Unit B and the new Unit C.

Look for opportunities to include erosion control groundcover and shrubs along the steep slope areas to reduce erosion.

Consider including street trees along the frontage to increase the amount of shade along Pine Street.



To further enhance the landscape design consider including fast growing evergreen buffer species between existing adjacent residential homes and the proposed the second story addition on Unit B and the new Unit C. Additionally, consider including erosion control groundcover and shrubs along the steep slope areas to reduce erosion. Lastly, consider including street trees along the frontage to increase the amount of shade along Pine Street.

Moving forward, an Irrigation Plan will be required specifying the location, type, and size of all components of the irrigation system (17.72.040 B.7). Where irrigation is proposed, plants must be grouped in separate hydrozones with plants within each irrigation valve area containing the same watering requirements (17.72.060 A.6). The Irrigation system shall be designed to avoid runoff, low head drainage, overspray, and other similar conditions where water flows outside of landscaped areas and contain the equipment listed in 17.72.060 B.

In review of the proposed plans, the applicant appears to satisfy daylight standards established in OS 17.82.070.B.2, however, the plans should be updated to provide daylight line to ensure satisfaction with this requirement.

Additional Information Needed

The following project information is needed to ensure adequate staff review going forward:

1. Include a window and door schedule to allow for adequate staff review and ensure selected doors are consistent with the California Ranch architectural style.
2. Provide a full colors and materials board to verify selected colors and materials are consistent with the surrounding neighborhood and consistent with the intended architectural style.
3. The Planting Key should list the genus and species of all proposed plants (17.72.040 B.6) and the water use for each plant should be included in the Planting Key to understand the exterior water requirements for the project and to ensure compliance with the water use efficiency ordinance (17.72.030).
4. Provide an irrigation plan specifying the location, type, and size of all components of the irrigation system (17.72.040 B.7).

Design Recommendations

The following recommendations are made to better respond to the proposed “California Ranch” architectural style and to enhance the overall project design.

Site Planning

1. Revise the site plan to create a pedestrian connection from the existing duplex and proposed detached unit primary entries to the public realm to allow for safe passage for residents and guests (OS 17.82.060.C.1).
2. Remove the guest parking spaces as the inclusion of the guest parking spaces impacts the applicants ability to comply with OS 17.82.050.B.1 as parking spaces are not permitted to be located between a dwelling structure and front property line.

Architecture

3. Seek opportunities to modify the north and west elevations of the detached unit to remove blank wall space larger than 10 feet wide by 10 feet high through incorporating additional windows, architectural detailing, and/or any design intervention that adds interest to the elevation (OS 17.82.080.B.1).
4. Incorporate two additional façade design strategies on the detached unit and duplex addition street facing elevations. This design intervention could come in the form of applying similar horizontal wood siding on the ground plane of the proposed detached unit/duplex addition or incorporating a front porch (OS 17.82.080.B.3).
5. Utilize the same roof pitch used on the existing duplex on the proposed detached unit to ensure consistency with the intended architectural style and establish consistency with existing structure on-site.
6. Ensure the existing duplex eave overhang design feature extended from the exterior walls is carried over to the proposed detached unit to solidify consistency with both the existing on-site structure and architectural style.

7. Incorporate a roof eave projecting a minimum of two feet from the street facing building; a minimum of 25% of the linear frontage of the building's street-facing building roof line different from the remainder of the roof line via recessed/projected gabled roof elements, roof dormers, changes in roof height, or changes in pitch of roof slopes; or a minimum of eighty percent of the linear frontage of the building's street-facing roof line with roof detail and/or ornamentation to satisfy OS 17.82.080.B.4.a.
8. Revise the floor plan of the detached unit to allow for a street-facing primary entry and further solidify the connection with the public realm (OS 17.82.060.B.3) or seek director approval for entry exceptions via OS 17.82.060.B.3.c.
9. Modify proposed entryways to include a porch, covered entry, or recessed entry clearly visible from the street (OS 17.82.060.C.1.a).
10. Seek opportunities to utilize the sliding window style used on the existing duplex elsewhere on the project, including the detached unit and duplex addition.
11. Revise the street-facing elevation of the detached unit to project window and door trim/framing a minimum of two inches from the building wall with material that visually contrasts from the building wall (OS 17.82.080.B.2).
12. Revise the windows shown on the street-facing elevation on the detached unit to be inset a minimum of three inches from the exterior wall or frame surface (OS 17.82.080.B.2).
13. Provide a stepdown from the proposed doorway shown on the west elevation of the detached unit to avoid safety issues in the future.
14. Modify both the detached unit and the duplex addition to incorporate the horizontal siding shown on the existing duplex onto the proposed detached unit.

