

City of Capitola Planning Commission Meeting Agenda Thursday, March 07, 2024 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Courtney Christiansen

Commissioners: Paul Estey, Gerry Jensen, Susan Westman, Peter Wilk

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

2. Additions and Deletions to the Agenda

3. Additional Materials

A. Additional Correspondence - Item 7A

B. Additiona Correspondence – Item 7B

4. 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.

5. Planning Commission/Staff Comments

6. 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. 417 Riverview Avenue

Project Description: Historic Alteration Permit #23-0487 for repair and modifications to a historic single-family residence. The project is located within the R-1 (Single-Family Neighborhood) zoning district, APN: 035-132-06.

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

Recommended Action: Consider Permit #23-0487 and approve the project based on the attached Conditions and Findings for Approval.

B. 203 Fanmar Way

Project Description: Design Permit for a second-story addition to a nonconforming single-family residence located within the RM-L (Multi-Family Low Density) zoning district. The project is in the Coastal Zone but does not require a Coastal Development Permit.

Recommended Action: Staff recommends the Planning Commission approve application #24-0025 based on the Conditions and Findings of Approval.

7. 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. 1400 Wharf Road – Capitola Wharf

Project Description: Amendment for permit #20-0141 to the approved Design Permit and Conditional Use Permit for the rehabilitation, repair, and expansion of the historic Capitola Wharf. The amendment includes designs for a replacement entry gate, exterior finish to the new restrooms, lighting, a donor wall, and an updated monument sign. The Capitola Wharf is located at 1400 Wharf Road within the PF (Public Facilities) zoning district, at APN: 034-072-01, -02. This project received a Coastal Development Permit issued by the California Coastal Commission.

Recommended Action: Review Wharf Enhancement amendments for permit #20-0141 permit, provide direction on location on donor panels, exterior finish for restroom, and monument sign, and approve final design with recommendations.

B. 413 Capitola Avenue

Project Description: Design Permit to demolish an existing small office building and construct a new two-story, single-family residence with an attached JADU; located within the MU-N (Mixed Use Neighborhood) zoning district. The proposal includes a request for a Parking Variance to provide one parking space where two are required.

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.

Recommended Action: Review and approve project application #23-0524 with the recommended Conditions and based on the Findings for Approval.

C. Housing Element Update

Description: Updates on 6th Cycle Certification, Implementation Plan, and Annual Report.

Recommended Action: Accept the presentation.

8. Director's Report

9. Adjournment – Adjourn to the next regularly scheduled meeting of the Planning Commission on April 4, 2024 at 6:00 PM.

How to View the Meeting

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

Other ways to Watch:

Spectrum Cable Television channel 8

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

To Join Zoom Application or Call in to Zoom:

Meeting link: <https://us02web.zoom.us/j/84412302975?pwd=NmlrdGZRlU2tnYXRjeSs5SIZweUIOQT09>

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

Meeting ID: 844 1230 2975

Meeting Passcode: 161805

How to Provide Comments to the Planning Commission

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

Appeals: The following decisions of the Planning Commission can be appealed to the City Council within the (10) calendar days following the date of the Commission action: Design Permit, Conditional Use Permit, Variance, and Coastal Permit. If the tenth day falls on a weekend or holiday, the appeal period is extended to the next business day.

All appeals must be in submitted writing on an official city application form, setting forth the nature of the action and the basis upon which the action is considered to be in error, and addressed to the City Council in care of the City Clerk. An appeal must be accompanied by a filing fee unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee. If you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

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

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

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

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

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

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

To: Planning Commission**Re: CWEP Wharf Design comments for Planning Commission Meeting-March 7**

It has been a pleasure to work with the community on the look of the new wharf . We took in over 1,000 answers to our survey and held a very well attended community meeting on what folks would like to see on our new wharf. We have accepted 400K in donations and feel strongly obliged to safeguard the funds that were entrusted to us.

Since this is the only public hearing on the new design, we think this is the right time to make sure we are all in agreement. The following comments are to clarify what CWEP has agreed to fund and what we understand the city will provide. Following that are questions and comments we have regarding the wharf design.

First, we want to say we like this design although we feel it's necessary to mention the community agreed that a more traditional design would be preferable. By traditional, we understood that meant it would look similar to the old entry and gate.

There are a few areas we would like to discuss with the Planning Commission and staff.

Things CWEP is funding:

- Bronze Fish Scavenger Hunt on Wharf
- Mosaic artwork: Entry Gate Pillars and Donor Wall
- Entry Gate art installation
- Sightseeing Binoculars (4) All ADA, 1 with monochrome lens
- Lighting Standards (10)
- Benches (30)
- Tables (4) ADA compliant
- Trash Receptacles (10-15)
- Water Filling Station with foot wash
- Fish Cleaning Station
- Bike Racks (1/2 the cost)

Things the city is funding with the \$250K approved on Dec. 14, 2023

- Entry Gate
- Scavenger Hunt (additional)
- Bike Rack (1/2 the cost)
- Wharf Road Entry and Paver Improvements
- Installation: Sightseeing Binoculars, Lighting Standards, Benches, Tables, Trash Receptacles, Water Filling/Foot Wash

Things that are not currently funded by CWEP or City

- Reclad or paint the bathrooms
- Additional cost of FUSE designed elements; Entry Gate, Monument Sign and Wharf To Wharf Monument
- City Sponsored panels on the left of the entry
- Landscaping

Points for discussion:

- **Cost of CWEP funded improvements**—the staff report indicates CWEP is contributing 400K but the items we have previously committed to have been reported in council agendas as totally \$336,500.
- **Entry Gate**—We recommend extending the mosaic art up to the cap of the column. The subject matter of the artwork should also be discussed.
- **Donor Wall**—We prefer Option 1 with the four panels at the right of the entry. We want to make sure there are donors at each giving level on every panel. It would be our preference to work with the designer on size, shape, and content. The staff report mentions 6 panels. We're not sure if the other two panels are for the city's information to the left of the entry gate and, if so, we want to clarify the city will pay for those.
- **Viewing Areas**—We have been in conversation with the city about having 4 Viewing Areas that each include a sightseeing binocular, a bench, and a table. We understand that these will be situated on either side of the wharf, all the way to the end and that the bronze fish will meander down the wharf, leading to each of these Viewing Areas.
- **Sightseeing Binoculars**—Make sure these are fabricated so that donor names are either included at time of fabrication or can be included later. CWEP will provide the plaques if they are applied later.
- **Benches**—We would like to confirm they will be placed all the way down the wharf, not just at the beginning. Will the plaques from the old benches be affixed to the new benches?
- **Lighting Standards**—Make sure the donor plaque holders are included when these are being fabricated. CWEP will provide the plaques
- **Bronze fish**—Specify placement all the way down the wharf, not just at the beginning. We have specified 4-6 types of Monterey Bay fish be fabricated.
- **Bathroom discussion/design**—CWEP has not had input on the bathroom but hopes the Planning Commission will decide to clad them in wood.
- **75K for the Lifeguard jet ski storage**—Since this will not be built now, these funds will be held by CWEP for 1 year.
- **Water Filling Station w/Foot Wash**—where will this be placed?
- **Invoices for CWEP Funded Components**—CWEP will need to see all invoices for items we fund.

If this design is approved tonight will the city approve the additional costs for this current design?

After tonight's approval, if there are any changes to the design or selections, what must come back to the Planning Commission? CWEP wants to be kept informed prior to any changes on the items we are funding prior to their being ordered.

Gautho, Julia

From: Woodmansee, Chloe
Sent: Tuesday, March 5, 2024 3:34 PM
To: Gautho, Julia
Subject: FW: Addition to March 7 Planning Commission Meeting Agenda item 6A
Attachments: CWEP Wharf Design Comments for Planning Commission Meeting of March 7, 2024.docx

Fyi

Warmly,
Chloé Woodmansee (she/her)
Assistant to the City Manager - City of Capitola
831.475.7300 x220



From: Gayle Ortiz <gayle@gocapitola.com>
Sent: Tuesday, March 5, 2024 3:33 PM
To: Herlihy, Katie (kherlihy@ci.capitola.ca.us) <kherlihy@ci.capitola.ca.us>
Cc: Woodmansee, Chloe <cwoodmansee@ci.capitola.ca.us>
Subject: Addition to March 7 Planning Commission Meeting Agenda item 6A

Katy and Chloe,

Thank you for including this in the public communications for the meeting.

G

Westly, Austin

From: John <jxmulry@gmail.com>
Sent: Tuesday, March 5, 2024 6:59 PM
To: PLANNING COMMISSION; Gautho, Julia
Subject: Fwd: Regarding the Additional CWEP materials

Forgot to include planning ~

Warmly JM

Begin forwarded message:

From: John <jxmulry@gmail.com>
Date: March 5, 2024 at 6:36:26 PM PST
To: citycouncil@ci.capitola.ca.us, Julia Gautho <jGautho@ci.capitola.ca.us>, Jamie Goldstein <jgoldstein@ci.capitola.ca.us>
Subject: Regarding the Additional CWEP materials

Just some quick math

The council gave CWEP 250K and 75K of that was for the waverunner storage on the wharf.

In the most recent letter it appears CWEP has misunderstood that funding as they indicate they will be keeping 75K back for one year since the storage isn't being built yet, but still appear to think the city will be giving the 250K for the installations they didn't factor into their campaign and then another 75K at the later date.

But according to the council record and motion, the storage unit being postponed means the city is only giving CWEP 175K and will also be holding onto the 75K the city committed to, the same as CWEP is.

With the increase in costs beyond our means on the WRP and the likelihood there will be more increases, I, who I'll add donated \$1013 to CWEP, suggest the city and CWEP consider a project scope within their and the city's means.

If I misunderstood the CWEP letter and they do understand they only will be receiving 175K in city taxes at this time, please ignore this email (as you do my other advice).

Warmly JM

Westly, Austin

From: Carin Hanna <carinhanna@aol.com>
Sent: Wednesday, March 6, 2024 12:13 PM
To: PLANNING COMMISSION
Subject: Item 7a Planning Agenda

I plan to speak to these issues at the meeting on Thursday. While I am a member of the CWEP group, I will be speaking as an individual about city items not about CWEP funded items. Here are some of the topics I will be addressing.

Entrance Gateway

While the design reflects the original, it is quite a bit more elaborate. A recurring theme at community meetings was to keep the utilitarian aspect of the wharf - keep it simple. If there is to be lighting illuminating the artwork, it should be minimal and timed to go dark early. The metal work with dragons and dates seem unnecessary clutter. The city logo is not in keeping with the original entrance; when closed, blocks the view down the wharf; is redundant, everyone knows it is in Capitola; could be target for tagging.

Recognition Panels

My personal opinion is the city panels are more utilitarian and would not need to have artwork.

Prefabricated Restrooms

The feeling from many at the community meetings is that there should be a minimum of colors in the new features. The renderings gave the impression the restroom would have a wood finish. My personal opinion is for the pressed bamboo. Several residents of the Venetian have expressed concerns about the color.

Thank you,
Carin Hanna

Westly, Austin

From: Vicki Guinn <vickig@davidlyng.com>
Sent: Wednesday, March 6, 2024 3:05 PM
To: PLANNING COMMISSION
Subject: 7A. Entrance Gateway

To the Planning Commission,

I am Vicki Guinn a member of CWEP but I am here in the capacity of a community member and these are my individual opinions.

In reference to item 7a on the Agenda Report:

Entry Gate

At the community meeting the overall consensus for Wharf improvements was "Simple and Traditional". The Fuse entry design is what I would consider to be more Elegant and Elaborate. If this is the design that will move forward, I suggest that the Art Work on the pillars extend to 8' (up to the pillar cap) and that the City logo be removed from the Gate. Without it, the view through the gate down the wharf is beautiful and the logo blocks it. The Entry would also look simpler without it.

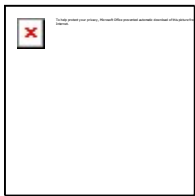
Recognitions Panels

My preference for the panels is the location of the First Option. If it is a design element and not a functional element to curve the 4 to 6 panels my preference is to not curve them. The curve invites easier access to bird droppings. Having no curve also gives a simpler aesthetic to the entry.

Exeloo Restroom

My preference is for this Restroom, so near the entry and within the surrounding homes view, to be as unobtrusive as possible. The solution to clad it in Pressed Bamboo would be a renewably resourced alternative and an attractive replacement for the Bright Blue.

Thank you for your time and consideration of these comments. Vicki Guinn



Vicki Guinn,

Westly, Austin

From: Craig Nunes <craignunes@gmail.com>
Sent: Wednesday, March 6, 2024 5:16 PM
To: PLANNING COMMISSION
Subject: Public Comment: March 7 Planning Commission Meeting

Dear Planning Commission,

My name is Craig Nunes. My wife and I are the closest neighbors to the Wharf at 1500 Wharf Rd, Unit #22 (the pink-colored venetian next to the Wharf). I would like to provide public comment since I am unable to attend the March 7th planning commission meeting in which you will discuss the bathroom exterior finish. Let me first say that this is such a desperately needed fixture on our Wharf—thank you for making a permanent bathroom a part of the Wharf restoration plan.

As I mentioned, I am the closet neighbor to the Wharf, and about 30 feet outside my living room window sits the brightest blue bathroom I have ever seen. I had previously misunderstood the bathroom exterior would match the character of the Wharf, and was expecting some kind of wood exterior or wood color. We get lots of hearsay where we live-- after construction of the bathroom, someone actually suggested the bright blue was an attempt to match the bright colors of the Venetians. I hope that was never an intentional design direction—you are probably aware that the historical character of the Venetians is maniacally protected and maintained. Unfortunately the current bathroom color neither matches the rustic charm of the Wharf nor represents the lovely stucco'd character of the Venetians. Sadly it's a real eye sore.

I was relieved to see on page 102 of the planning commission packet an option for vertical wood strips to clad the bathroom. From my perspective, it would be a huge visual improvement to match the rustic look of our Wharf. Even the wearing and fading of a wooden exterior over time, much like the Wharf does, is an ideal design choice. From someone who will see and live with the structure virtually every day, I hope you will move forward with exterior wood cladding of the new bathroom--it would be a real improvement.

Thank you for your consideration.

Best,
 Craig Nunes



Westly, Austin

From: Craig's Personal Email <craignunes@gmail.com>
Sent: Thursday, March 7, 2024 10:21 AM
To: PLANNING COMMISSION
Subject: Re: Public Comment: March 7 Planning Commission Meeting

Dear Planning Commission,

Part 2: I should have attached a photo of the bathroom from our window in the previous email. See below.

One last comment for the March 7th meeting. When the time comes to position the donor wall on the Wharf, please take into consideration the blocking of views from the Venetians looking across the Wharf to the bluff (and the best sunsets on the planet). We understand the need and positioning of the bathroom, however further blocking views that have been in place for decades goes too far. Please consider a location of the donor wall(s) that will not conflict further with resident views.

Thanks again,
Craig

—
(C) 650.799.7710



On Mar 6, 2024, at 5:16 PM, Craig Nunes <craignunes@gmail.com> wrote:

Dear Planning Commission,

My name is Craig Nunes. My wife and I are the closest neighbors to the Wharf at 1500 Wharf Rd, Unit #22 (the pink-colored venetian next to the Wharf). I would like to provide public comment since I am unable to attend the March 7th planning commission meeting in which you will discuss the bathroom exterior finish. Let me first say that this is such a desperately needed fixture on our Wharf—thank you for making a permanent bathroom a part of the Wharf restoration plan.

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Thank you for your consideration.

Best,
Craig Nunes

<image001.jpg>

Westly, Austin

From: Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Sent: Thursday, March 7, 2024 12:14 PM
To: PLANNING COMMISSION
Subject: FW: Information for Thursdays Meeting
Attachments: Item 7A.docx

Please see the attached additional public comment.

From: Christine McBroom <cmcbroom@lanaifinancialsolutions.com>
Sent: Wednesday, March 6, 2024 3:06 PM
To: Herlihy, Katie (kherlihy@ci.capitola.ca.us) <kherlihy@ci.capitola.ca.us>
Subject: Information for Thursdays Meeting

Hi Katie

I wanted to pass this material for your meeting on Thursday. If you have questions don't hesitate to reach out.

Sincerely,
Christine



Christine R. McBroom, AAMS®
Wealth Advisor · CA Insurance License #0G47335
1066 41st Avenue Suite A101
Capitola, CA 95010
831.476.7300 ☐ 888.675.2501
cmcbroom@lanaifinancialsolutions.com
www.lanaifinancialsolutions.com

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Dear Planning Commission

I am speaking from the perspective as the treasurer of CWEP. I want to express that my goal is for the 400,000 we raised from the Capitola community members be spent in a responsible way and as the community intended the funds to be used.

CWEP would like to see bids and invoices of all the funded CWEP materials before they are purchased. CWEP went out and gathered information around what the community wanted to see. These items curated in partnership with the city staff, they were approved by council and then we raised funds on that premise. CWEP has a responsibility to the people of Capitola to make certain this happens correctly especially since the community entrusted us with their meaningful donations. Please keep this in mind as you are reviewing the materials this evening.

Sincerely,
Christine McBroom
Treasurer CWEP

Westly, Austin

From: Carin Hanna <carinhanna@aol.com>
Sent: Thursday, March 7, 2024 2:45 PM
To: PLANNING COMMISSION
Subject: Item 7a

Hello everyone, I have two more points I will be commenting on tonight.

Location of panels

I revisited the mock-up of the 2 donor panel locations, and in light of there possibility of there being 6+ panels, option 2 would seem to give more room for people to enjoy the art and check out the names. I understand that there is material that the panels would hide. However, it puts a lot of activity in the narrower entrance to the wharf. If placed farther down the wharf, it would have a more expansive feel and more room for people to move from one panel to the next. The size, shape and method of attachment could be decided now, but perhaps the exact placement could wait until other decisions are made. For instance, would there be any other building near the bathroom? Would there be any rental activity near the bathroom? A mock-up could be sure placement did not block views.

Banners

I understand the light poles might have capability of hanging banners. Having worked with the BIA, Arts Commission and the city on banner projects in the village, I recommend not even having the possibility of banners. They are not inexpensive; they get stolen; and they can blow away. Again the community wanted things simple and utilitarian on the wharf.