Landscape

15. Utilize plant symbols which accurately reflect the width the vegetation will grow and a circle is recommended for trees and shrubs to better reflect the ultimate size the plants will grow (17.72.040 B.6).
16. Identify the outer limit of tree canopy with a label indicating if the existing trees will remain or be removed (17.72.040 B.5).
17. Consider including fast-growing evergreen buffer species between existing adjacent residential homes and the proposed second-story addition on Unit B and the new Unit C.
18. Look for opportunities to include erosion control groundcover and shrubs along the steep slope areas to reduce erosion.
19. Consider including street trees along the frontage to increase the amount of shade along Pine Street.

Overall, we feel the applicant has proposed a project that is appropriate to the location and surrounding context of the site. However, as addressed above, we have a number of concerns regarding articulation, primary entries, window styles, and materials/colors, among others, that will have to be adequately addressed by the applicant to ensure a project that appropriately reflects the existing neighborhood context while also being consistent with City's desire for high quality new developments.

Very truly yours,

RRM Design Group



Memorandum

Date: April 24, 2025	
To: Brian Froelich, AICP	Organization: City of Capitola
From: RRM Design Group	Title: Design Review Team
Project Name: Capitola On-Call Architectural and Landscape Review	Project Number: 1783-09-PP25
Topic: 506 Pine Street Review	

Dear Brian,

We have reviewed the proposed design for compliance with the City of Capitola Objective Standards (OS) Ordinance, found within Chapter 17.82 – Objective Standards for Multifamily and Mixed-Use Residential Development in addition to Chapter 17.72 – Landscaping, within the City Municipal Code.

Project documents reviewed include City of El Monte Initial Plan Review in 13 pages; 3D Exterior Views, Sheet A0; Plot Plan, Sheet A1; Planning Data & Roof Plan, Sheet A2; (N) 1st Floor Plans, Sheet A3; (N) 2nd Floor Plans, Sheet A4; (N) SFD Elevations, Sheet A5; (N) SFD Sections, Sheet A6; (N) Duplex Addition Elevations, Sheet A7; (N) Duplex Addition Sections, Sheet A8; (E) Duplex Floor & Demolition Plans & Elevations, Sheet A9; (E) Neighboring Structures, Sheet A10; (E) Landscape, Sheet A11; and Survey, Sheet S1.

Neighborhood Character and Patterns

According to the City of Capitola Zoning Map, the project site is zoned Multi-Family Residential, Medium Density (RM-M). The parcel currently contains an existing duplex and is located along Pine Street, within an existing residential context. The area immediately surrounding the project site is characterized by a variety of residential land uses, including Planned Development (PD) residential parcels to the north, Mixed Use Neighborhood (MU-N) commercial parcels to the south across Pine Street, Multi-Family Residential, Medium Density (RM-M) parcels to the east, and Multi-Family Residential (RM-M) parcels to the west.

Project Design Review

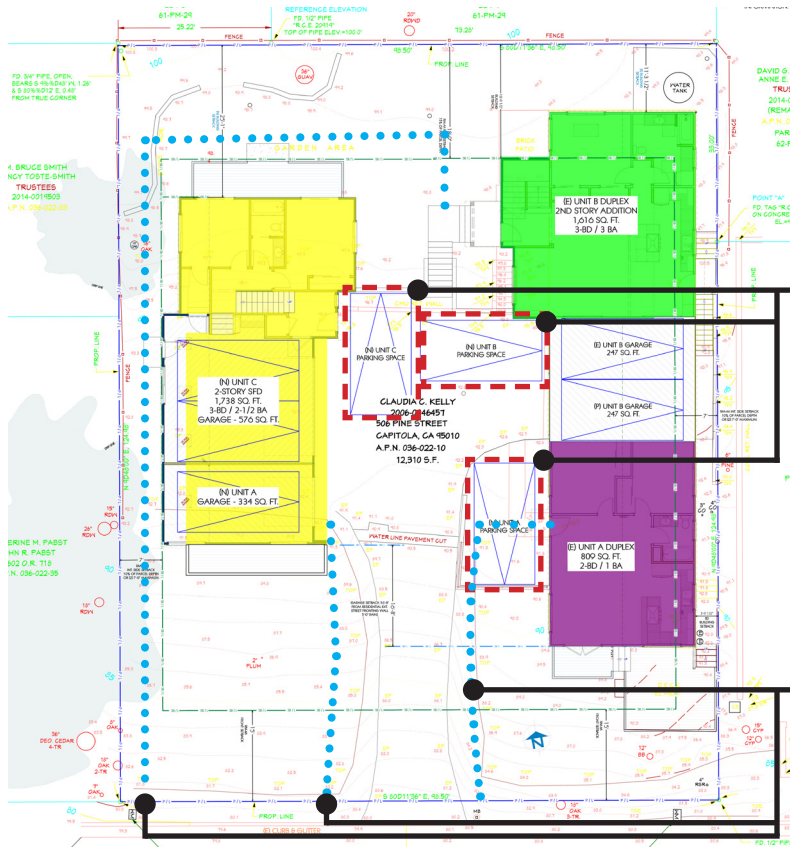
The project proposal consists of modifying the existing duplex through the incorporation of a second-floor addition and constructing a new, two-story, detached unit. The existing duplex's architectural style most closely resembles a "California Ranch" architectural style and it appears the applicant intends to utilize a similar style on the proposed detached unit in an attempt to match the existing structures' style. The proposed projects architectural style will be referred to as "California Ranch" going forward within this review.



Project Location

Site Planning

Site planning involves an understanding of appropriate building placement and configuration, but also the consideration of topography, surrounding uses, landscape design, adjacent uses, hardscape, and parking. The applicant is proposing minor modifications to the existing site plan by maintaining the current site topography and uphill driveway that provides access to Pine Street. The only major modification to the site plan consists of the addition of the detached unit. The applicant has identified three guest parking spaces, found on Sheet A1, located behind the garages of Unit B and Unit C that would impact future residents' ability to enter/exit their designated parking spaces. The site plan should be revised to remove the guest parking spaces shown as the current layout does not comply with OS 17.82.050.B.1 and Figure 17.82-1 and restricts the use of proposed garages. Additionally, City staff has indicated guest parking spaces are no longer required. While a public sidewalk does not exist on the north side of Pine Street adjacent to the project site, the applicant should revise the site plan to establish a pedestrian connection from the existing duplex and proposed detached unit primary entries to the public realm, separate from the driveway (OS 17.82.060.C.1).



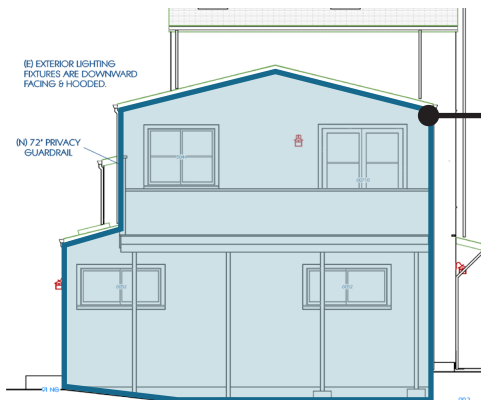
Site Plan

The applicant should remove guest parking spaces from the plans as the proposed locations will cause ingress and egress issues for residents needing to access the detached unit/duplex garages.

Revise the site plan to include pedestrians walkways connecting the public realm and proposed primary entries to provide safe connections for residents and guests.

Building massing, or the way the building is sized and appears, is a primary and important component of building design. The applicant has successfully avoided proposing a project with large unbroken masses through the introduction of projected and recessed wall planes and variation in wall plane heights on both the new detached unit and duplex addition (OS 17.82.070.A.1). Furthermore, to avoid privacy issues with surrounding residences, the applicant correctly setback the extents of the second floor on both units to limit views into neighboring yards and further break up the proposed mass and avoid an overbearing appearance (OS 17.82.070.A.3).