Thank you.
Carin Hanna

Westly, Austin

From: Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Sent: Thursday, March 7, 2024 3:25 PM
To: PLANNING COMMISSION
Subject: special meeting March 20 or 21

Dear Planning Commission,

I am reaching out related to the next steps on the Wharf item. I will suggest tonight that we receive direction from the Planning Commission and continue the item to a special meeting. This will give us time to update the plans to reflect the direction, prior to approval.

There are 5 items I will ask for approval of this evening so the orders can be placed.

1. Viewing Stations
2. Light posts
3. Benches
4. Tables
5. Trash receptacles

Please let me know if you are available on March 20th or March 21st at 5 pm for a special meeting.

Please do not respond all to this email.

Thank you,

Katie Herlihy, AICP
Community Development Director - City of Capitola
420 Capitola Avenue, Capitola, CA 95010
831.475.7300 ext. 216



Westly, Austin

From: Mick <qwakwak@gmail.com>
Sent: Friday, March 1, 2024 5:41 PM
To: PLANNING COMMISSION
Subject: 413 Capitola Ave.

Commissioners,

Another flat roof design that chips away at the Capitola Village historic character. It looks like an SF Row house, but as usual, i suspect the Commission will approve it while making lip service to saving the Village character. Sad.

Mick Routh

Sent from my iPhone

Capitola Planning Commission

Agenda Report

Meeting: March 7, 2024

From: Community Development Department

Address: 417 Riverview Avenue



Project Description: Historic Alteration Permit #23-0487 for repair and modifications to a historic single-family residence. The project is located within the R-1 (Single-Family Neighborhood) zoning district, APN: 035-132-06.

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

Recommended Action: Consider Permit #23-0487 and approve the project based on the attached Conditions and Findings for Approval.

Property Owner: Bridget Taylor

Representative: Cade Bell, Filed: 10.31.23

Background:

In January 2023, the storms and flooding caused property damage to the site including damage to a raised deck along Soquel Creek.

Discussion: 417 Riverview Avenue is a historic, one-story, single-family residence located in the Riverview Terrace neighborhood, abutting Soquel Creek, and surrounded by one- and two-story residences. The property is within the Old Riverview Historic District and is identified as a contributing resource. The home has experienced significant water-related damage and weathering. The applicant seeks to repair and renovate the home with contemporary amenities, improve on-site drainage, and minimize future environmental damage to the home. The project will not result in new square footage or habitable space and does not require a design permit.

An extensive list of work is included in the project overview (Attachment 2). In addition to internal and structural renovation, the project includes:

- Raising the structure approximately one foot with a new perimeter foundation. The existing foundation is partially below grade.
- Replace the existing horizontal shiplap boards with new siding to match the existing pattern and appearance.
- Construct a new gabled front porch.
- Replace the existing, non-original rear staircase and add railings.
- Remove the existing fireplace and chimney and construct a new false chimney with brick-veneer over a wooden frame.

Historic Alteration Permit:

The project involves substantial alterations to the existing historic structure and therefore requires approval of a Historic Alteration Permit by the Planning Commission. Also, historic resources are identified as environmental resources within the California Environmental Quality Act (CEQA). Any modification to a historic resource must comply with the Secretary of Interior Standards to qualify for a CEQA exemption.

The residence is estimated to have been constructed around 1930 in the vernacular bungalow style. Architectural Historian Seth Bergstein evaluated the proposed design for compatibility with the *Secretary of the Interior's Standards for Rehabilitation* (Attachment 5). During the initial site inspection with the

applicant, planning staff and Mr. Bergstein concurred that the structure showed substantial deterioration. Initial exploratory demolition revealed poor conditions in the foundation, flooring, framing, roof, and exterior cladding; much of which require replacement or retrofit. Mr. Berstein identified character-defining features which include:

- Gable roof with exposed rafter ends.
- Banked windows on rear (west) elevation facing Soquel Creek.
- Wood-sash windows on side elevations.
- South elevation chimney.

Based on the evaluation of the proposed project by Mr. Bergstein, *Standards* 6 and 8 are most applicable to the project. The severity of deterioration and necessity for replacement of existing materials was demonstrated and new cladding materials were selected that could both match the existing board pattern and provide better durability. The new front covered porch was designed with consideration of the structure's existing character and scale, with a matching gable roof pitch and simplified columns. The new rear staircase replaces a nonhistorical brick staircase to match the new floor height and meet the building code. A simple guardrail was selected to reduce the visual impact on the more significant creek-facing elevation.

Mr. Bergstein provided a final review letter, dated February 21, 2024, with findings that the current design is consistent with the *Standards* for historic rehabilitation. The review includes recommendations regarding exterior door replacements, chimney recreation, and exterior cladding, which are reflected in Condition #21.

CEQA Determination:

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 no new floor area within the R-1 (single-family residential) zoning district. The project has been found to be consistent with Section 15300.2(f) regarding modifications to historical resources. Therefore, the project qualifies for this CEQA exemption.

Historic Alteration Permit Findings:

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

Community Development Staff and the Planning Commission have reviewed the proposed modifications to a single-family residence and determined it will retain and preserve the appearance of the creek-facing elevation, maintain spatial relationships, and allow the structure to continue the existing residential use.

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

Community Development Staff and the Planning Commission have reviewed the proposed rehabilitation and determined that the replacement exterior cladding and false chimney will match and preserve the original appearance of the residence.

- 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.**

Community Development Staff and the Planning Commission have reviewed the proposed rehabilitation and determined that it will not add new massing except for the front porch, which is in scale with the existing structure.

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 severely deteriorated materials will be replaced to match the original design. New siding material will utilize modern alternatives for enhanced durability against the riparian and flood-prone setting.

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 no new floor area within the R-1 (single-family residential) zoning district. The project has been found to be consistent with Section 15300.2(f) regarding modifications to historical resources and no adverse environmental impacts were discovered during review.

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 will not result in an increase of floor area. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on March 7, 2024, 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 #23-0487 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. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
15. Prior to 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.
16. 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.
17. 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.

18. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
19. 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.
20. Secretary of the Interior's Standards and Guidelines for preservation, rehabilitation, restoration, or reconstruction shall be followed.
 - a. Prior to the remodeling of the historic residence, the applicant shall catalog all existing details of the structure.
 - b. 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.
21. The project shall reflect recommendations made in the historic evaluation letter, including:
 - a. Final selection of replacement exterior doors.
 - b. Documentation of the existing chimney and construction of the chimney panels.
 - c. Composite siding matching the existing siding boards. The Community Development Department may approve alternative products or materials. The key consideration is matching the original siding appearance.

Attachments:

1. 417 Riverview Avenue – Plan Set
2. 417 Riverview Avenue – Project Overview
3. 417 Riverview Avenue – Photos of Existing Conditions
4. 417 Riverview Avenue – Supplemental
5. 417 Riverview Avenue – SOI Standards Review Letter

Report Prepared By: Sean Sesanto, Associate Planner

Reviewed By: Austin Westly, Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director

PRELIMINARY PLANS NOT FOR CONSTRUCTION

PRELIMINARY PLANS NOT FOR CONSTRUCTION

PRELIMINARY PLANS NOT FOR CONSTRUCTION

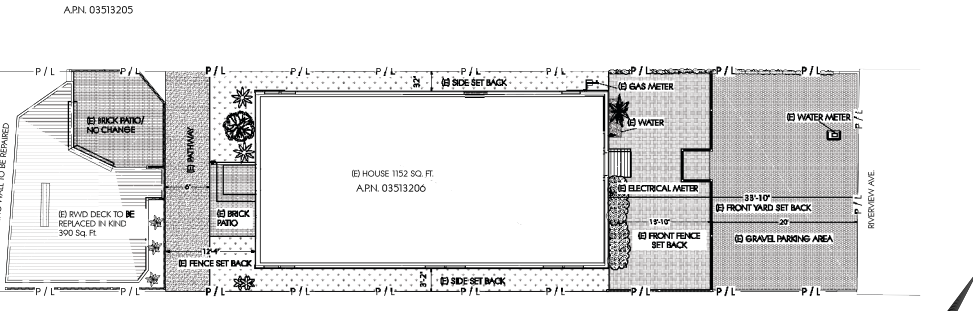
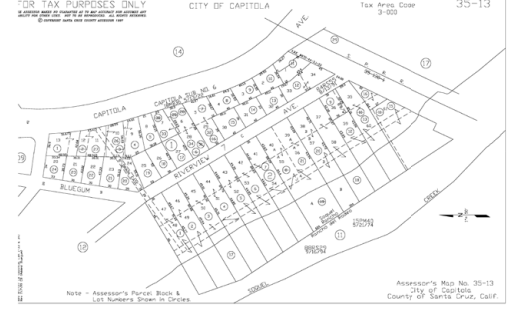
PRELIMINARY PLANS NOT FOR CONSTRUCTION

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE, 2019 CALIFORNIA FIRE CODE, 2019 CALIFORNIA MECHANICAL, 2019 CALIFORNIA ELECTRICAL, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA GREEN BUILDING CODE, 2019 CALIFORNIA RESIDENTIAL CODE AND THE 2019 CALIFORNIA ENERGY CODE. IN THE EVENT OF CONFLICT BETWEEN PERTINENT CODES AND REGULATIONS AND THE REQUIREMENTS OF THE REFERENCED STANDARDS OF THESE NOTES, THE PROVISIONS OF THE MORE STRINGENT SHALL GOVERN. ALL WORK INDICATED ON THE PLANS SHALL COMPLY WITH SCAC TITLE 18
2. THE CONTRACTOR SHALL VERIFY ALL THE INFORMATION IN THE DRAWINGS AND SHALL NOTIFY THE DESIGNER OF ANY DISCREPANCY PRIOR TO ORDERING MATERIALS OR COMMENCING WITH WORK. THE CONTRACTOR SHALL VISIT THE SITE AND SHALL NOTIFY THE DESIGNER IF THERE ARE ANY OBSERVED DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL, EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK EXCEPT THOSE ITEMS NOTED AS N/C (NOT IN CONTRACT). IF HIDDEN OR UNUSUAL SITUATIONS ARE ENCOUNTERED DURING CONSTRUCTION, WHICH COULD NOT HAVE BEEN FORESEEN PRIOR TO CONSTRUCTION, NOTIFY THE DESIGNER BEFORE PROCEEDING WITH WORK.
4. THE CONTRACTOR SHALL NOT ENCLUMBER ANY PUBLIC OR PRIVATE PROPERTY OTHER THAN THE SITE WITHOUT ENCROACHMENT PERMITS OR WRITTEN PERMISSION FROM THE OWNERS OF THE PROPERTY TO BE ENCUMBERED.
5. THE CONTRACTORS SHALL PROVIDE FENCING, BARRICADES, WARNINGS SIGNS/SIGNALS OR OTHER PROTECTIVE MEASURES AS NEEDED TO PROVIDE FOR THE PUBLIC SAFETY.
6. THE CONTRACTOR SHALL SCHEDULE AND COORDINATE ALL INSPECTIONS AND AT THE END OF THE WORK PROVIDE THE OWNER WITH ALL THE ORIGINAL SIGNED DOCUMENTS FROM THE INSPECTING ENTITY.
7. TYPICAL DETAILS AND NOTES SHALL APPLY UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE. DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS FOR SIMILAR CONDITIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE SHOWN ON DRAWINGS. SCALING DRAWINGS TO DETERMINE DIMENSIONS IS NOT VALID.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DESIGN AND PROVIDE SHORING, BRACING, FORMWORK, ETC. AS REQUIRED TO PROTECT LIFE AND PROPERTY.
9. ALL REQUIREMENTS OF THE FIRE PROTECTION DISTRICT SHALL BE MET BY THE FIRE SPRINKLER SYSTEM'S DESIGNER/INSTALLER.
10. JOB COPIES OF BUILDING, FIRE SYSTEM PLANS AND PERMITS SHALL BE ON-SITE DURING INSPECTIONS.
11. ROOF EXTERIOR WALL COVERINGS SHALL BE NO LESS THAN CLASS 'A' RATED.
12. THE DESIGNER IS NOT RESPONSIBLE FOR THE SELECTION OF MATERIALS, MANUFACTURERS, FINISHES, CONTRACTORS OR SUBCONTRACTORS OTHER THAN THOSE SPECIFIED IN THESE PLANS AND SPECIFICATIONS. DEVIATION FROM THE CONSTRUCTION METHODS OR TYPES OF MATERIALS, MANUFACTURERS, FINISHES, CONTRACTORS OR SUBCONTRACTORS SPECIFIED IN THE AFOREMENTIONED PLANS AND SPECIFICATIONS SHALL VOID ANY DESIGNER'S WARRANTIES, IMPLIED OR WRITTEN. THE OWNER IS RESPONSIBLE FOR SELECTION OF ALL MATERIALS, MANUFACTURERS, FINISHES, CONTRACTORS OR SUBCONTRACTORS NOT SPECIFIED IN THE PLANS AND SPECIFICATIONS AND IS THEREFORE RESPONSIBLE FOR THE PERFORMANCE, LONGEVITY AND SUCCESSFUL INTEGRATION OF THE MATERIALS AND FINISHES INTO THE PROJECT AS WELL AS THE QUALITY OF WORKMANSHIP ACHIEVED. OWNER SHALL SUPPLY A COMPLETE COPY OF THE PLANS AND SPECIFICATIONS TO THE GENERAL CONTRACTOR OR ALL SUBCONTRACTORS IF THE OWNER ASSUMES THE RESPONSIBILITIES OF THE GENERAL CONTRACTOR.
13. IN AS MUCH AS THE REMODELING AND/OR REHABILITATION OF EXISTING BUILDINGS REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS AND BECAUSE SOME OF THESE ASSUMPTIONS CANNOT BE VERIFIED WITHOUT EXPENDING GREAT SUMS OF ADDITIONAL MONEY, OR DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF BUILDING, THE OWNER AGREES, EXCEPT FOR NEGLIGENCE ON THE PART OF THE DESIGN PROFESSIONAL, TO HOLD HARMLESS AND INDEMNIFY THE DESIGN PROFESSIONAL AGAINST ANY AND ALL DAMAGES, AWARDS AND COSTS OF DEFENSE ARISING OUT OF PROFESSIONAL SERVICES PROVIDED HEREIN.
14. CONTRACTOR TO PROTECT EXISTING AND NEW STRUCTURES FROM ALL POTENTIAL WEATHER RELATED DAMAGE.
15. FOR BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE FAMILY RESIDENTIAL PROPERTY, ALL EXISTING PLUMBING FIXTURES IN THE ENTIRE HOUSE THAT DO NOT MEET COMPLIANT FLOW RATES WILL NEED TO BE UPGRADED. WATER CLOSETS WITH A FLOW RATE IN EXCESS OF 1.0GPM WILL SHALL BE REPLACED WITH WATER CLOSETS WITH A MAXIMUM 1.8 GPM SHOWER HEAD. LAVATORY FAUCETS WITH A FLOW RATE GREATER THAN 2.2GPM SHALL BE REPLACED WITH A FAUCET WITH MAXIMUM FLOW RATE OF 1.8GPM AT 60 PSI (CALIFORNIA CIVIL CODE ARTICLE 1101.4, CAL GREEN SECTION 4.303.1)



December 7, 2022



PLOT PLAN VIEW 1/8 IN = 1 FT

OWNER INFORMATION:
 BRIDGET TAYLOR
 417 RIVERVIEW AVE
 CAPITOLA, CA 95010
 1 (408) 497-4503
 BCT@COMCASTNET

DESIGN CONSULTANT:
 BELL BUILT INC.
 CADE BELL
 825 ALFADEL LANE
 SOQUEL, CA, 95073

PH 831-818-9550
 EMAIL: BELLBUILT@GMAIL.COM
 CL 1016072

ENGINEER:

PROJECT DESCRIPTION:
 FOUNDATION:
 LIFT (E) HOUSE
 REPAIR (E) PIER FOOTINGS PER PLAN
 SET HOUSE BACK DOWN, (N) RIDGE ELEVATION WILL BE APPROX. 1 FT HIGHER

EXTERIOR:
 REPLACE BACK BRICK PATIO IN KIND WITH NEW BRICK PATIO
 REPLACE FRONT LANDING W/ (N) PORCH PER PLAN
 STUCCO @ RAISED HOUSE LOCATION

INTERIOR:
 REMODEL KITCHEN AREA
 REMOVE (E) HALF BATH CHANGE TO LAUNDRY ROOM,
 REMODEL (E) FULL BATH
 ADD (N) FULL BATH
 REMOVE (E) FIREPLACE

(E) HOUSE IS 1152 SQ.FT.
 NO INCREASE TO SQUARE FOOTAGE.

OCCUPANCY GROUP—RM-L
 CONSTRUCTION TYPE—
 SPRINKLER—NO

AREA TOTALS:

LOT COVERAGE	
ZONE DISTRICT	O20
PARCEL AREA	5401.44

DECK AREA CALCULATIONS:

	(E)	(N)	TOTAL
(E) HOME	1152 SQ. FT.	0 SQ.FT.	1152 SQ.FT.
TOTAL (E) HOUSE AREA 1152 SQ. FT.			