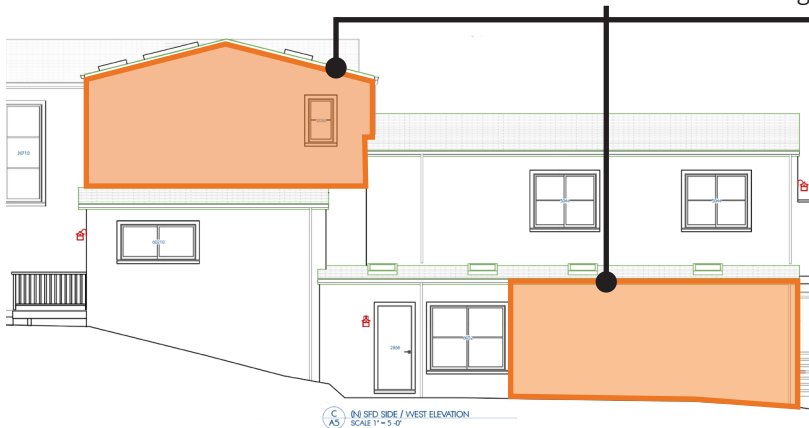
Articulation represents change in the form of a building expressed through proportion, details, wall plane changes, heights, and other design elements. Both the proposed detached unit and duplex addition are successfully designed with architectural integrity on all sides of the building through application of architecturally consistent detailing, thoughtful awning placement over entries, and variation in wall plane depth (OS 17.82.080.A.3). The proposed project primarily avoids blank wall space, however, while not located on an elevation fronting onto a public street, the applicant should revise the north and west elevations of the detached unit to remove any blank wall space larger in area than 10 feet wide by 10 feet high through incorporating additional windows, architectural detailing, and/or any design intervention that adds interest to the elevation (OS 17.82.080.B.1.a). Street facing elevations are required to provide a minimum of two of the following façade design strategies per OS 17.82.080.B.3: projecting windows, window boxes, shutters, prominent front porch, balconies, shade/screening devices, datum lines, varied exterior color, and/or varied building wall materials. The applicant must provide two additional façade design strategies consistent with the selected architectural style to satisfy the objective standard requirement and improve the street facing elevation of the detached unit. Potential solutions to satisfy the additional façade design strategy requirement includes applying similar horizontal wood siding on the ground plane of the proposed detached unit, incorporating a front porch on the street facing elevation, and/or an additional design intervention included on the list of façade design strategies.



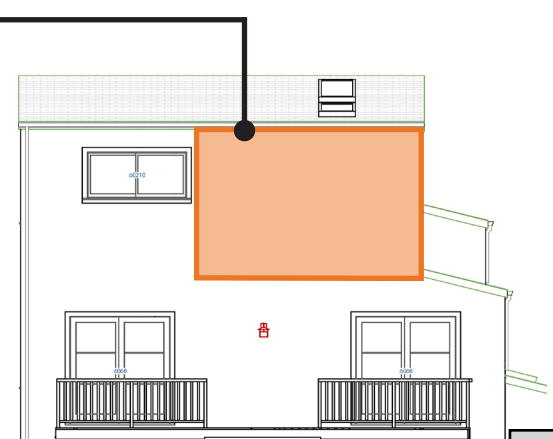
Detached Unit South Elevation

Incorporate a minimum of two façade design strategies per OS 17.82.080.B.3 in a manner consistent with the selected style. Potential solutions include introduction of an additional material on the ground floor similar to the wood paneling on the existing duplex, providing a porch, and/or any additional design intervention that improves the street facing elevation.

Revise the west and north elevations of the detached unit to remove large unarticulated blank wall space per OS 17.82.080.B.1.a. Potential solutions include additional windows, architectural detailing, variation in wall plane, and/or any design intervention that positively impacts the proposed detached unit street facing elevation.



Detached Unit West Elevation



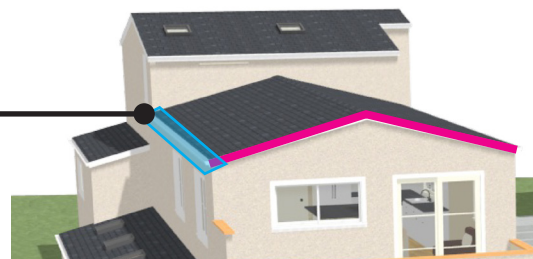
Detached Unit North Elevation

Roof forms are critical elements in providing visual interest within a project and reinforcing architectural style. The applicant is proposing a gabled shingle roof on both the detached unit and duplex addition, considered consistent with the California Ranch architectural style. While the roof style and materials are consistent with the existing duplex and architectural style, the applicant needs to ensure the same roof pitch used on the existing duplex is applied to the proposed detached unit. Moreover, the existing duplex features eave overhangs extended from the extents of the residence and this design intervention should be carried over to the proposed detached unit to solidify consistency with both the existing on-site structure and architectural style. The current proposal of the street facing elevation of the detached unit and duplex addition does not satisfy the roof design variation standards of OS 17.82.080.B.4.a and therefore needs to be revised to include one of the following: a roof eave projecting a minimum of two feet from the street facing building; a minimum of 25% of the linear frontage of the building's street-facing building roof line different from the remainder of the roof line via recessed/projected gabled roof elements, roof dormers, changes in roof height, or changes in pitch of roof slopes; a minimum of eighty percent of the linear frontage of the buildings street facing roof line with roof detail and/or ornamentation.



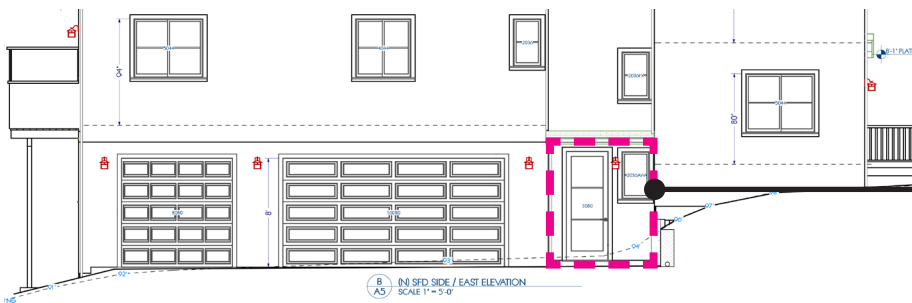
Existing Duplex On-Site

Applicant should match the pitch of the detached unit and duplex addition to the existing duplex. Similarly, utilize the same eave overhang shown on the existing duplex on the proposed detached unit as this design feature is consistent with the selected California Ranch architectural style.