SHEET INDEX

LABEL	TITLE
A-1	PROJECT OVERVIEW
A-2	(E) ELEVATIONS
A-3	(N) LIFTED ELEVATION
A-4	(E) PHOTO ELEVATION/ (N) PROPOSED ELEVATION
A-5	(E) PLAN (N) PLAN
A-6	(N) FOUNDATION PIERS
A-7	FLOOR FRAME
A-8	WALL PLAN
A-9	CROSS SECTION
A-10	(E) & (N) LANDSCAPE
E-1	ELECTRICAL
M-1	PLUMBING & MECHANICAL
S-1	STRUCTURAL DETAILS
F-1	FLASHING DETAILS
BMP	BEST MANAGEMENT PRACTICE



REVISION TABLE	REVISION BY	DESCRIPTION
NUMBER	DATE	

PLANS PREPARED FOR:
 BRIDGET TAYLOR
 417 RIVERVIEW AVE
 CAPITOLA, CA 95010
 APN 03513206

PROJECT OVERVIEW

DRAWINGS PROVIDED BY:
 BELL BUILT INC.
 825 ALFADEL LANE
 SOQUEL, CA 95073
 831-818-9550 CL 1016072

DATE:
 2/14/2024

SCALE:

SHEET:

A-1

SIGNATURE: *Cade Bell* PRINTED NAME: CADE BELL CL 1016072

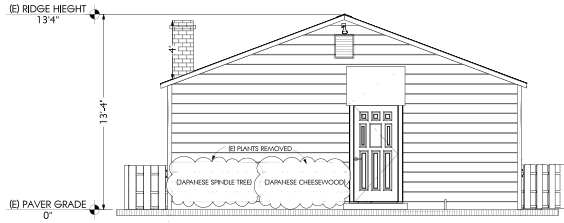
PLOT PLAN & GENERAL NOTES

PRELIMINARY PLANS NOT FOR CONSTRUCTION

PRELIMINARY PLANS NOT FOR CONSTRUCTION

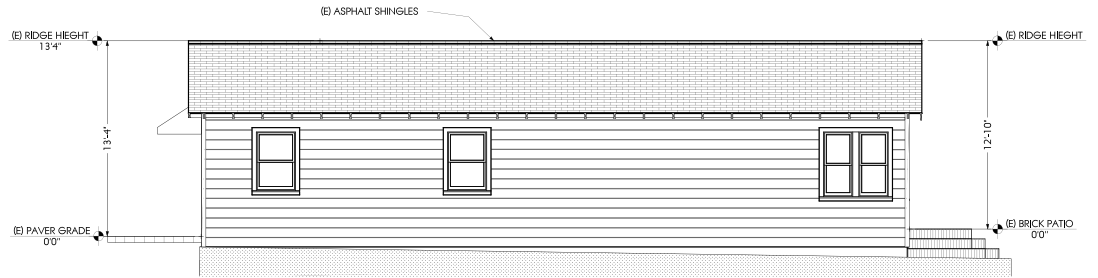
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PRELIMINARY PLANS NOT FOR CONSTRUCTION



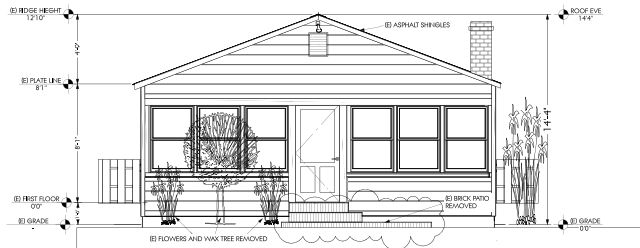
- (E) NORTH ELEVATION NOTES
1. (E) 4" /12" ROOF PITCH
 2. (E) ASPHALT SHINGLE
 3. (E) SHIP LAP FINISH
 4. (E) ENTRY DOOR REPLACED
 5. (E) FRONT STEP REPLACED
 6. (E) PLANT REMOVED

(D) A-2 (E) EAST ELEVATION
1/4 IN = 1 FT



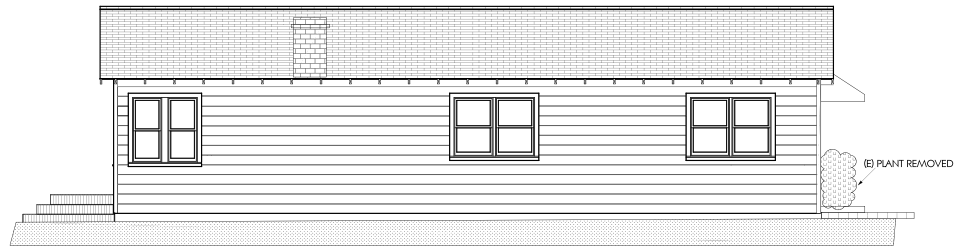
- (E) NORTH ELEVATION NOTES
1. (E) 4.5" /12" ROOF PITCH
 2. (E) ASPHALT SHINGLE
 3. (E) SHIP LAP FINISH
 4. (E) WINDOWS TO REMAIN

(C) A-2 (E) NORTH ELEVATION
1/4 IN = 1 FT



- (E) WEST ELEVATION NOTES
1. (E) 4.5" /12" ROOF PITCH
 2. (E) ASPHALT SHINGLE
 3. (E) SHIP LAP FINISH
 4. (E) WINDOWS TO REMAIN
 5. (E) DOOR REPLACED
 6. (E) PATIO REMOVED
 7. (E) VEGETATION REMOVED

(B) A-2 (E) WEST ELEVATION
1/4 IN = 1 FT



- (E) SOUTH ELEVATION NOTES
1. (E) 4.5" /12" ROOF PITCH
 2. (E) ASPHALT SHINGLE ROOF
 3. (E) SHIP LAP FINISH
 4. (E) WINDOWS TO REMAIN
 5. (E) CHIMNEY REBUILT

(A) A-2 (E) SOUTH ELEVATION
1/4 IN = 1 FT

Signature: *Cade Bell*

Printed Name: Cade Bell CL 1016012

(E) ELEVATIONS



REVISION TABLE	DESCRIPTION
NUMBER	DATE

PLANS PREPARED FOR:
BRIDGET TAYLOR
417 RIVERVIEW AVE
CAPITOLA, CA 95010
APN 0351 3206

(E) ELEVATIONS

DRAWINGS PROVIDED BY:
BELL BUILT INC.
825 ALFARDEL LANE
SOUQUEL, CA 95073
831-818-9599 CL 1016072

DATE:

2/14/2024

SCALE:

SHEET:

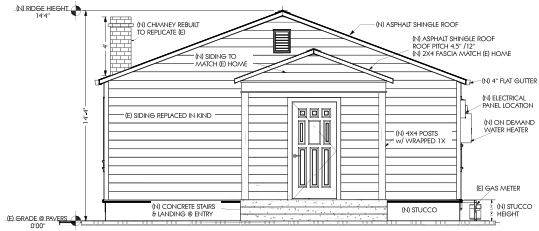
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PRELIMINARY PLANS NOT FOR CONSTRUCTION

PRELIMINARY PLANS NOT FOR CONSTRUCTION

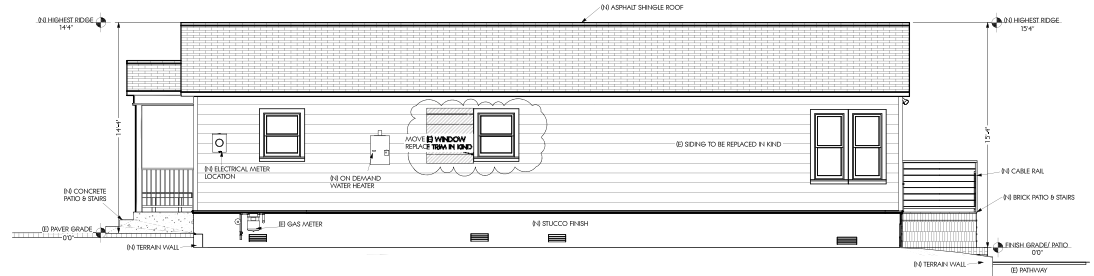
PRELIMINARY PLANS NOT FOR CONSTRUCTION

PRELIMINARY PLANS NOT FOR CONSTRUCTION



- (N) EAST ELEVATION NOTES
- 01 4.5°/12 ROOF PITCH REMAIN
 - 02 ASPHALT SHINGLE
 - 03 HOUSE LIFTED 1' FOOT
 - 04 SHIP LAP SIDING WILL MATCH EXISTING (WHEN NEEDED)
 - 05 DOOR TRIM REPLACED IN KIND
 - 06 STUCCO FROM GRADE @ (N) FND TO RAISED FLOOR
 - 07 FRONT DOOR SIMILAR IN DESIGN
 - 08 FRONT PATIO AND STAIRS WILL BE CONCRETE
 - 09 PORCH POSTS WRAPPED W/ 1X MATERIAL
 - 10 PORCH UPPER WALL WILL BE SIDING MATCHING 01 HOME
 - 11 PORCH ROOF WILL MATCH HOME 4.5°/12
 - 12 PORCH ROOF WILL BE ASPHALT SHINGLES
 - 13 ANY ROTTED MATERIALS TO BE PLACED IN KIND

(N) EAST ELEVATION
1/4" = 1' FT



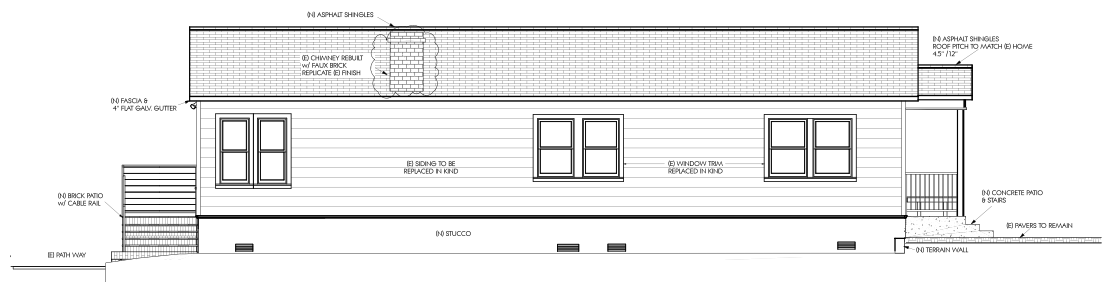
- (N) NORTH ELEVATION NOTES
- 01 4.5°/12 ROOF PITCH REMAIN
 - 02 ASPHALT SHINGLE
 - 03 2X FASCIA
 - 04 4" GUTTER
 - 05 SHIP LAP SIDING WILL MATCH EXISTING (WHEN NEEDED)
 - 06 WINDOW TRIM TO MATCH IN KIND
 - 07 KITCHEN WINDOW MOVED TO THE RIGHT
 - 08 ELECTRICAL METER, AND ON DEMAND WATER HEATER LOCATION
 - 09 HOUSE LIFTED 1' FOOT
 - 10 STUCCO FROM GRADE @ (N) FND TO RAISED FLOOR
 - 11 BREAK AWAY VENTS @ FOUNDATION
 - 12 ANY ROTTED MATERIALS TO BE PLACED IN KIND

(N) NORTH ELEVATION
1/4" = 1' FT



- (N) WEST ELEVATION NOTES
- 01 4.5°/12 ROOF PITCH REMAIN
 - 02 ASPHALT SHINGLE
 - 03 SHIP LAP SIDING WILL MATCH EXISTING (WHEN NEEDED)
 - 04 WINDOW TRIM TO MATCH IN KIND
 - 05 WINDOWS TO REMAIN
 - 06 BACK DOOR
 - 07 DOOR AND WINDOW TRIM REPLACED IN KIND
 - 08 BRICK BACK PATIO WIDTH OF HOUSE
 - 09 BRICK STEPS REPLICATING EXISTING
 - 10 CABLE RAIL @ STAIRS
 - 11 HOUSE LIFTED 1' FOOT
 - 12 STUCCO FROM GRADE @ (N) FND TO RAISED FLOOR
 - 13 BREAK AWAY VENTS @ FOUNDATION
 - 14 ANY ROTTED MATERIALS TO BE PLACED IN KIND

(N) WEST ELEVATION
1/4" = 1' FT



- (N) SOUTH ELEVATION NOTES
- 01 4.5°/12 ROOF PITCH REMAIN
 - 02 ASPHALT SHINGLE
 - 03 CHIMNEY TO BE REBUILT W/ FAUX BRICK OR SIMILAR MATCHING 01 SIZE AND DIMENSIONS
 - 04 2X FASCIA
 - 05 4" GUTTER
 - 06 SHIP LAP SIDING WILL MATCH 01 SIZES DIMENSIONS
 - 07 WINDOW TRIM TO MATCH IN KIND
 - 08 HOUSE LIFTED 1' FOOT
 - 09 STUCCO FROM GRADE @ (N) FND TO RAISED FLOOR
 - 10 BREAK AWAY VENTS @ FOUNDATION
 - 11 ANY ROTTED MATERIALS TO BE PLACED IN KIND

(N) SOUTH ELEVATION
1/4" = 1' FT

Signature: *Cade Bell* Printed Name: Cade Bell CL 1016072 (N) LIFTED ELEVATION

REVISION TABLE	DESCRIPTION
NUMBER	DATE

PLANS PREPARED FOR:
BRIDGET TAYLOR
417 RIVERVIEW AVE
CAPITOLA, CA 95010
APN 0351 3200

(N) LIFTED ELEVATION

DRAWINGS PROVIDED BY:
BELL BUILT INC.
825 ALFARDEL LANE
SOUQUEL, CA 95073
831-818-9590 CL 1016072

DATE:
2/14/2024

SCALE:

SHEET:

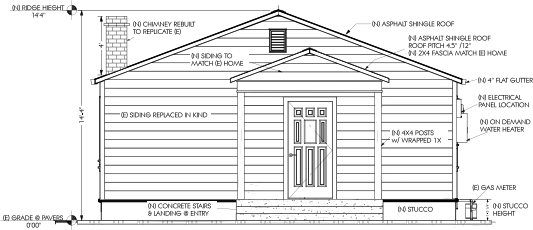
A-3

PRELIMINARY PLANS NOT FOR CONSTRUCTION

PRELIMINARY PLANS NOT FOR CONSTRUCTION

PRELIMINARY PLANS NOT FOR CONSTRUCTION

PRELIMINARY PLANS NOT FOR CONSTRUCTION



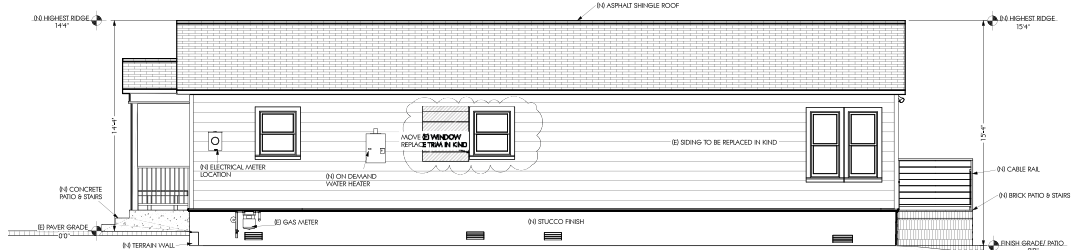
(N) PROPOSED EAST ELEVATION
1/4 IN = 1 FT



(E) EAST ELEVATION



(E) NORTH ELEVATION



(N) NORTH PROPOSED ELEVATION
1/4 IN = 1 FT



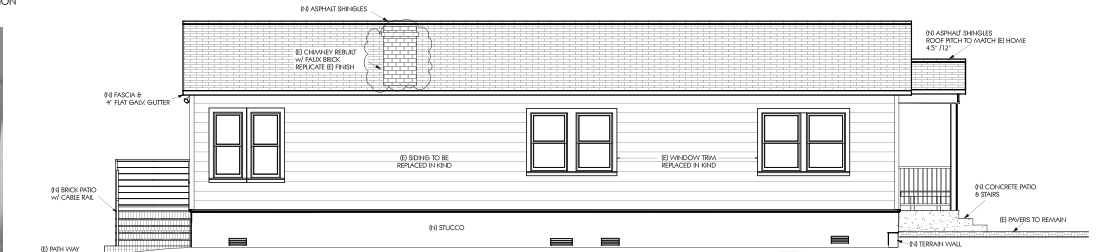
(N) PROPOSED WEST ELEVATION
1/4 IN = 1 FT



(E) WEST ELEVATION



(E) SOUTH ELEVATION



(N) PROPOSED SOUTH ELEVATION
1/4 IN = 1 FT



REVISION TABLE	DESCRIPTION
NUMBER	DATE

PLANS PREPARED FOR:
BRIDGET TAYLOR
417 RIVERVIEW AVE
CAPRIOLA, CA 95010
APN 0351 3206

(E) PHOTO ELEVATION/ (N)
PROPOSED ELEVATION

DRAWINGS PROVIDED BY:
BELL BUILT INC.
825 ALFARDEL LANE
SOUQUEL, CA 95073
831-818-9599 CL 1016072

DATE:
2/14/2024

SCALE:

SHEET:

A-4

Signature: *Gade Bell*

Printed Name: Gade Bell CL 1016072

(E) PHOTO ELEVATION/ (N) PROPOSED ELEVATION

PRELIMINARY PLANS NOT FOR CONSTRUCTION

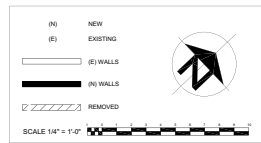
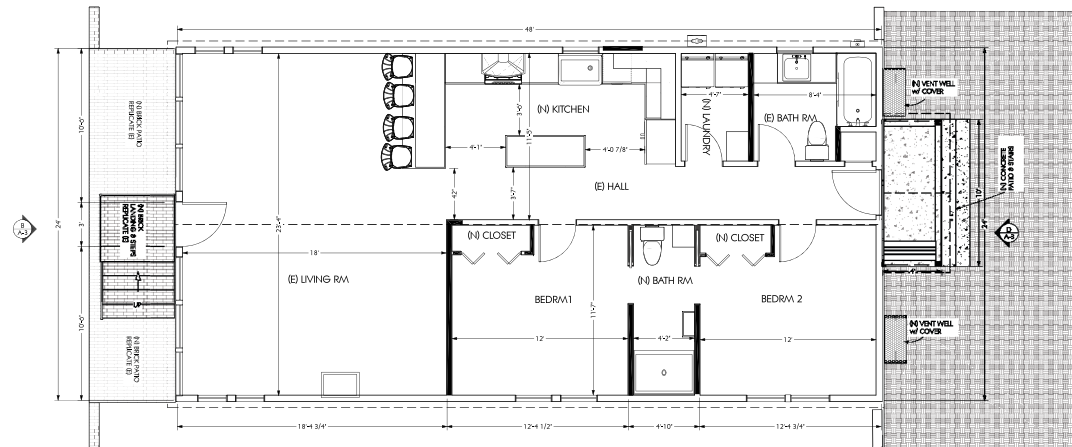
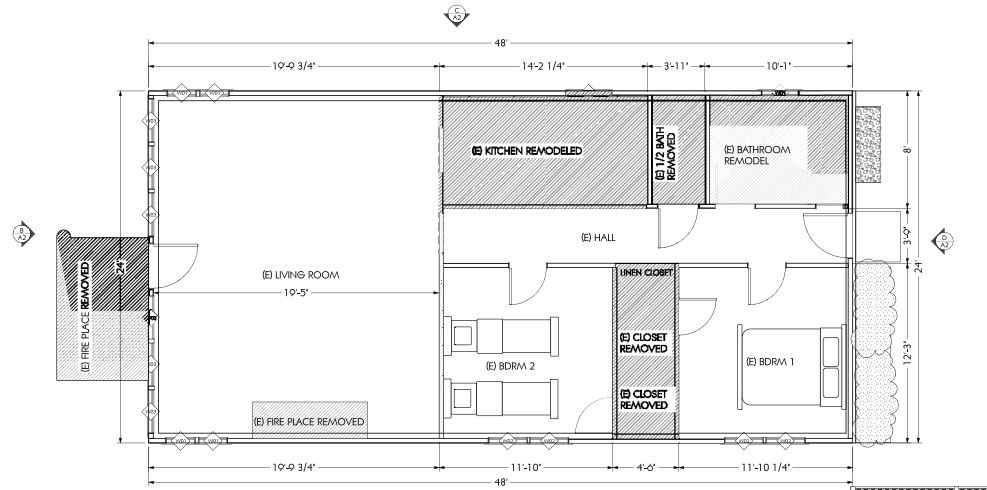
PRELIMINARY PLANS NOT FOR CONSTRUCTION