Rendering of Proposed Detached Unit

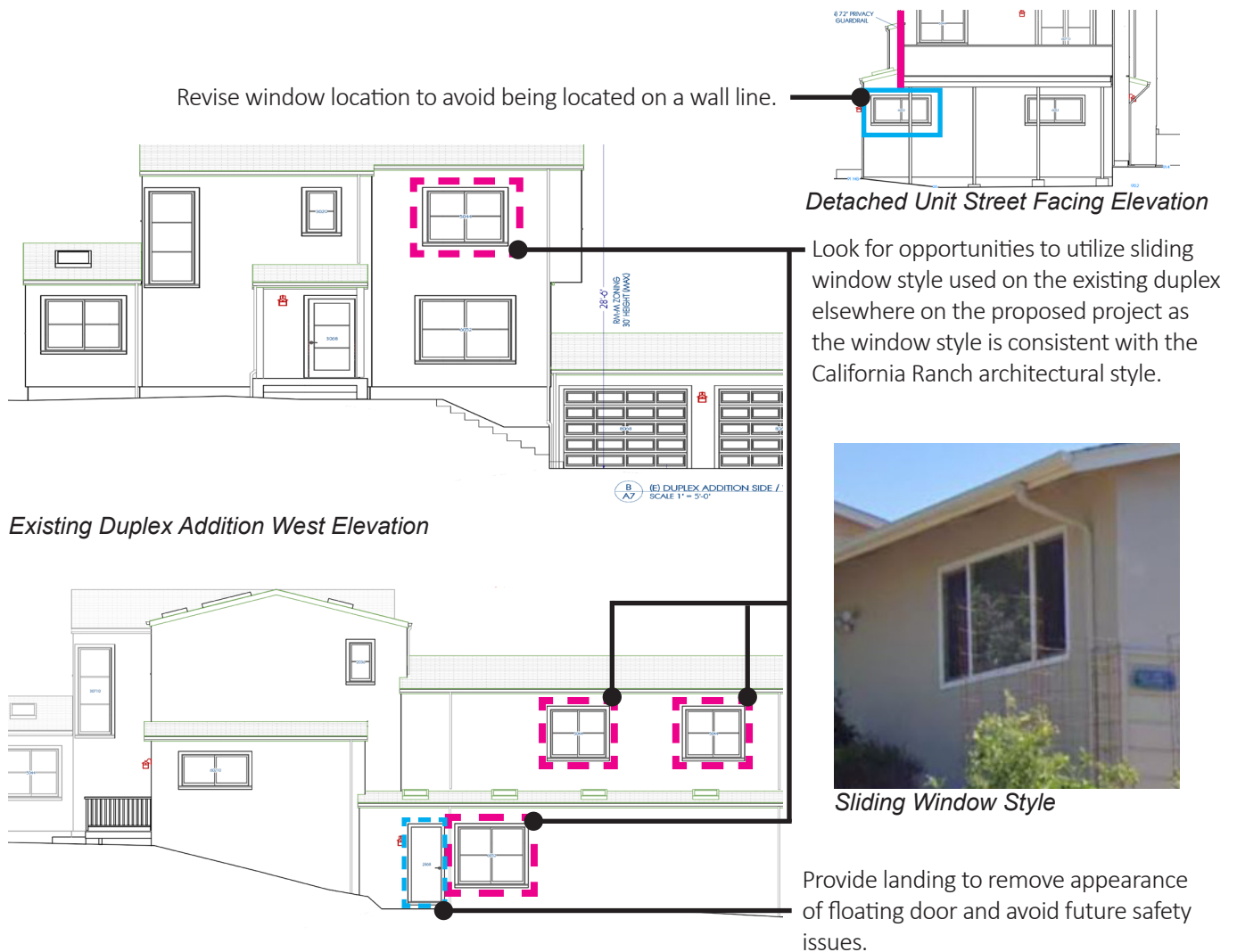
A primary entry contributes to the overall identity of a building by defining the architectural style and engaging with the public realm. While the applicant has minimally emphasized the primary entry of the proposed detached unit, the entry faces inward and is not visible from the public realm. The applicant must revise the floor plan of the detached unit to provide a street facing primary entry and further solidify the connection with the public realm to be in compliance with OS 17.82.060.B.3.b and Figure 17.82-3. The applicant may opt to seek director approval for entry exceptions instead of revising the floor plan per OS 17.82.060.B.3.c, however, this path would require the applicant to satisfy the following requirements: one pedestrian walkway per fifty feet of property street frontage connecting the adjacent sidewalk to the interior of the lot; landscaping between the residences and street; street facing buildings not exceeding a width of 100 feet. The applicant has minimally provided awnings/coverings in an effort to emphasize primary entries on the detached unit and existing duplex addition. However, to further establish and delineate the primary entries for future users, primary entries must include a porch, covered entry, or recessed entry clearly visible from the street (OS 17.82.060.C.1.a).



Detached Unit East Elevation

The applicant must revise the floor plan to relocate the primary entry of the detached unit to be street facing to establish a connection with the public realm (OS 17.82.060.B.3.b).

Windows and doors help define an architectural style and add visual interest to a buildings design. The applicant successfully utilized sliding windows on the existing duplex, a window style considered consistent with the California Ranch architectural style, and the applicant should apply this window style to the windows on the detached unit and duplex addition. Generally, the window placement used by the applicant is proportional and harmonious across both proposed projects, however, to satisfy OS 17.82.080.B.2, the applicant must revise the street facing elevation of the detached unit and duplex addition to project window and door trim/framing a minimum of two inches from the building wall with material that visually contrasts from the building wall. Additionally, the applicant must revise the windows shown on the street facing elevation on the detached unit and duplex addition to be inset a minimum of three inches from the exterior wall or frame surface (OS 17.82.080.B.2). The applicant should provide a window and door schedule to allow for adequate staff review and to ensure door and garage door styles are consistent with the proposed architectural style. Lastly, the west elevation of the detached unit includes a door that appears to be floating on the wall plane. To ensure safe ingress and egress from the doorway, the applicant should provide a step to avoid safety issues in the future.