PRELIMINARY PLANS NOT FOR CONSTRUCTION

PRELIMINARY PLANS NOT FOR CONSTRUCTION

WINDOW SCHEDULE						
NUMBER	LABEL	QTY	FLOOR	SIZE	EGRESS	DESCRIPTION
W01	2045DH	4	1	2045DH		DOUBLE HUNG
W02	2840DH	4	1	2840DH		DOUBLE HUNG
W03	3047DH	6	1	3047DH		DOUBLE HUNG
W04	2630DH	1	1	2630DH		DOUBLE HUNG
W05	2830DH	1	1	2830DH		DOUBLE HUNG

DOOR SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	DESCRIPTION	MANUFACTURER	COMMENTS
D01	11068	1	1	11068 R IN	HINGED-DOOR P04		
D02	2668	2	1	2668 L IN	HINGED-DOOR P04		
D03	2668	2	1	2668 R IN	HINGED-DOOR P04		
D04	2868	1	1	2868 L IN	HINGED-DOOR P04		
D05	2868	1	1	2868 R IN	HINGED-DOOR P04		
D06	3068	1	1	3068 L EX	EXT. HINGED-DOOR E03		
D07	3068	1	1	3068 R EX	EXT. HINGED-DOOR E08		



REVISION TABLE		
REVISION NUMBER	DATE	DESCRIPTION

PLANS PREPARED FOR:
BRIDGET TAYLOR
417 RIVERVIEW AVE
CAPITOLA, CA 95010
APN 0351 3206

(E) PLAN (N) PLAN

DRAWINGS PROVIDED BY:
BELL BUILT INC.
825 ALFARDEL LANE
SOCUELA, CA 95073
831-818-9559 CL 1016072

DATE:
2/14/2024

SCALE:

SHEET:

A-5

Signature: *Cade Bell*

Printed Name: Cade Bell CL 1016072

(E) PLAN (N) PLAN

REVISION TABLE	DESCRIPTION
NUMBER	DATE

PLANS PREPARED FOR:
BRIDGET TAYLOR
417 RIVERVIEW AVE
CAPTOLA, CA 95010
APN 0351 3206

(E) & (N) LANDSCAPE

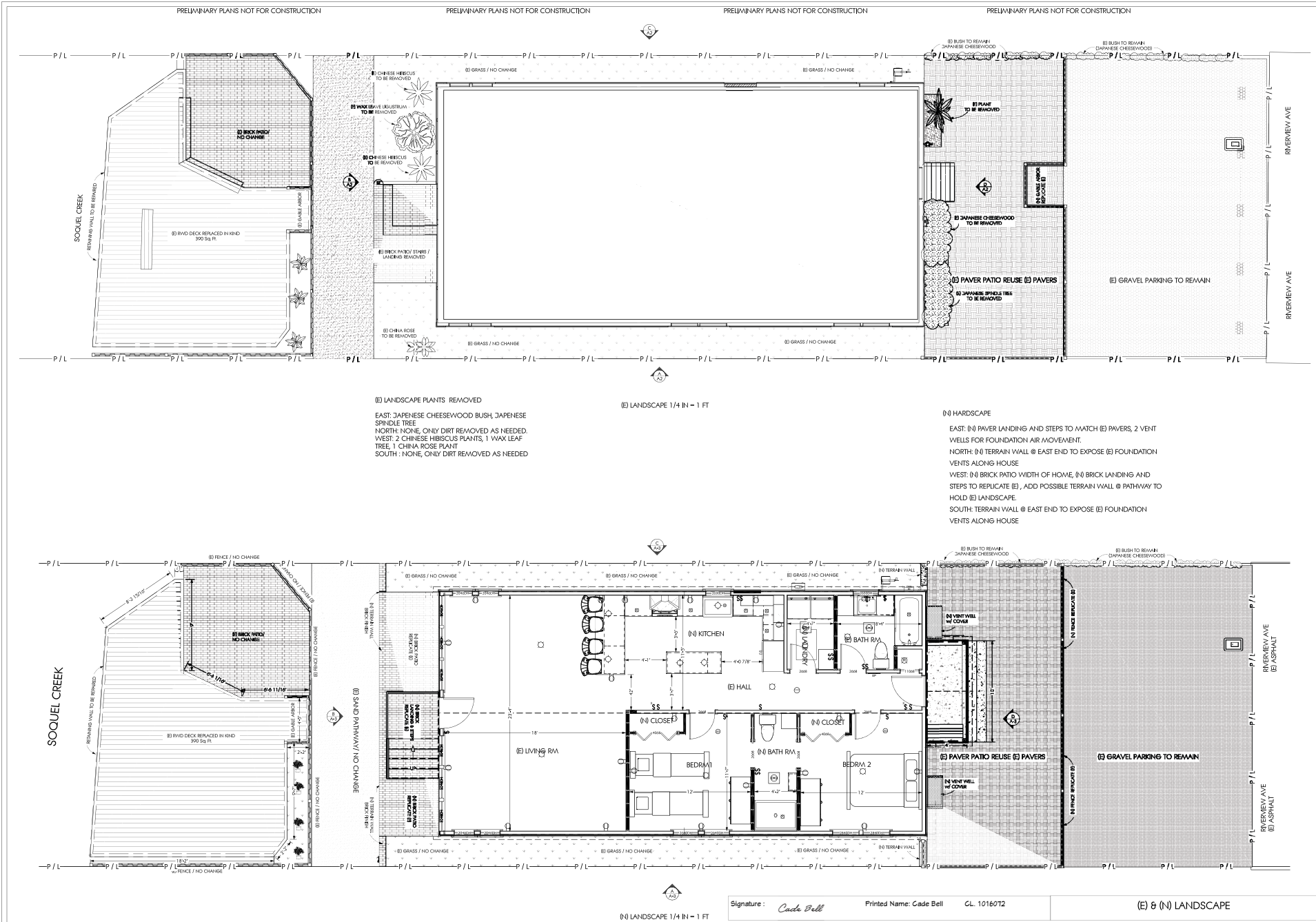
DRAWINGS PROVIDED BY:
BELL BUILT INC.
825 ALFADEL LANE
SOQUEL, CA 95073
831-818-9559 CL 1016072

DATE:
2/14/2024

SCALE:

SHEET:

A-10



(E) LANDSCAPE PLANTS REMOVED
EAST: JAPANESE CHEESEWOOD BUSH, JAPANESE SPINDLE TREE
NORTH: NONE, ONLY DIRT REMOVED AS NEEDED
WEST: 2 CHINESE HIBISCUS PLANTS, 1 WAX LEAF TREE, 1 CHINA ROSE PLANT
SOUTH: NONE, ONLY DIRT REMOVED AS NEEDED

(E) LANDSCAPE 1/4 IN = 1 FT

(N) HARDSCAPE

EAST: (N) PAVER LANDING AND STEPS TO MATCH (E) PAVERS, 2 VENT WELLS FOR FOUNDATION AIR MOVEMENT.
NORTH: (N) TERRAIN WALL @ EAST END TO EXPOSE (E) FOUNDATION VENTS ALONG HOUSE
WEST: (N) BRICK PATIO WIDTH OF HOME, (N) BRICK LANDING AND STEPS TO REPLICATE (E), ADD POSSIBLE TERRAIN WALL @ PATHWAY TO HOLD (E) LANDSCAPE
SOUTH: TERRAIN WALL @ EAST END TO EXPOSE (E) FOUNDATION VENTS ALONG HOUSE

(N) LANDSCAPE 1/4 IN = 1 FT

Signature: *Cade Bell*

Printed Name: Cade Bell

CL 1016072

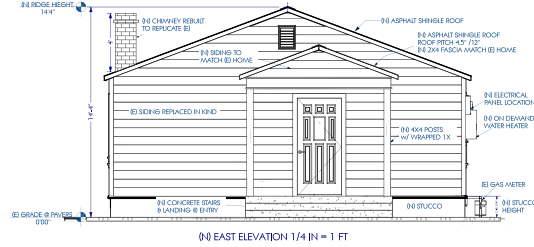
(E) & (N) LANDSCAPE

PRELIMINARY PLANS NOT FOR CONSTRUCTION

PRELIMINARY PLANS NOT FOR CONSTRUCTION

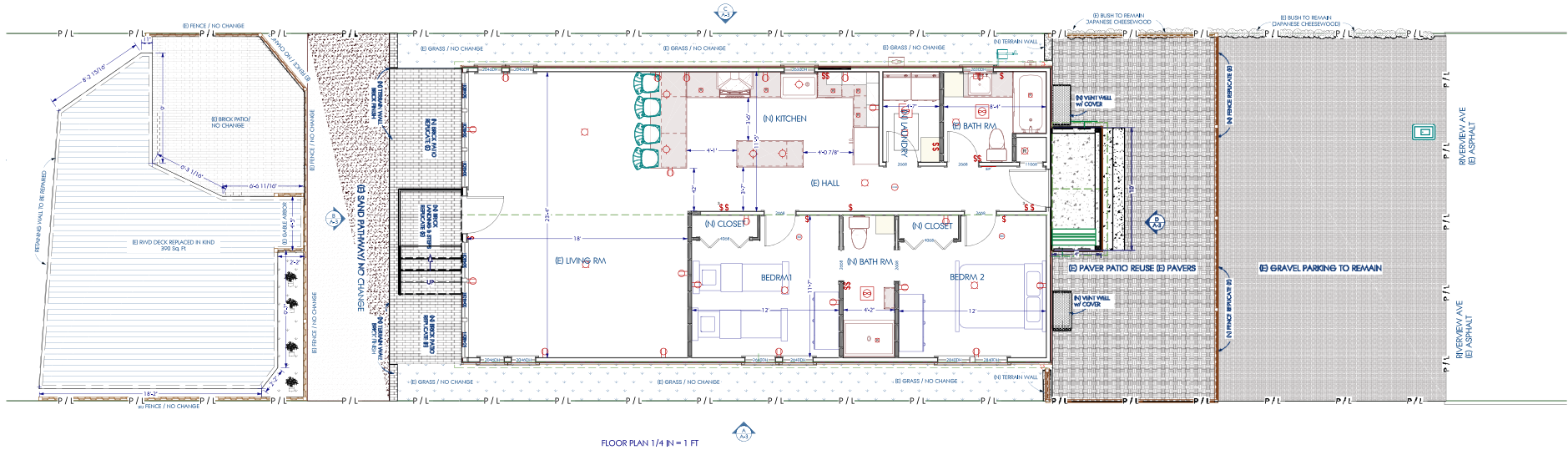
PRELIMINARY PLANS NOT FOR CONSTRUCTION

PRELIMINARY PLANS NOT FOR CONSTRUCTION



3D VIEW OF PROPOSED PORCH EAST 1/4 IN = 1 FT

- PROPOSED FRONT PORCH DESCRIPTION
1. PORCH SIZE - 4' W X 10' L
 2. ROOF PITCH 4.5/12 MATCH (E) HOME
 3. FASCIA TO MATCH (E) HOME
 4. FINISH SIDING WILL MATCH (E) HOME
 5. PORCH FLOOR SURFACE WILL BE CONCRETE
 6. STEPS WILL BE CONCRETE
 7. 4X4 POSTS WRAPPED WITH 1X FINISH WOOD
 8. SIMPLE RAILINGS @ EACH SIDE OF PORCH



FLOOR PLAN 1/4 IN = 1 FT



REVISION TABLE		
NUMBER	DATE	DESCRIPTION

PLANS PREPARED FOR:
BRIDGET TAYLOR
417 RIVERVIEW AVE
CAPITOLA, CA 95010
APN 0351 3206

FRONT ENTRY PORCH

DRAWINGS PROVIDED BY:
BELL BUILT INC.
825 ALFARDEL LANE
SOUQUEL CA 95073
831-481-8959 CL 1016072

DATE:
2/14/2024

SCALE:

SHEET:

A-15

Signature: *Gade Bell*

Printed Name: Gade Bell CL 1016072

FRONT ENTRY PORCH



Bell Built Inc.

825 Alfadel lane ♦ Soquel, CA. 95073

Office Ph. ♦ Cell [REDACTED]

Email: [REDACTED]

Project Owner: Bridget Taylor

Project Address: 417 Riverview, Capitola, Ca. 95010

Historical Design Updated

The following information has been updated since meeting on Tuesday Dec. 12, 2023

Meeting Attendance: Cade Bell (Designer/Builder), Sean Sesanto (City Planner)

Seth A. Bergstein (Past Consultants, LLC.)

1. (E) Building Structural Damage (see attached pdf.)
 - a. The existing Foundation has multiple cracks and will need to be replaced.
 - b. Internal crawl space is filled with dirt and will need to be excavated.
 - c. (E) piers and support posts will need to be replaced in crawl space.
 - d. (E) mud sill & Rim joist is damaged and will be replaced.
 - e. House will be lifted to remedy these issues.

Additional Framing issues.

 - f. (E) Bottom wall plates will be replaced as needed.
 - g. Some wall studs have damage @ the bottom. Sister studs will be added as needed.
 - h. Sister rafters will be added as needed to damaged rafter tails.
2. The window moved over on the North side of the building. – No change
 - a. The (E) window will be reused.
 - b. Siding and trim around the window will match existing.
3. Siding – (see attached pdf)
 - a. Reasons for removal -- Internal exploratory work has shown (E) vapor barrier is damaged under siding and will need to be replaced.
 - b. (E) Siding is rotted and has termite damage in different areas.
 - c. Siding product – Replacement product made by True Exterior. This product is a poly-ash material that resists moisture and bugs. Dimensions will match (E) Siding. (see Sample product pdf)
4. House Eve (see attached pdf)
 - a. Add an eve fascia.
 - b. Add a 4" flat galvanized gutter.
 - c. Repair (E) rafter tails as needed.
5. Fireplace – Chimney on roof-
 - a. (E) Chimney is damaged and will need repair. (see attached pdf.)
 - b. Proposing (N) FAUX brick finish that replicates (E) Chimney finish. This is lighter weight & will allow framing that will support the chimney, (see sample product pdf)
6. Back Patio and Stairs
 - a. Discussed new design. Not an issue –No change
7. Stucco Application
 - a. Updated design to reflect discussion.
8. Front Porch -- (see updated pdf.)
 - a. Updated (N) front porch per discussion with Sean. Removed plinths from posts.
 - b. The porch floor and steps are concrete.



Bell Built Inc.

825 Alfadel lane ♦ Soquel, CA. 95073

Office Ph. ♦ Cell [REDACTED]

Email: [REDACTED]

Project Owner: Bridget Taylor

Project Address: 417 Riverview, Capitola, Ca. 95010

Historical Design Updated Continued

9. New Discussion – Doors (see attached pdf.)
 - a. Front entry door will be replaced, samples attached.
 - b. Back door replaced.

If you have any questions on the above list, I can be contacted at 1- 831- [REDACTED]

Thank you for your time. Cade Bell, cl--1016072



EASTSIDE @ Left
Foundation, mud sill, rim joist,
and bottom wall plate damage



EASTSIDE @ Right
Foundation, mud sill, rim joist, bottom
wall plate and wall stud damage

SOUTHSIDE @ (E) CHIMNEY
Foundation, mud sill, rim joist and
bottom wall plate damage

SOUTHSIDE @ FRONT OF BUILDING
Foundation, mudsill, some floor joists, rim joist, bottom wall plate and stud damage.



NORTHSIDE
Foundation, mud sill, some floor joists, rim joist, bottom wall plates and stud damage.

NORTHSIDE @ BACK OF BUILDING
Foundation, mud sill, rim joist, bottom
wall plate and stud damage



WESTSIDE ON LEFT
Foundation, mud sill,
and rim joist repair



WEST
ELEVATION

WESTSIDE ON RIGHT
Foundation , mud sill, rim joist damage





**INTERIOR EASTEND
STRUCTURE DAMAGE**
sub floor, mud sill, and stud
damage



SOUTHSIDE MIDDLE OF BUILDING
STRUCTURE DAMAGE
Stud damage around the (E) Window,
(E) Vapor barrier damage



**NORTHSIDE MIDDLE BUILDING
STRUCTURE DAMAGE**
Damaged sub floor, vapor barrier
and studs



**NORTHSIDE MIDDLE OF BUILDING
STRUCTURE DAMAGE**
Damaged Subfloor, vapor barrier, bottom
plate and studs



INTERIOR EASTEND OF
BUILDING LEFT
Deteriorated vapor barrier,
damaged studs

INTERIOR EASTEND OF
BUILDING RIGHTSIDE
Vapor Barrier Deteriorated

INTERIOR SOUTH SIDE OF BUILDING
Vapor Barrier Deterioration, Stud
Replacement



SOUTHSIDE OF BUILDING
Vapor Barrier Deteriorated,
Studs replacement around window.



SOUTHSIDE OF BUILDING
Window trim replacement,
siding replacement



SOUTHSIDE OF BUILDING
Window trim & siding damage



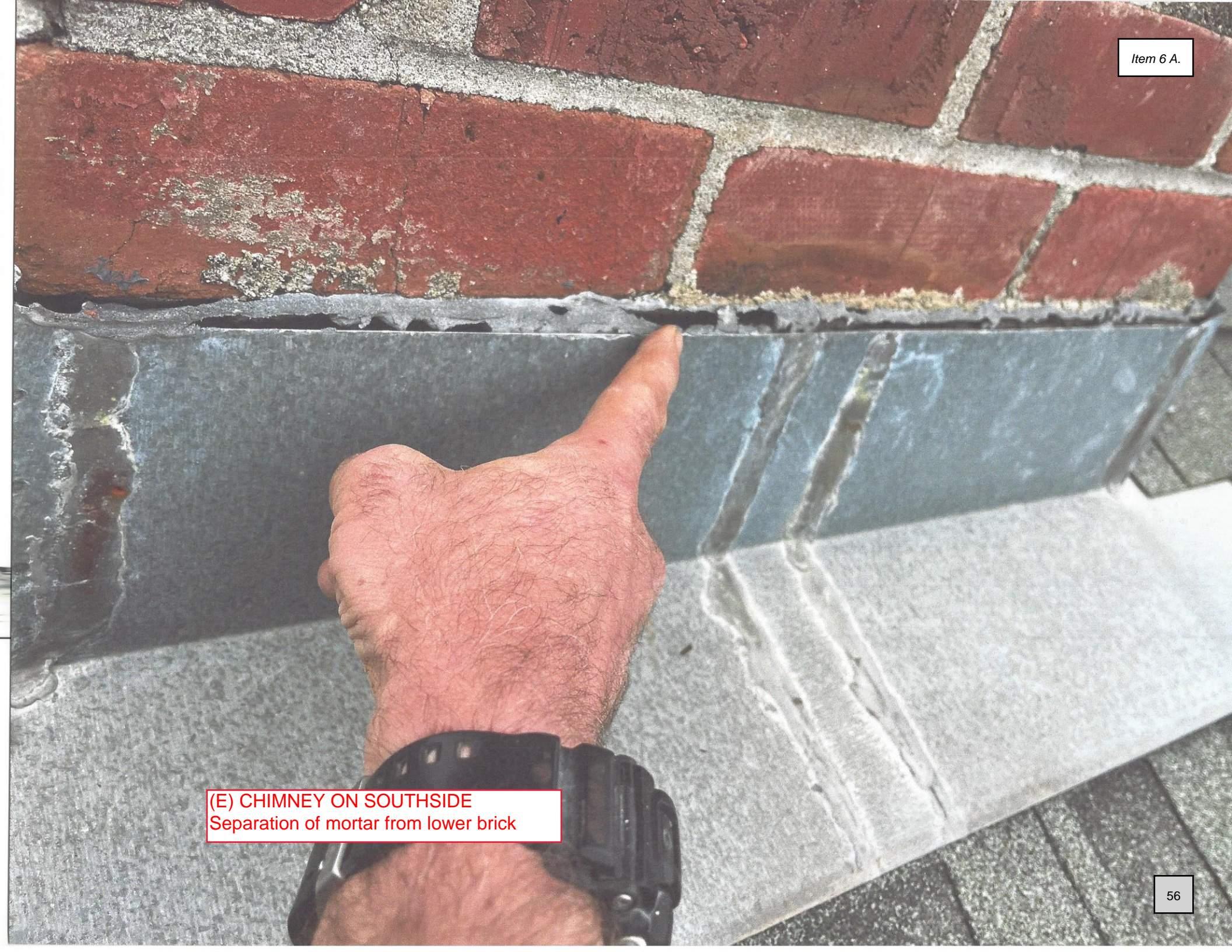
(E) SOUTHSIDE SIDING
Damage to siding and eave
tails



SOUTHSIDE EVE
Example of damaged eave tails
and roof boards

(E) CHIMNEY DAMAGE WESTSIDE
Separation of mortar from lower brick.
This is on three sides.

(E) CHIMNEY ON SOUTHSIDE
Separation of mortar from lower brick





(E) CHIMNEY EASTSIDE
Separation of mortar from lower brick

(E) CHIMNEY
(E) Mortar is failing and
crumbling

Introducing a vast collection of home interior and exterior products that express home design in every way imaginable.

TruExterior® Siding & Trim

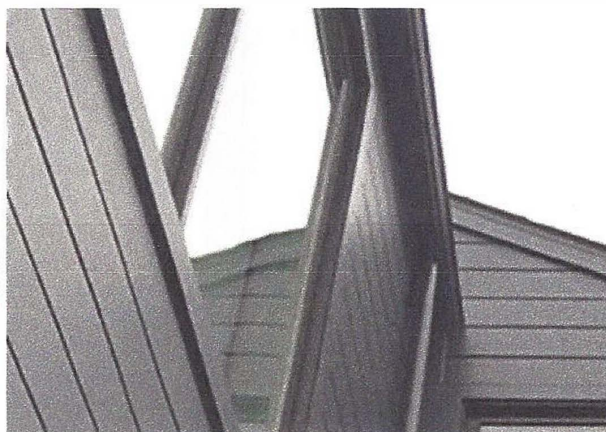
V-RUSTIC SIDING

Add Extra Character With Craftsman-Style V- Rustic Siding

The V-Rustic profile features a deep “V” groove that creates an appealing shadow line effect. You’ll get bolder details that complement many Craftsman homes.

- Durable, poly-ash material resists moisture and bugs
- High level of dimensional stability during moisture and temperature changes

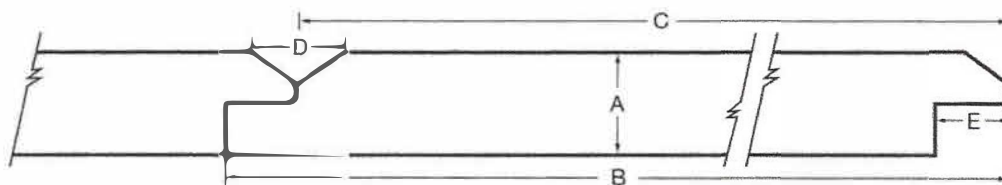
- Comes pre-primed and ready for paint
- No edge sealing of cuts required
- Suitable for ground contact
- Available in 16' lengths

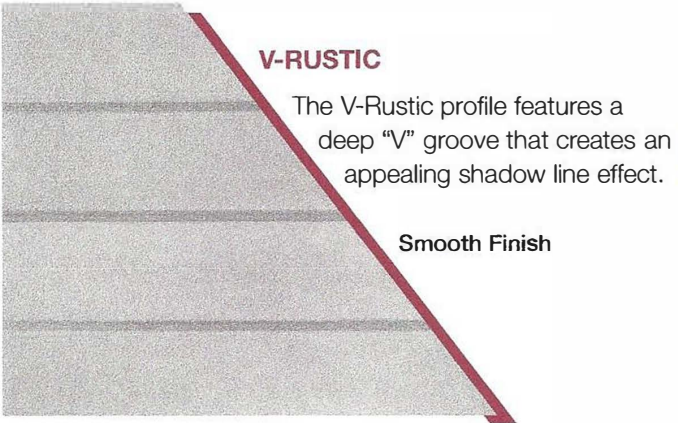


[View Idea Gallery](#)

TruExterior Siding & Trim Brochure

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)	Channel (D)	Tongue (E)
1 x 6	0.6875"	5.50"	5.0"	0.354"	0.531"
1 x 8	0.6875"	7.50"	7.0"	0.354"	0.531"
1 x 10	0.6875"	9.50"	9.0"	0.354"	0.531"



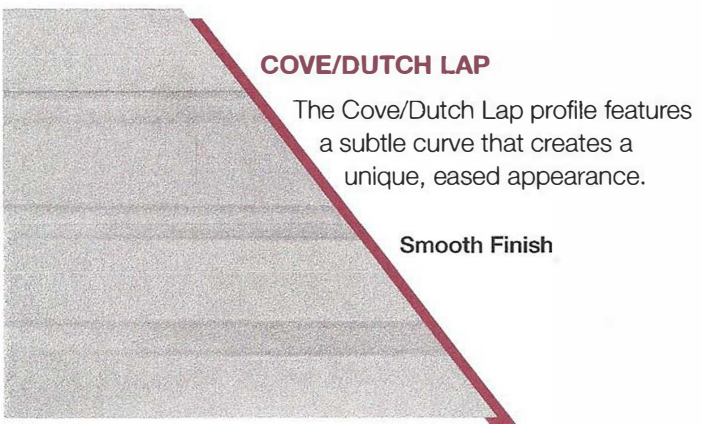
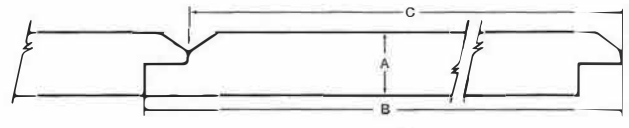


V-RUSTIC

The V-Rustic profile features a deep "V" groove that creates an appealing shadow line effect.

Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	5"
1 x 8	11/16"	7-1/2"	7"
1 x 10	11/16"	9-1/2"	9"

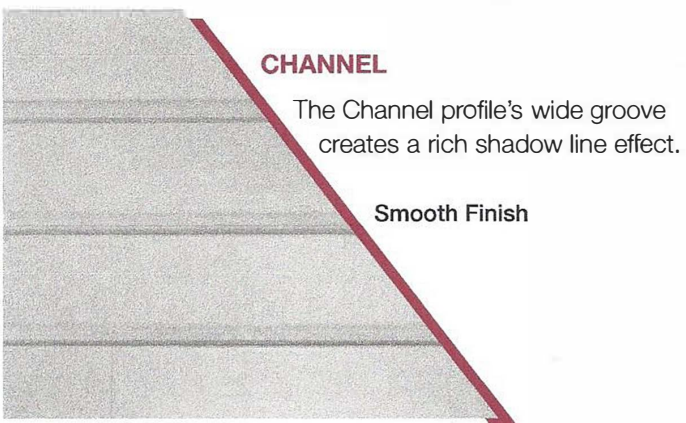
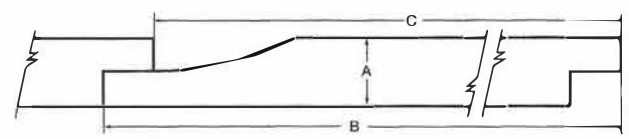


COVE/DUTCH LAP

The Cove/Dutch Lap profile features a subtle curve that creates a unique, eased appearance.

Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/4"	6-23/32"
1 x 10	11/16"	9-1/4"	8-23/32"

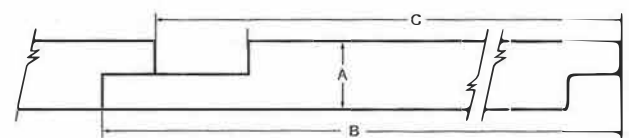


CHANNEL

The Channel profile's wide groove creates a rich shadow line effect.

Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/4"	6-23/32"
1 x 10	11/16"	9-1/4"	8-23/32"

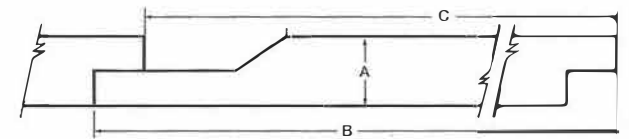


CHANNEL BEVEL

The Channel Bevel profile features a channel-style joint with an angled edge.

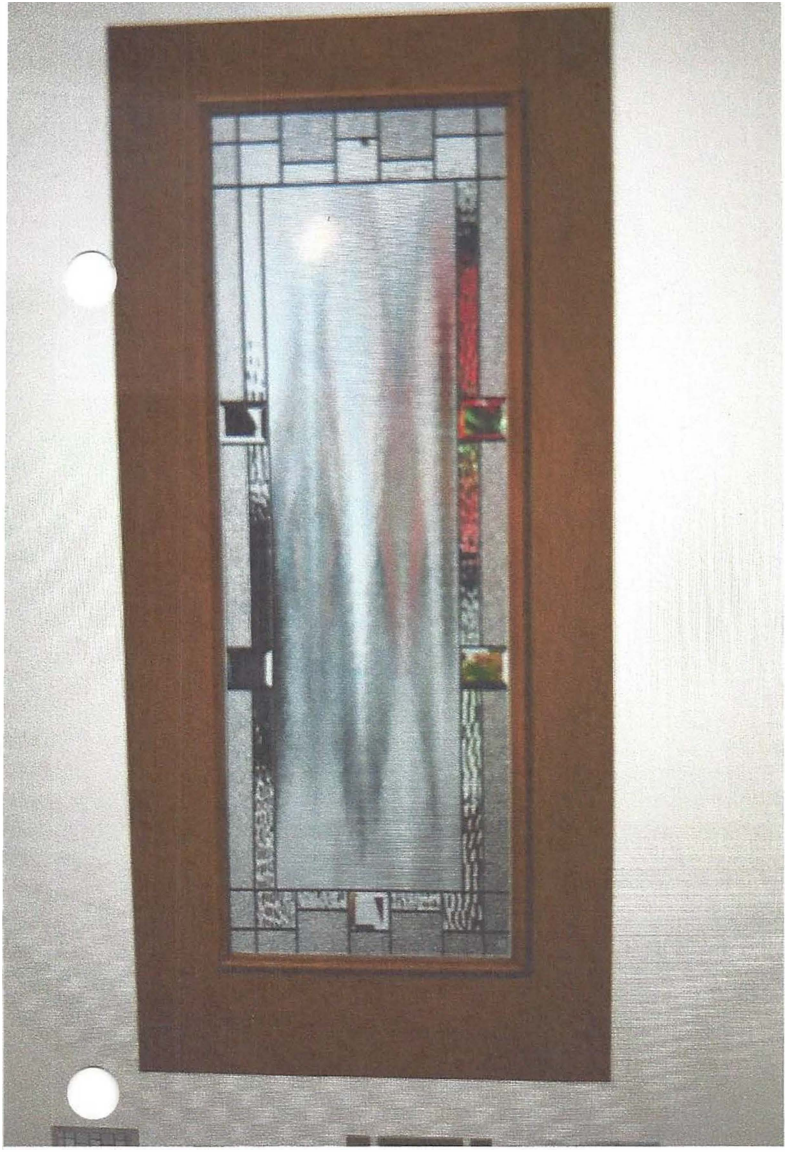
Smooth Finish

Nominal Size	Actual Thickness (A)	Actual Width (B)	Reveal (C)
1 x 6	11/16"	5-1/2"	4-31/32"
1 x 8	11/16"	7-1/2"	6-31/32"
1 x 10	11/16"	9-1/2"	8-31/32"



TruExterior Siding comes pre-primed and does require paint.









[Faux Brick Panels](#)

Historic Brick-Standard-Colonial Tan

STANDARD

0 reviews

\$99.95

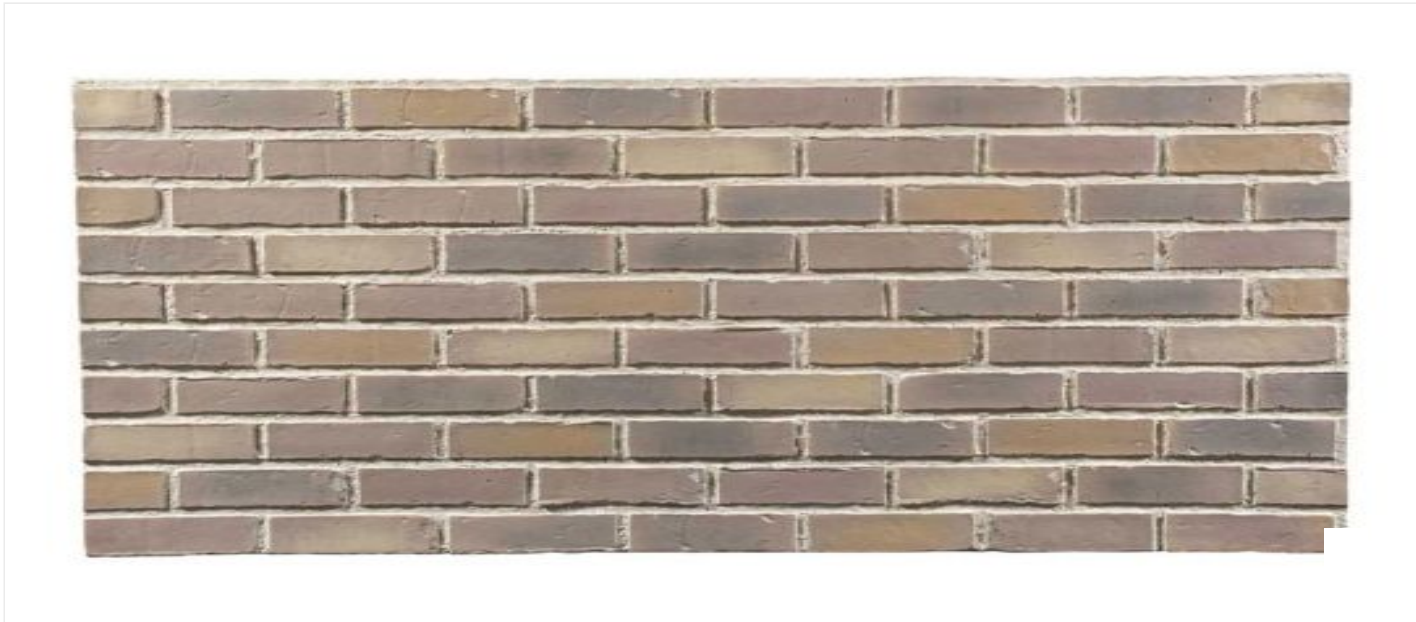
QTY: 1

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PRODUCT DESCRIPTION

HISTORIC BRICK-STANDARD-COLONIAL TAN DESCRIPTION

Color: Colonial Tan, Tan, Burnt Orange, Old World, Dark Brick Dark Grout, Dark Brick Gray Grout, Red Brick Gray Grout

Size: 2' Tall x 4' Wide x 1/2 to 5/8" Thick

Weight: Approximately 5 lbs per faux panel

Cover Per Panel: Approximately 8 SQ/FT

Exterior Use: Weather Proof, UV Stable

Interior Use: Highly Durable, provides good R value (5)

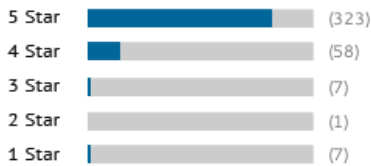
Optional: ASTM E-84 Class A Fire Rating Available for \$10 surcharge (per panel). Fire-rated panels are for interior use only as the fire-rated coating is not moisture resistant. **Non-fire rated** panels are perfect for exterior use. Custom colors available for orders of 50 panels or more (\$325 per color match)

SPECIFICATIONS

INSTALLATION

4.7

Out of 5.0



Overall Rating

96%

of customers that buy from this merchant give them a 4 or 5-Star rating.