Detached Unit West Elevation

Colors and materials demonstrate aspects of articulation and complement architectural detail to emphasize a selected architectural style. Sheets A5 and A7 indicate the applicant intends to utilize stucco on the proposed detached unit and duplex addition, similar to the existing duplex on-site, and images have been denoted on the colors selected, however, the applicant should provide a full colors and materials board to allow for adequate staff review and confirm consistency with the proposed architectural style. Lastly, the proposed detached unit does not include the horizontal siding shown on the existing duplex and the applicant should revise both the detached unit and the duplex addition to incorporate this design feature.

Landscaping

The applicant has provided a Landscape Plan on Sheet A11 with a preliminary plan showing the existing and proposed vegetation. However, the Landscape Plan should provide plant symbols which accurately reflect the width the vegetation will grow and a circle is recommended for trees and shrubs to better reflect the ultimate size the plants will grow (17.72.040 B.6). The tree diameter of existing trees are provided on the Landscape Plan; however, outer limit of tree canopy should be included and a label identifying if the existing trees will remain or be removed (17.72.040 B.5).

In general, the landscape design has an appropriate sense of unity, proportion, and balance with generally harmonious colors and durable plant species. The vegetation appears to be primarily drought-tolerant and generally reflects the "California Ranch" character. However, the Planting Key should list the genus and species of all proposed plants (17.72.040 B.6). In particular, the Native – Edibles, Annuals & Perennials must provide a list of the vegetation that is proposed. Additionally, the water use for each plant should be included in the Planting Key to understand the exterior water requirements for the project and to ensure compliance with the water use efficiency ordinance (17.72.030). Ensure a minimum of ninety percent of plants and trees are drought-tolerant (low or very low water use) as defined by the Water Use Classification of Landscape Species - WUCOLS (17.72.060 A.1).

Consider including fast growing evergreen buffer species between existing adjacent residential homes and proposed second story addition on Unit B and the new Unit C.

Look for opportunities to include erosion control groundcover and shrubs along the steep slope areas to reduce erosion.

Consider including street trees along the frontage to increase the amount of shade along Pine Street.

Site Plan

To further enhance the landscape design consider including fast growing evergreen buffer species between existing adjacent residential homes and the proposed the second story addition on Unit B and the new Unit C. Additionally, consider including erosion control groundcover and shrubs along the steep slope areas to reduce erosion. Lastly, consider including street trees along the frontage to increase the amount of shade along Pine Street.

Moving forward, an Irrigation Plan will be required specifying the location, type, and size of all components of the irrigation system (17.72.040 B.7). Where irrigation is proposed, plants must be grouped in separate hydrozones with plants within each irrigation valve area containing the same watering requirements (17.72.060 A.6). The Irrigation system shall be designed to avoid runoff, low head drainage, overspray, and other similar conditions where water flows outside of landscaped areas and contain the equipment listed in 17.72.060 B.

In review of the proposed plans, the applicant appears to satisfy daylight standards established in OS 17.82.070.B.2, however, the plans should be updated to provide daylight line to ensure satisfaction with this requirement.

Additional Information Needed

The following project information is needed to ensure adequate staff review going forward:

1. Include a window and door schedule to allow for adequate staff review and ensure selected doors are consistent with the California Ranch architectural style.
2. Provide a full colors and materials board to verify selected colors and materials are consistent with the surrounding neighborhood and consistent with the intended architectural style.
3. The Planting Key should list the genus and species of all proposed plants (17.72.040 B.6) and the water use for each plant should be included in the Planting Key to understand the exterior water requirements for the project and to ensure compliance with the water use efficiency ordinance (17.72.030).
4. Provide an irrigation plan specifying the location, type, and size of all components of the irrigation system (17.72.040 B.7).

Design Recommendations

The following recommendations are made to better respond to the proposed "California Ranch" architectural style and to enhance the overall project design.

Site Planning

1. Revise the site plan to create a pedestrian connection from the existing duplex and proposed detached unit primary entries to the public realm to allow for safe passage for residents and guests (OS 17.82.060.C.1).

Response: Discussion with previous planner indicated that pedestrian walkway could be on right side in driveway with different coloring surface material TBD at construction documents. Exception requested for this item.

2. Remove the guest parking spaces as the inclusion of the guest parking spaces impacts the applicants ability to comply with OS 17.82.050.B.1 as parking spaces are not permitted to be located between a dwelling structure and front property line.