P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

February 21, 2024

Sean Sesanto, Associate Planner
City of Capitola Planning Department
420 Capitola Ave.
Capitola, CA 95010

Re: 417 Riverview Avenue, Capitola, CA – SOI Standards Design Review Letter
APN. 035-132-06

Dear Mr. Sesanto:

PAST Consultants, LLC (PAST) respectfully submits our Secretary of the Interior’s Standards Compliance Review of the property located at 417 Riverview Avenue, Capitola, California. The subject property contains a circa-1930 house that is a contributing structure to the Old Riverview Avenue National Register Historic District, listed on the National Register of Historic Places in 1988.

Existing Site Conditions

On December 12, 2023, PAST Consultants, LLC (PAST) visited the subject property to view the existing conditions of the building. The subject property is constructed in the Vernacular Bungalow style, with a gable roof, wood sash windows, and V-groove rustic wood siding (**Figures 1 – 4**).



Figures 1 and 2. Left image shows the east elevation. Right image shows the west (Soquel Creek) elevation.

The site visit revealed extensive deterioration in the foundation, the wood sill plate and the bottoms of the wall studs where they meet the sill plate (**Figure 3**). The rear (Soquel Creek) elevation contains a bank of wood windows, with a replaced door and a new entry porch (**Figure 4**).



Figures 3 and 4. Left image details the south elevation, showing extensive rot to the sill plate. Right image details the west elevation, showing the deteriorated chimney and rear deck, which was replaced previously.

Summary Property History

Listed on the National Register of Historic Places in 1988, the Old Riverview Historic District is bounded by Soquel Creek to the west, Riverview Drive to the east, Stockton Avenue to the south, and on the north by the intersection of Riverview Drive and Oak Drive. Features of the district include the Southern Pacific Railroad trestle and the walkway between the historic houses and Soquel Creek. The National Register Registration Form notes that the district includes 66 properties, with 54 buildings (including the subject property) listed as contributing elements. The properties consist primarily of small, wood-framed cottages that were originally summer cottages constructed between 1925 and 1930 in the Bungalow, Craftsman and Vernacular styles. The contributing buildings are compatible in scale, materials and massing, nestled into the riparian corridor of Soquel Creek. Taken as a whole, the district retains its unique setting and layout of an early Twentieth Century vacation community.¹

The National Register District Registration form describes the subject property as a

“One-story, wood-frame bungalow residence with shiplap siding; the building plan is rectangular. Its major architectural features include a medium-pitched gable roof and exposed rafter ends. Its associated features include a parking area and fenced yard on the Avenue. Built c. 1930.

¹ See Charles Rowe, *Old Riverview Historic District, National Register of Historic Places Registration Form* (listed, 1/22/1988), for a complete inventory, developmental history and significance statement.

The building was photographed in 1986 for the National Register Registration form (**Figure 5**).



Figure 5. View looking north along the residences’ west-facing elevations. An arrow indicates the subject property. Note that the rear entrance utilized a series of concrete stairs and no porch rail (*Courtesy: Charles Rowe, Old Riverview Historic District, National Register of Historic Places Registration Form* (listed, 1988)).

Construction Chronology

Based on the Santa Cruz County Assessor records, historic images and a permit search at the City of Capitola Planning Department, the following is the estimated building chronology:

- Circa-1930. Construct wood-framed bungalow in the Vernacular style.
- Permit No. 758, 1/23/1953. Remove interior partition between bedroom and living room.
- Permit No. 1645, 6/2/1958. Construct interior bulkhead.
- Permit No. R16466, 12/2/1997. Reroof building with composition shingles.
- Circa-1990s. Replace front (east) elevation door. Replace rear (west) elevation door. Replace rear porch stairs and add wood rail.

Remaining Character Defining Features

The remaining character-defining features are:

- Gable roof with exposed rafter ends.
- Banked windows on rear (west) elevation facing Soquel Creek.
- Wood-sash windows on side elevations.
- South elevation chimney.

The Secretary of the Interior's Standards

Two publications provide both the standards and guidelines for analyzing new additions to historic buildings for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*:

- *The Secretary of the Interior's Standards for the Treatment of Historic Properties*: Kay D. Weeks and Anne E. Grimmer, U.S. Department of the Interior, National Park Service, 1995, 1998, 2017; and
- *Preservation Brief 14, New Exterior Additions to Historic Buildings: Preservation Concerns*: Kay D. Weeks and Anne E. Grimmer, U.S. Department of the Interior, National Park Service, Technical Preservation Services, August 2010.

The *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

In *Rehabilitation*, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the *Standards for Rehabilitation and Guidelines for Rehabilitation* to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.²

The ten *Standards* for rehabilitation are:

² *The Secretary of the Interior's Standards for the Treatment of Historic Properties*: Kay D. Weeks and Anne E. Grimmer, U.S. Department of the Interior, National Park Service, 1995, 62.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Proposed Project

The proposed project will lift the building onto a new foundation and replace the deteriorated wood structural elements, including the sill plate, and will repair or replace the wall studs. All wood siding will be removed to repair the structure. Since the building needs to be lifted from the top plate, the existing fireplace and chimney will need to be removed. Presently, the exterior chimney is in poor condition.

A remodel of interior spaces is also proposed for the house. This interior design does not include the existing fireplace, which will be removed. The chimney will be replaced with a wood framed false chimney using brick panels that match the look of the existing chimney.

The proposed project is presented on drawings by Cade Bell of Bell Built Inc. and dated 2/14/2024. The proposed rehabilitation design includes:

- Lift building approximately 12 inches to install a new perimeter foundation. Repair and/or replace all deteriorated wood structural elements. Apply replacement wood siding to the building that matches the original siding in appearance.
- Install new, gable-roofed front porch onto east elevation. Replace front door.
- Install new rear porch stairs and rails onto west elevation. Replace rear door.
- Relocate north elevation kitchen window approximately 18 inches to the west to accommodate the interior remodeling plan.
- Remove south elevation chimney. Replace with false-brick paneled chimney that will match the original chimney's dimensions, color and brick profile.
- Retain and repair the remaining character defining features of the building.

Evaluation of Proposed Alterations

For the proposed alterations to the subject building, the following lists the ten *Standards* for rehabilitation, with an evaluation given below each standard.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The proposed building alterations will allow the property to retain its residential building use, in keeping with this *Standard*.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed rehabilitation design replaces entry doors that are not original to the building. The proposed design also removes the south elevation chimney, which is deteriorated and will no longer be supported by the interior fireplace. The chimney will be replaced with a false chimney that will match the original chimney in appearance. For these reasons, the proposed project meets this *Standard*.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed rehabilitation design does not add conjectural features or elements from other historic properties that would confuse the remaining character-defining features of the historic house, in keeping with this *Standard*.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

This *Standard* does not apply as no changes have acquired historic significance.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed rehabilitation design will replace the original chimney with a false chimney that will match the original chimney's appearance, in keeping with this *Standard*.

- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Deteriorated historic wood window surrounds and wood details will be repaired using established restoration techniques that will match the original substrate according to the *Standards*.

Exterior Siding Alternatives

The exterior wood siding will need to be removed to repair the underlying wood structural elements properly. The builder/designer has not been able to locate replacement V-groove siding that matches the original dimensions of the existing wood siding. Two alternatives are proposed.

- Custom mill new wood siding that will match the existing siding dimensions; or
- Replace the existing wood siding with TruExterior composite siding that will match the existing siding boards in appearance and depth of V-groove.

Recommendation: The TruExterior siding is recommended in this case because of its enhanced durability. The subject building is in a riparian corridor that is subjected to enhanced deterioration due to its riverside setting and coastal environment. The TruExterior siding will be more durable and weather resistant, yet match the original siding's appearance, in keeping with this *Standard*.

- Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Physical treatments to repair the existing wood details will be minimal and not damage the respective substrates, according to this *Standard*.

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

This *Standard* does not apply, as archaeological features are not identified on the site, based on an archaeological consultant's report under separate contract.

- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed rehabilitation design will not add any massing additions or square footage to the building, with exception of the proposed front porch. The following analyzes the proposed building modifications according to elevation:

East (Riverview Ave.) Elevation

The proposed new front porch will consist of several concrete stairs and a landing up to the new raised floor level. The porch will be a gable-roofed design with simplified wood columns and wood details that are in keeping with the Vernacular Bungalow style of the existing building and the simplified wood front porches found throughout the National Register District.

Front Door Recommendation: While fully glazed doors are being considered, this report recommends a front entry door that is consistent with entry doors found on other contributing buildings within the National Register District. This type of door will be wood and contain a single light placed in the upper one-half to one-third of the door.

North Elevation

The proposed window relocation is necessary to accommodate the remodeling plan. The existing window will be removed and replaced in its proposed location, with sill and casework details that match the existing. This is an appropriate treatment according to the *Standards*.

West (Soquel Creek) Elevation

The character-defining feature of the banked rear windows will be repaired and retained. The proposed brick stairs and metal rail replace a non-historic rear porch and are in keeping with the building's scale and design.

Rear Door Recommendation: A wood rear door with a toplight that is aligned with the horizontal mullions of the banked windows is recommended, to maintain the horizontal line created by the banked windows.

South Elevation

The existing deteriorated brick chimney will no longer have its support with the removal of the interior fireplace. While the proposed design removes this character defining feature, the original look will be achieved with a false chimney with brick panels, to replace the chimney.

Chimney Panel Recommendations:

1. Prior to removal, photograph the chimney from at least two sides to match color, bond pattern and dimensions of the existing brick.
2. Measure brick dimensions for accurate replication. Measure raised "corbel" detail at upper part of chimney, so this detail can be replicated.
3. Choose replacement panels for appropriate color match, bond pattern match, corbel detail and brick connections at the corners.

The proposed alterations will meet this *Standard* with the above recommendations.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed alterations to the historic bungalow are designed to correct significant structural repairs and will not be reversible. However, the proposed rehabilitation design will maintain and increase the lifespan of this contributing building substantially.

Conclusion

In conclusion, the proposed design alterations to the Vernacular Bungalow-styled house at 417 Riverview Avenue meet the *Secretary of the Interior’s Standards for Rehabilitation*. The proposed design does not impact the remaining character-defining features or overall historic integrity of the subject property. Because the proposed alterations to the building meet the *Standards*, the alterations are considered as mitigated to a level of less than a significant impact on the historic resource and do not constitute a substantial adverse change to the historic resource, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

Please contact me with any questions regarding this design review letter.

Sincerely,



Seth A. Bergstein
Principal

Cc.: Cade Bell, Bell Built Inc.

Capitola Planning Commission

Agenda Report



Meeting: March 7, 2024
From: Community Development Department
Address: 203 Fanmar Way

Project Description: Design Permit for a second-story addition to a nonconforming single-family residence located within the RM-L (Multi-Family Low Density) zoning district. The project is in the Coastal Zone but does not require a Coastal Development Permit.

Recommended Action: Staff recommends the Planning Commission approve application #24-0025 based on the Conditions and Findings of Approval.

Property Owner: Pete Margaretich
Representative: Pete Margaretich Filed: 11/20/2023

Background: The applicant is proposing to construct a 381-square-foot second-story addition to an existing nonconforming single-family residence. The application requires Planning Commission approval of an upper floor addition pursuant to 17.120.030.

On February 14, 2024, the Development and Design Review staff reviewed the application and provided the applicant with the following direction:

Public Works Representative, Erika Senyk: asked the applicant to show where downspouts terminate to the ground.

Building Official, Eric Martin: advised that additional structural details and calculations would be needed with the Building Permit plan set.

Senior Planner, Brian Froelich: confirmed that trash cans are stored behind the driveway gate and advised that the applicant would need to show privacy screening at the side of the upper floor deck with the Building Permit plan set. Informed the applicant of the city’s 15% canopy goal and suggested planting a tree with a 20-foot canopy at maturity.

Following the Development and Design Review meeting the applicant updated the plans to note the downspout locations, additional material callouts, and understood that there would be a condition of approval for a 20-foot canopy tree.

Development Standards: The following table outlines the zoning code requirements for development of a single-family home in the RM-L zoning district. Single-family dwellings in the RM zoning districts shall comply with the R-1 development standards pursuant to section 17.16.

R-1 (Residential Single-Family) Zoning District

Development Standards		
Building Height		
R-1 Regulation	Existing	Proposed
25 ft.	17 ft. 8 in.	22 ft. 11 in.
Floor Area Ratio (FAR)		
	Existing	Proposed

Lot size	2,625 sq. ft.		2,625 sq. ft.
Maximum Floor Area Ratio	58% (Max 1,522 sq. ft.)		58% (Max 1,522 sq. ft.)
Garage Floor Area	255 sq. ft.		255 sq. ft.
First Story Floor Area	784 sq. ft.		784 sq. ft.
Second Story Floor Area	None		381 sq. ft.
Total FAR	40% (1,039 sq. ft.)		54% (1,420 sq. ft.)
Setbacks			
	R-1 regulation		Existing
			Proposed
Front Yard 1st Story	15 ft.		11 ft. 8 in. Existing nonconforming
Front Yard 2nd Story	20 ft.		N/A 20 ft.
Garage	20 ft.		17 ft. 9 in. Garage: 17 ft. 9 in. Existing nonconforming
Side Yard 1st Story	10% lot width	Lot width 47 ft. 1 in. 4 ft. 8 in min.	West: 5 ft. 9 in. East: 5 ft. 6 in. No change
Side Yard 2nd Story	15% of width	Lot width 47 ft. 1 in. 76 ft. 1 in. min	N/A West: 12 ft. 7 in. East: 7 ft. 10 in.
Rear Yard 1st Story	20% of parcel depth	Lot depth 55 ft. 11 ft. min.	2 ft. 3 in. Existing nonconforming
Rear Yard 2nd Story	20% of parcel depth	Lot depth 55 ft. 11 ft. min.	N/A 11 ft.
Parking			
Under 1,500 sq. ft.: 2 per unit	Required		Existing
	2 spaces total		2 space total
	1 covered		1 covered
	1 uncovered		1 uncovered
Underground Utilities: Required with 25% increase in area			Yes

Discussion: The existing residence at 203 Fanmar Way is a nonconforming, one-story residence. The existing nonconformities are the front and rear setbacks. The property is located in the multi-family zone of the Capitola Village neighborhood and is surrounded by a blend of one and two-story single-family homes; and several multi-family homes exist in the immediate area.

Nonconforming Structure: The existing single-story residence is located within both the required front and rear setback and is therefore a legal non-conforming structure. Pursuant to code section 17.92.070, structural alterations to an existing non-complying structure may not exceed 80 percent of the present fair market value of the structure. The construction cost breakdown demonstrates that the alterations are 57.4 percent of the present fair market value of the structure, so the alterations are permissible (Attachment 3).

Parking: Pursuant to Zoning Code table 17.76-2, single family homes less than 1,500 square feet require two parking spaces. With the proposed addition the residence will be under 1,500 square feet. The property currently has one garage parking space and one uncovered parking space in the driveway and is compliant with this standard.

Landscaping: Pursuant to Municipal Code section 12.12.190C, the city's goal with new development projects is to have 15% tree canopy coverage (394 square feet). Existing canopy coverage is 86 square feet. The applicant is proposing one new tree with 20-foot canopy coverage at maturity (Condition 15).

Design Permit: The applicant is proposing a 381-square-foot, second-story bedroom, sitting room, bathroom, closet, and balcony addition. The proposed addition is located over the rear portion of the home. The existing single-story home exterior has horizontal wood lap siding, which will be retained to extent possible. The proposed design includes a new gabled roof with horizontal lap siding on the second story with a gabled dormer at the front elevation. Second-story windows along the rear elevation are small and raised, which limit privacy impacts to adjacent residential properties and allows natural light into the living space. The proposed single-family home satisfies all applicable design review criteria per Zoning Code section 17.120.070(A-S), included as Attachment 4.

Design Review Criteria: When considering design permit applications, the city shall evaluate applications to ensure that they satisfy all applicable design review criteria per Zoning Code section 17.120.070(A-S), comply with the development standards of the zoning district, conform to policies of the general plan, the local coastal program, and any applicable specific plan, and are consistent with any other policies or guidelines the city council may adopt for this purpose. To obtain design permit approval, projects must satisfy these criteria to the extent they apply. Planning staff has prepared specific analysis for the following list of design review criteria that are more directly applicable to the proposed project.

- A. Community Character. The overall project design including site plan, height, massing, architectural style, materials, and landscaping contributes to Capitola's unique coastal village character and distinctive sense of place.
Staff Comment: As a neighborhood, the nearby developments display a blend of original architecture, historic buildings, and contemporary architecture. The proposed addition fits with the mix of architectural styles and maintains the home's farmhouse architecture.

- E. Privacy. The orientation and location of buildings, entrances, windows, doors, decks, and other building features minimize privacy impacts on adjacent properties and provide adequate privacy for project occupants.
Staff Comment: The applicant has proposed privacy measures by not proposing windows on the upper floor side elevations and the rear windows have raised sill heights. The balcony is required to provide privacy screening, which is a condition of approval.

- G. Massing and Scale. The massing and scale of buildings complement and respect neighboring structures and correspond to the scale of the human form. Large volumes are divided into small components through varying wall planes, heights, and setbacks. Building placement and massing avoids impacts to public views and solar access.
Staff Comment: The proposed second floor nestles into the attic of the existing residence and is balanced toward the rear of the home. The height of the existing roof ridge is nearly the

same height as the proposed upper floor plate and the overall building height increases by just over five feet.

M. Landscaping. Landscaping is an integral part of the overall project design, is appropriate to the site and structures, and enhances the surrounding area.

Staff comment: During the Development and Design Review meeting, staff suggested adding a tree to the front yard landscaping that would provide a 20-foot canopy at maturity. Subsequently, condition of approval #15 was added to require installation of one new tree.

CEQA Determination: Section 15301(e) of the CEQA Guidelines exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed additions add 381 square feet of floor area, so this exemption applies. No adverse environmental impacts were discovered during project review by Planning Department Staff.

Design Permit Findings:

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

Community Development Staff and the Planning Commission have reviewed the project. The proposed single-family home addition complies with the applicable development standards of the R-1 via RM-L zoning district.

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

Community Development Staff and the Planning Commission have reviewed the application for a single-family residence. The proposed single-family home addition will comply with all applicable provisions of the zoning code and municipal code.

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

Section 15303(e) of the CEQA Guidelines exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed additions add 381 square feet of floor area, so this exemption applies. No adverse environmental impacts were discovered during project review by Planning Department Staff.

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 single-family home additions will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

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

The Community Development Staff and the Planning Commission have reviewed the application. The proposed single-family home addition complies with all applicable design review criteria in Section 17.120.070.

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

Community Development Staff and the Planning Commission have all reviewed the application for the single-family home addition. The farmhouse design maintains the character of the neighborhood, which has a majority and variety of traditional architectural styles and smaller

number of contemporary homes. The proposed project complies with all measurable development standards for the zone and is similar in scale to nearby developments on Capitola Avenue.

Conditions of Approval:

Planning Conditions

1. The project approval consists of construction of a new 1,460 square-foot single-family dwelling. The maximum Floor Area Ratio for the 2,625 square foot property is 58% (1,523 square feet). The total FAR of the project is 57% with a total of 1,460 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on March 7, 2024, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. Prior to 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.
5. Prior to issuance of building permit, all Planning fees associated with permit #24-0025 shall be paid in full.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

11. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
12. 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.
13. 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. Please show exterior lighting fixture locations and provide manufacturer specifications with the plans for Building Permit plan check.
14. The proposed second floor balcony shall provide privacy screening along the side elevation with plans for Building Permit plan check.
15. The applicant shall install one tree with a minimum 20 foot wide canopy at maturity on the property, prior to final inspection.

Public Works Conditions

16. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
17. 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.
18. 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.

Attachments:

1. 203 Fanmar Way – Plan Set
2. Design Permit Review Criteria
3. Nonconforming Construction Cost Estimate Calculation

Report Prepared By: Brian Froelich, Senior Planner

Reviewed By: Austin Westly, Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director

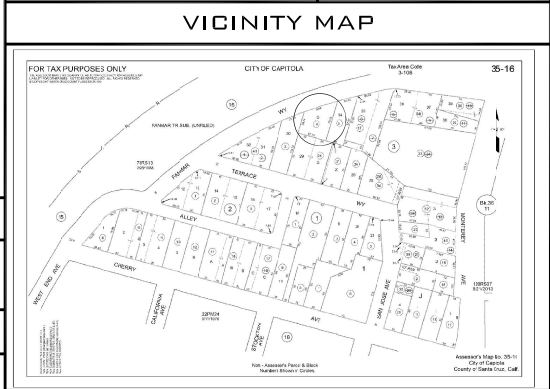
APPLICABLE CODES	
California Building Code	2022 Edition
California Residential Code	2022 Edition
California Fire Code	2022 Edition
California Mechanical Code	2022 Edition
California Plumbing Code	2022 Edition
California Electric Code	2022 Edition
California Energy Code	2022 Edition

DEFERRED SUBMITTALS

PROJECT INFO
<p>PROJECT DATA:</p> <p>APN: 035163004 ADDRESS: 203 FANMAR WAY CAPITOLA, CA 95010</p> <p>FLOOD ZONE: NO BUILDING OCCUPANCY: R3/U CONSTRUCTION TYPE: VB STORIES: 2 HISTORIC: NO</p> <p>FLOOR AREA SUMMARY:</p> <p>LOT AREA: 2,625 S.F. EXISTING LIVING: 784 S.F. EXISTING PATIO: 144 S.F. EXISTING GARAGE: 255 S.F.</p> <p>PROPOSED 2ND FLOOR ADDITION: 381 S.F. PROPOSED 2ND FLOOR DECK: 56 S.F. FLOOR AREA PER CAPITOLA GUIDELINES: 1,460 (55%) GROSS FLOOR AREA OF ALL STORIES: 1,640 S.F. (62.7%) LOT COVERAGE: 1,183 S.F. (45%)</p>
SCOPE OF WORK
<p>REMODEL OF EXISTING 2 BEDROOM / 1 BATH 784 S.F. SINGLE FAMILY DWELLING – REMOVING 61 L.F. OF WALL, 1 BATHROOM & 1 BEDROOM – ADDITION OF 381 S.F., 2ND STORY LIVING W/ 1 BEDROOM & 1 BATH ALONG WITH A 56 S.F., 2ND FLOOR DECK – PROPOSED HOME WILL BE A 2 BED / 2 BATH SINGLE FAMILY DWELLING</p>
PROJECT INFO
<p>DESIGNS PRESENTED BY THESE DRAWINGS ARE THE PROPERTY OF SOUTH BAY DESIGN AND WERE DEVELOPED FOR USE ON THIS PROJECT ONLY. THIS DRAWING AND THE DESIGNS THEY REPRESENT SHALL NOT BE USED BY OR DISCLOSED TO ANY PERSON OR FIRM OUTSIDE THE SCOPE OF THIS PROJECT WITHOUT WRITTEN PERMISSION OF SOUTH BAY DESIGN</p>

SHEET INDEX
<p>A0) COVER SHEET A1) ARCHITECTURAL SITE PLAN BMP1,2) BEST MANAGEMENT/STORMWATER A2) EXISTING FLOOR PLAN / ELEVATIONS A3) PROPOSED FLOOR PLAN A4) PROPOSED ELEVATIONS 1) SURVEYOR SITE PLAN L1) LANDSCAPING PLAN</p>

PROJECT DIRECTORY
<p>OWNER: MARGARETICH RESIDENCE 203 FANMAR WAY CAPITOLA, CA 95010 408-931-1749</p> <p>DESIGNER: ALEX VALLES SOUTH BAY DESIGN P.O. BOX 27 HOLLISTER, CA 95024</p>



PROPOSED PROJECT:
 203 FANMAR WAY
 CAPITOLA, CA 95010

REVISIONS

SOUTH BAY DESIGN

SOUTH BAY DESIGN

ALEX VALLES
 PRINCIPAL OWNER
 P.O. BOX 27
 HOLLISTER, CA 95024
 408-931-1749
 sbdesign27@yahoo.com

REMODEL & ADDITION RESIDENCE
 MARGARETICH RESIDENCE
 203 FANMAR WAY
 CAPITOLA, CA 95010

COVER SHEET

DRAWN BY	AV.
CHECKED	
DATE	10.3.23
SCALE	
JOB NO.	
SHEET	AD

ARCHITECTURAL GENERAL NOTES

VENTILATION

1. LOCATION AND SIZE OF FOUNDATION VENTS TO CONFORM TO CRC R403.
2. PROVIDE UNDER ROOF CROSS VENTILATION AT THE RATE OF 1/100 OF THE ATTIC AREA. CRC R362.2.
3. BATHROOMS AND LAUNDRY ROOMS SHALL BE MECHANICALLY VENTILATED (50 CFM/FINISH). THE POINT OF DISCHARGE MUST BE 3' MIN. ABOVE ANY BUILDING OPENINGS WITHIN 10'. HABITABLE ROOMS SHALL BE NATURALLY VENTILATED WITH CLEAR OPEN AREA NOT LESS THAN 4% OF THE FLOOR AREA OF THE ROOM/CRC.

ACCESS

4. PROVIDE UNOBSTRUCTED 18" MIN. BY 24" MIN. ACCESS TO ALL UNDERFLOOR SPACES WHERE JOISTS OR SUBFLOOR IS UNTREATED. CRC R404.
5. PROVIDE 22" MIN. BY 30" MIN. ACCESS TO ALL ATTIC SPACES WITH 33" CLEAR HEIGHT OR MORE. CRC R307. FIRE PROTECTION
6. ALL GARAGE WALLS COMMON WITH LIVING AREA TO BE 1/2" GYPSUM BOARD MINIMUM FROM FOUNDATION TOP OF SHEATHING ON THE GARAGE SIDE AT SEPARATION WALL BETWEEN GARAGE AND RESIDENCE. GARAGE SUPPORTING HABITABLE ROOMS ABOVE TO BE OF 1 HOUR CONSTRUCTION WITH 5/8" TYPE "X" GYPSUM BOARD MINIMUM. DOORS FROM GARAGE TO LIVING AREA TO BE 1/8" MIN. SOLID WOOD DOOR OR 24-MINUTE FIRE-RATED WITH SELF-CLOSING AND SELF-LATCHING DEVICE AND WEATHER STRIPPING. PROVIDE 1/2" GYPSUM BOARD ON ALL WALLS & STRUCTURES (BEAMS, POSTS, ETC.) AT GARAGE SIDE OF THE WALL SUPPORTING 5/8" TYPE "X" GYPSUM BOARD.
7. USABLE SPACE UNDER STAIRS AT R2 AND R3 TO BE 1/2" GYPSUM BOARD MIN. AT ALL WALLS AND CEILING PER CRC.
8. PROVIDE 6" MINIMUM CLEARANCE AT BACK OF FURNACE AND 12" TOTAL CLEARANCE ON SIDES OF FURNACE.
9. INSTALL ZERO CLEARANCE PRE-FAB FIREPLACES AS DIRECTED BY THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS AND ITS LISTING PER CRC. VERIFY HEARTH EXTENSION MATERIAL AND THICKNESS MEET MANUFACTURER'S SPECIFICATIONS. FIRE STOPPING WITH NON-COMBUSTIBLE MATERIALS SHALL BE PROVIDED AROUND THE CHIMNEY OPENINGS AT THE CEILING PER CRC.
10. TOP OF FIREPLACE CHIMNELS TO EXTEND 2 FEET MIN. ABOVE ANY ROOFING MATERIAL WITH 10 FEET (MEASURED HORIZONTALLY) OF CHIMNEY AND 3 FEET MIN. ABOVE ANY ADJACENT ROOFING MATERIAL (PER CRC).

GLAZING

11. ALL GLASS AND GLAZING SHALL COMPLY WITH THE U.S. SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS AND WITH FEDERAL SPECIFICATIONS.
12. VIEW F. WINDOWS MEET EGRESS REQUIREMENTS (CRC R301). AT LEAST ONE ESCAPE ROUTE FROM EACH SLEEPING ROOM, 20" CLEAR WIDTH, 24" CLEAR HEIGHT, AND 57 SQ. FT. CLEAR OPENING, THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" ABOVE THE FLOOR (CRC).
13. SKYLIGHT DESIGN TO CARRY ALL TRIBUTARY ROOF LOADS AS SPECIFIED IN CRC R301.
14. CONSTRUCTION OF SKYLIGHT GLAZING SYSTEM TO MEET REQUIREMENTS OF CRC R303E.
15. GLASS SHOWER AND TUB ENCLOSURES, AND WINDOWS OVER SHOWERS AND TUBS TO BE SAFETY GLASS. CRC R308.4.5.
16. GLAZING IN ANY DOOR, OR GLAZING WITHIN 24" OF ANY DOOR AND WITHIN 60" OF FLOORS TO BE TEMPERED GLASS CRC R308.4.1 AND R308.4.2. GLAZING WITHIN 18" OF THE FLOOR AS PER CRC R308.4.3 OR AT ENCLOSED WALLS AT STAIRWAYS AS PER CRC R308.4.6 AND R308.4.7 TO BE TEMPERED GLASS.

STAIRS

17. RISERS ON STAIRWAYS SHALL NOT BE LESS THAN 4" NOR GREATER THAN 5.5". THE GREATEST RISER HEIGHT SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE RUN SHALL NOT BE LESS THAN 10". THE LARGEST RUN SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". CRC R311.7.3. HEADROOM AT STAIRWAYS TO BE 6'-8" MIN. MEASURED VERTICALLY AT ALL POINTS FORMED BY A PLANE TANGENT TO ALL TREAD NOSINGS. CRC R311.7.2. NOSING DIMENSION AND PROFILE PER CRC R311.7.3.3, 1A.
18. GUARDRAILS SHALL HAVE MINIMUM OF 42" IN HEIGHT. CRC R312.2. OPEN GUARDS SHALL HAVE BALUSTERS SUCH THAT 4" DIAMETER SPHERE CANNOT PASS THROUGH. CRC R312.1.3. FOR R2 AND R3 OCCUPANCY, OPENINGS FOR REDUCED GUARDS ON THE SIDES OF STAIR TREADS SHALL NOT ALLOW PASSAGE OF A SPHERE OF 4-3/8" OR MORE IN DIAMETER. CRC R312.1.3 B.2.
19. HANDRAILS TO BE 34" TO 38" ABOVE TREAD NOSING. CIRCULAR HANDRAIL TO BE WITH 1.54" TO MAX. 2" IN CROSS SECTION. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OF FLIGHT WITH FOUR RISERS OR MORE. CRC R311.7.4.

BATHROOMS

20. TOILETS TO HAVE A MINIMUM CLEAR STALL SPACE OF 30" AND A MINIMUM CLEAR SPACE OF 24" IN FRONT. INSTALL MAX. 1.20 GALLON PER FLUSH TOILETS.
21. SHOWERS TO HAVE A MINIMUM AREA OF 102.50 SQ. IN. AND A MINIMUM CLEAR HORIZONTAL DIMENSION OF 30". MEASURED AT THE TOP OF THE CURB. WALLS SHALL BE CEMENT-BASED BACKER BOARDS TO A MIN. HEIGHT OF 72" ABOVE THE DRAIN INLET. CRC R312.2. PROVIDE INDIVIDUAL PRESSURE BALANCE OR TEMPERATURE CONTROL AT EACH SHOWER OR TUBSHOWER.
22. INSTALL TUB WITH FULL MORTAR SET TILE SURROUND. WALLS SHALL BE CEMENT-BASED BACKER BOARDS TO THE CEILING AT SHOWERS AND TUBSHOWERS.

GENERAL

23. VAULTED CEILINGS SHALL BE PROVIDED WITH A VAPOR BARRIER BENEATH THE INSULATION AND A 1" MIN. AIR SPACE ABOVE THE INSULATION. THE AIR SPACE SHALL BE VENTILATED AS PER CRC R305.
24. FURNACES AND WATER HEATERS IN GARAGES SHALL BE MOUNTED UPON PLATFORMS NOT LESS THAN 18" ABOVE THE GARAGE FLOOR.
25. WATER HEATER SHALL BE STRAPPED FOR SEISMIC LOAD AT POINTS BETWEEN THE UPPER ONE THIRD AND LOWER ONE THIRD OF ITS HEIGHT. THE LOWER STRAP SHALL BE A MINIMUM OF 4 INCHES ABOVE THE WATER HEATER CONTROLS. SEE CPC.
26. PROVIDE ROOF DRAINS AND OVERFLOW DRAINS AT FLAT ROOFS AS PER CRC R303.4 AND CPC.