Response: Guest parking has been removed from all sheet as necessary .

Architecture

3. Seek opportunities to modify the north and west elevations of the detached unit to remove blank wall space larger than 10 feet wide by 10 feet high through incorporating additional windows, architectural detailing, and/or any design intervention that adds interest to the elevation (OS 17.82.080.B.1).

Response: stone has been added, windows realigned and added please see sheets A5

4. Incorporate two additional façade design strategies on the detached unit and duplex addition street facing elevations. This design intervention could come in the form of applying similar horizontal wood siding on the ground plane of the proposed detached unit/duplex addition or incorporating a front porch (OS 17.82.080.B.3).

Response: stone has been added, please see sheets A7

5. Utilize the same roof pitch used on the existing duplex on the proposed detached unit to ensure consistency with the intended architectural style and establish consistency with existing structure on-site.

Response: Pitches are the same- please see sheet A5 & A7

6. Ensure the existing duplex eave overhang design feature extended from the exterior walls is carried over to the proposed detached unit to solidify consistency with both the existing on-site structure and architectural style.

Response: Eaves have been updated - see sheet A5

7. Incorporate a roof eave projecting a minimum of two feet from the street facing building; a minimum of 25% of the linear frontage of the building's street-facing building roof line different from the remainder of the roof line via recessed/projected gabled roof elements, roof dormers, changes in roof height, or changes in pitch of roof slopes; or a minimum of eighty percent of the linear frontage of the building's street-facing roof line with roof detail and/or ornamentation to satisfy OS 17.82.080.B.4.a.

Response: Eaves have been updated - see sheet A5

8. Revise the floor plan of the detached unit to allow for a street-facing primary entry and further solidify the connection with the public realm (OS 17.82.060.B.3) or seek director approval for entry exceptions via OS 17.82.060.B.3.c.

Response: After Discussion with the design team and planning staff, due to the unusual nature of the site and distance from frontage- existing layout entry facing parking to continue, in keep continuity with existing design

9. Modify proposed entryways to include a porch, covered entry, or recessed entry clearly visible from the street (OS 17.82.060.C.1.a).

Response: Please see sheet A7 showing existing and proposed porches

10. Seek opportunities to utilize the sliding window style used on the existing duplex elsewhere on the project, including the detached unit and duplex addition.

Response: Sliding window styles used on front-facing windows - See sheet A5 and A7

11. Revise the street-facing elevation of the detached unit to project window and door trim/framing a minimum of two inches from the building wall with material that visually contrasts from the building wall (OS 17.82.080.B.2).

Response: Trim/ framing 2 inch contrast updated - See sheet A5 and A7

12. Revise the windows shown on the street-facing elevation on the detached unit to be inset a minimum of three inches from the exterior wall or frame surface (OS 17.82.080.B.2).

Response: Framing does not allow for this inset we are seeking an exception

13. Provide a stepdown from the proposed doorway shown on the west elevation of the detached unit to avoid safety issues in the future.

Response: Elevation on A5 has been updated.

14. Modify both the detached unit and the duplex addition to incorporate the horizontal siding shown on the existing duplex onto the proposed detached unit.

Response: Sliding doors are used where possible on new unit - See sheet A5

Landscape

15. Utilize plant symbols which accurately reflect the width the vegetation will grow and a circle is recommended for trees and shrubs to better reflect the ultimate size the plants will grow (17.72.040 B.6).

16. Identify the outer limit of tree canopy with a label indicating if the existing trees will remain or be removed (17.72.040 B.5).

17. Consider including fast-growing evergreen buffer species between existing adjacent residential homes and the proposed second-story addition on Unit B and the new Unit C.

18. Look for opportunities to include erosion control groundcover and shrubs along the steep slope areas to reduce erosion.

19. Consider including street trees along the frontage to increase the amount of shade along Pine Street.

Overall, we feel the applicant has proposed a project that is appropriate to the location and surrounding context of the site. However, as addressed above, we have a number of concerns regarding articulation, primary entries, window styles, and materials/colors, among others, that will have to be adequately addressed by the applicant to ensure a project that appropriately reflects the existing neighborhood context while also being consistent with City's desire for high quality new developments.

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