PERFORMANCE

27. PROVIDE FABRICATOR'S CERTIFICATE FOR GLULAM BEAMS TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL AT TIME OF DELIVERY AND PRIOR TO INSTALLATION AS PER CRC.
28. ALL HARDWOOD FLOORING TO BE INSTALLED IN ACCORDANCE WITH THE LATEST NORTAM SPECIFICATIONS AND RECOMMENDATIONS.
29. ALL TILE WORK TO BE INSTALLED IN ACCORDANCE WITH THE LATEST TILE COUNCIL OF AMERICA SPECIFICATIONS AND RECOMMENDATIONS.
30. ALL PLUMBING WORK SHALL COMPLY WITH THE CALIFORNIA PLUMBING CODE, SAFETY ORDERS OF THE STATE OF CALIFORNIA AND ALL LOCAL CODES AND ORDINANCES.
31. ALL H.V.A.C. WORK SHALL BE IN CONFORMANCE WITH APPLICABLE CODES, THE CALIFORNIA MECHANICAL CODE, AND THE RECOMMENDED PRACTICES OF ASHRAE AND SMACNA.
32. ALL ELECTRICAL WORK SHALL CONFORM TO THE CALIFORNIA ELECTRICAL CODE AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS. TOXIC MATERIALS REMOVAL

TOXIC MATERIALS REMOVAL

33. ALL HANDLING AND REMOVAL OF TOXIC MATERIALS TO BE DONE BY A CERTIFIED WASTE CONTRACTOR. CERTIFICATION TO BE DONE BY THE STATE OF CALIFORNIA AND REGISTERED WITH THE LOCAL BUILDING OFFICIAL.
34. FOR ALL NEW CONSTRUCTION, ALL DWELLINGS SHALL COMPLY WITH THE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE. BUILDERS SHALL BE DESIGNER TO INCLUDE THE GREEN BUILDING MEASURES SPECIFIED AS MANDATORY IN THE CODE. FOR SITE DEVELOPMENT PER CGSBC SECTION 4.19E FOR WATER EFFICIENCY AND CONSERVATION PER CGSBC SECTION 4.301 FOR INDOOR AIR QUALITY PER CGSBC SECTION 5.006

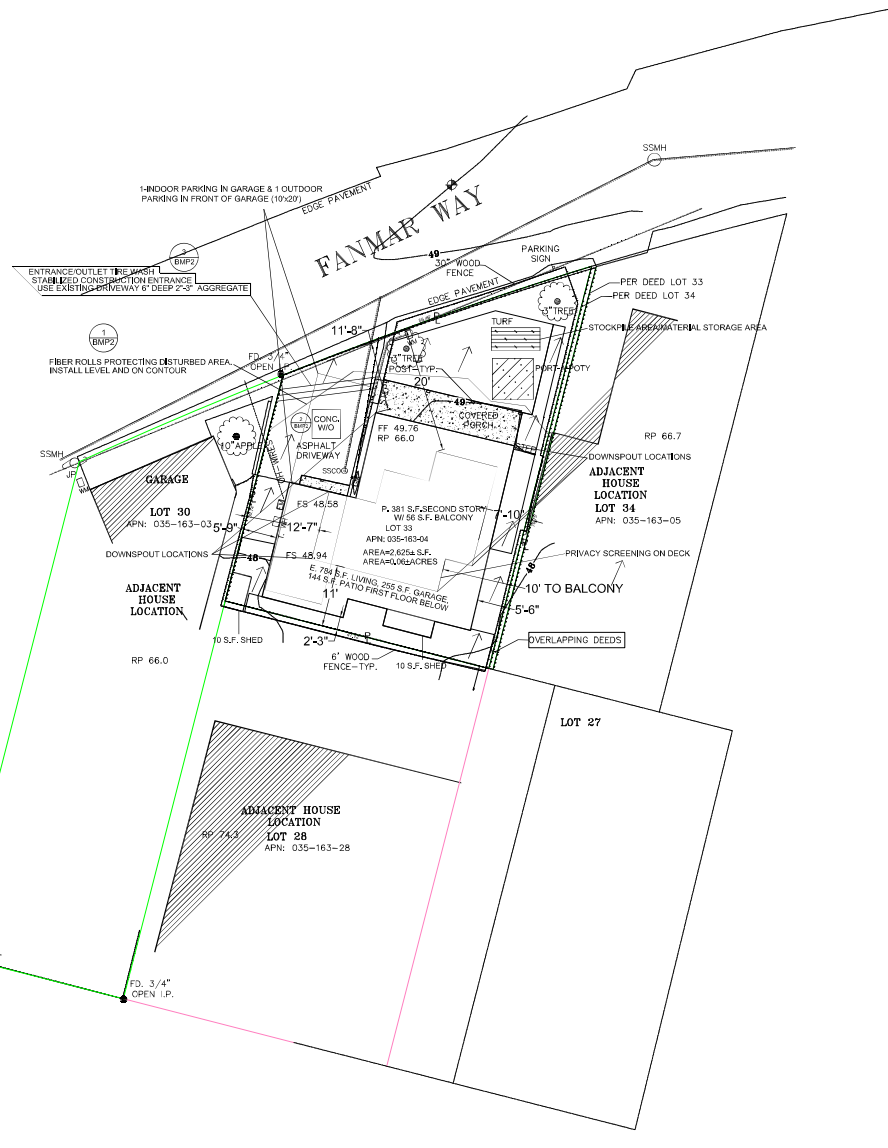
DETAIL LEGEND FOUND ON SHEETS BMP-1 & BMP-2

BMP-1-1	SILT FENCE N/A
BMP-1-2	SILT FENCE N/A
BMP-1-3	STABILIZED CONSTRUCTION ENTRANCE/EXIT N/A
BMP-1-4	VELOCITY DISSIPATION DEVICES N/A
BMP-2-1	FIBER ROLLS
BMP-2-2	CONCRETE WASTE MANAGEMENT
BMP-2-3	ENTRANCE/OUTLET TIRE WASH
BMP-2-4	STORM DRAIN INLET PROTECTION
BMP-2-5	GEOTEXTILES AND MATS
BMP-2-6	STORM DRAIN INLET PROTECTION
BMP-2-7	GEOTEXTILES AND MATS
BMP-2-8	VELOCITY DISSIPATION DEVICES

- SLOPE ARROWS

FLOOR AREA FOR FAR PURPOSES: 1,460 (55%)
GROSS FLOOR AREA OF ALL STOREYS: 1,640 S.F. (62.7%)
LOT COVERAGE: 1,183 S.F. (45%)

DRAINAGE TO DISPERSE INTO EXISTING LANDSCAPE AREAS



REVISIONS	
1	
2	
3	
4	
5	
6	
7	
8	

SOUTH BAY
DESIGN

ALEX VALLES
PRINCIPAL OWNER
PO BOX 27
HOLLISTER, CA 95024
531.201.2677
sbdesign27@yahoo.com

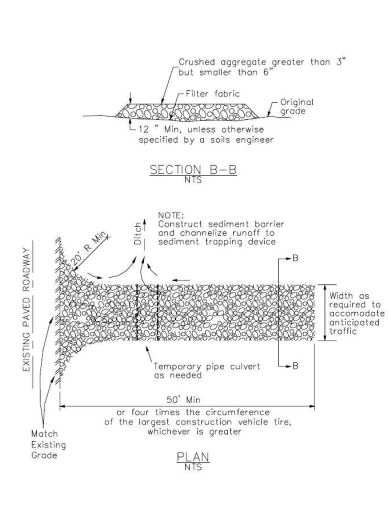
REMODEL & ADDITION RESIDENCE
MARGARETTA RESIDENCE
203 FANMAR WAY
CAPITOLA, CA 95010

SITE PLAN

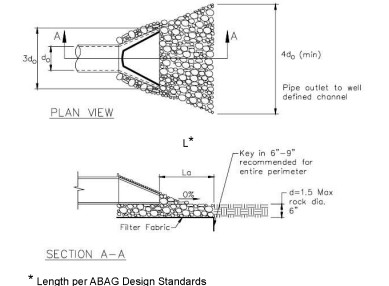
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CHECKED	
DATE	10.3.23
SCALE	1" = 10'-0"
JOB NO.	

SHEET
A 1

3 Stabilized Construction Entrance/Exit
CASQA Detail TC-1

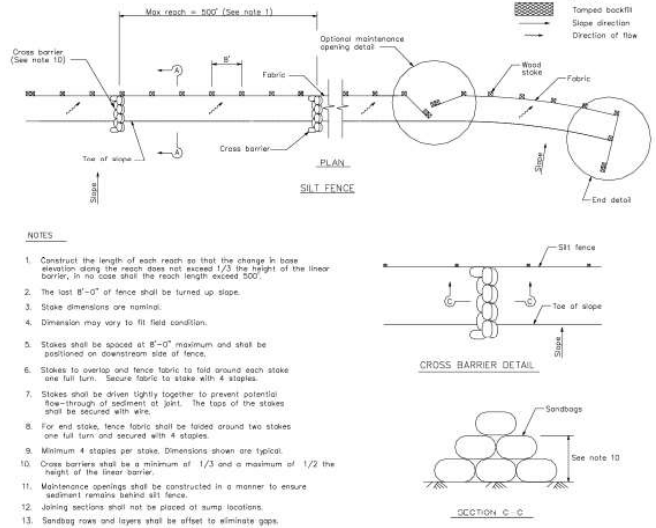


4 Velocity Dissipation Devices
CASQA Detail EC-10

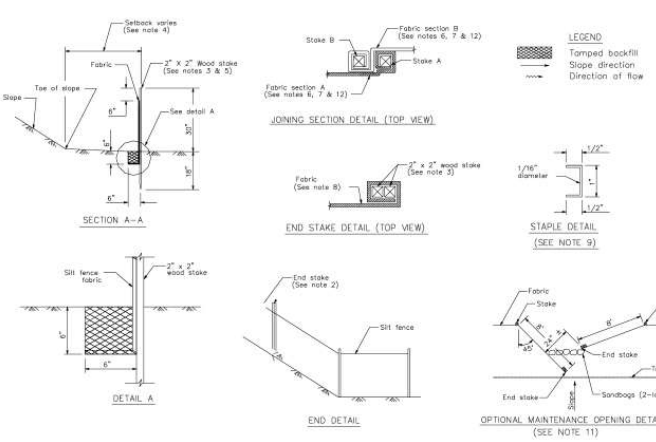


Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003. Available from www.cabmphandbooks.com.

1 Silt Fence
CASQA Detail SE-1



2 Silt Fence
CASQA Detail SE-1



STANDARD BEST MANAGEMENT PRACTICE NOTES

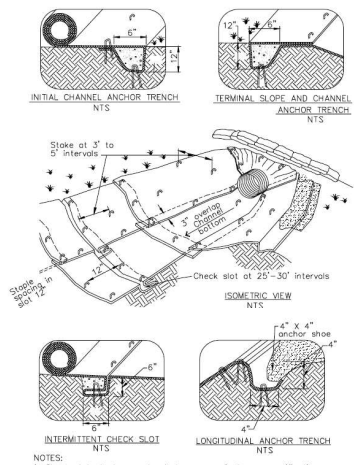
1. **Solid and Demolition Waste Management:** Provide designated waste collection areas and containers on site away from streets, gutters, storm drains, and waterways, and arrange for regular disposal. Waste containers must be watertight and covered at all times except when waste is deposited. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C3) or latest.
2. **Hazardous Waste Management:** Provide proper handling and disposal of hazardous wastes by a licensed hazardous waste material hauler. Hazardous wastes shall be stored and properly labeled in sealed containers constructed of suitable materials. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-5 to C-6) or latest.
3. **Spill Prevention and Control:** Provide proper storage areas for liquid and solid materials, including chemicals and hazardous substances, away from streets, gutters, storm drains, and waterways. Spill control materials must be kept on site where readily accessible. Spills must be cleaned up immediately and contaminated soil disposed properly. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-7 to C-8, C-13 to C-14) or latest.
4. **Vehicle and Construction Equipment Service and Storage:** An area shall be designated for the maintenance, where on-site maintenance is required, and storage of equipment that is protected from stormwater run-on and runoff. Measures shall be provided to capture any waste oils, lubricants, or other potential pollutants and these wastes shall be properly disposed of off site. Fueling and major maintenance/repair, and washing shall be conducted off-site whenever feasible. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C9) or latest.
5. **Material Delivery, Handling and Storage:** In general, materials should not be stockpiled on site. Where temporary stockpiles are necessary and approved by the County, they shall be covered with secured plastic sheeting or tarp and located in designated areas near construction entrances and away from drainage paths and waterways. Barriers shall be provided around storage areas where materials are potentially in contact with runoff. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-11 to C-12) or latest.
6. **Handling and Disposal of Concrete and Cement:** When concrete trucks and equipment are washed on-site, concrete wastewater shall be contained in designated containers or in a temporary lined and watertight pit where wasted concrete can harden for later removal. If possible have concrete contractor remove concrete wash water from site. In no case shall fresh concrete be washed into the road right-of-way. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-15 to C-16) or latest.
7. **Pavement Construction Management:** Prevent or reduce the discharge of pollutants from paving operations, using measures to prevent run-on and runoff pollution and properly disposing of wastes. Avoid paving in the wet season and reschedule paving when rain is in the forecast. Residue from saw-cutting shall be vacuumed for proper disposal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-17 to C-18) or latest.
8. **Contaminated Soil and Water Management:** Inspections to identify contaminated soils should occur prior to construction and at regular intervals during construction. Remediating contaminated soil should occur promptly after identification and be specific to the contaminant identified, which may include hazardous waste removal. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages C-19 to C-20) or latest.
9. **Sanitary/Septic Water Management:** Temporary sanitary facilities should be located away from drainage paths, waterways, and traffic areas. Only licensed sanitary and septic waste haulers should be used. Secondary containment should be provided for all sanitary facilities. Refer to Erosion & Sediment Control Field Manual, 4th Edition (page C-21) or latest.
10. **Inspection & Maintenance:** Areas of material and equipment storage sites and temporary sanitary facilities must be inspected weekly. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.

STANDARD EROSION CONTROL NOTES

1. **Sediment Control Management:**
 - Tracking Prevention & Clean Up:** Activities shall be organized and measures taken as needed to prevent or minimize tracking of soil onto the public street system. A gravel or proprietary device construction entrance/exit is required for all sites. Clean up of tracked material shall be provided by means of a street sweeper prior to an approaching rain event, or at least once at the end of each workday that material is tracked, or, more frequently as determined by the County Inspector. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-31 to B-33) or latest.
 - Storm Drain Inlet and Catch Basin Inlet Protection:** All inlets within the vicinity of the project and within the project limits shall be protected with gravel bags placed around inlets or other inlet protection. At locations where exposed soils are present, staked fiber roles or staked silt fences can be used. Inlet filters are not allowed due to clogging and subsequent flooding. Refer to Erosion & Sediment Control Field Manual, 4th Edition (pages B-49 to B-51) or latest.
 - Storm Water Runoff:** No storm water runoff shall be allowed to drain in to the existing and/or proposed underground storm drain system or other above ground watercourses until appropriate erosion control measures are fully installed.
 - Dust Control:** The contractor shall provide dust control in graded areas as required by providing wet suppression or chemical stabilization of exposed soils, providing for rapid clean up of sediments deposited on paved roads, furnishing construction area entrances and vehicle wash down areas, and limiting the amount of areas disturbed by clearing and earth moving operations by scheduling these activities in phases.
 - Stockpiling:** Excavated soils shall not be placed in streets or on paved areas. Borrow and temporary stockpiles shall be protected with appropriate erosion control measures (tarps, straw bales, silt fences, ect.) to ensure silt does not leave the site or enter the storm drain system or neighboring watercourse.
2. **Erosion Control:** During the rainy season, all disturbed areas must include an effective combination of erosion and sediment control. It is required that temporary erosion control measures are applied to all disturbed soil areas prior to a rain event. During the non-rainy season, erosion control measures must be applied sufficient to control wind erosion at the site.
3. **Inspection & Maintenance:** Disturbed areas of the Project's site, locations where vehicles enter or exit the site, and all erosion and sediment controls that are identified as part of the Erosion Control Plans must be inspected by the Contractor before, during, and after storm events, and at least weekly during seasonal wet periods. Problem areas shall be identified and appropriate additional and/or alternative control measures implemented immediately, within 24 hours of the problem being identified.
4. **Project Completion:** Prior to project completion and signoff by the County Inspector, all disturbed areas shall be reseeded, planted, or landscaped to minimize the potential for erosion on the subject site.
5. It shall be the Owner's/Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the erosion control plan.
6. Erosion and sediment control best management practices shall be operable year round or until vegetation is fully established on landscaped surfaces.

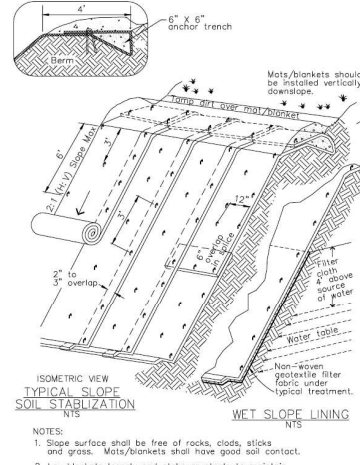
Project Information
 REMODEL & ADDITION
 MARGARETICH RESIDENCE
 203 FANMAR WAY
 CAPITOLA, CA 95010

7 Geotextiles and Mats
CASQA Detail EC-7



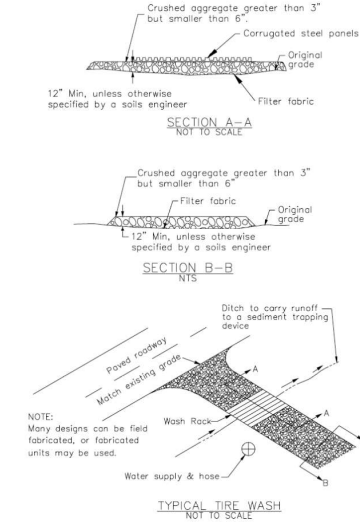
TYPICAL INSTALLATION DETAIL

5 Geotextiles and Mats
CASQA Detail EC-7



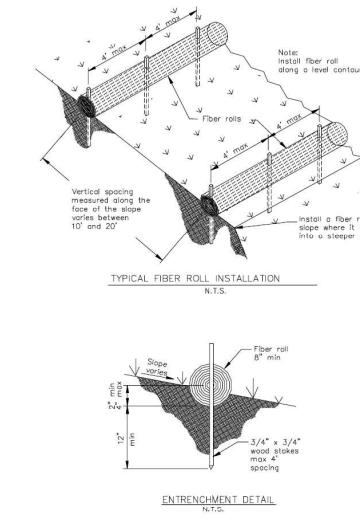
TYPICAL INSTALLATION DETAIL

3 Entrance/Outlet Tire Wash
CASQA Detail TC-3



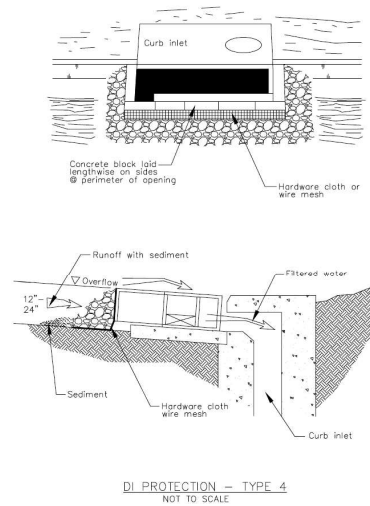
TYPICAL TIRE WASH

1 Fiber Rolls
CASQA Detail SE-5



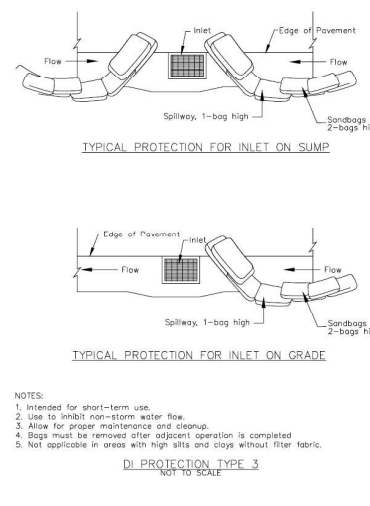
ENTRENCHMENT DETAIL

8 Storm Drain Inlet Protection
CASQA Detail SE-10



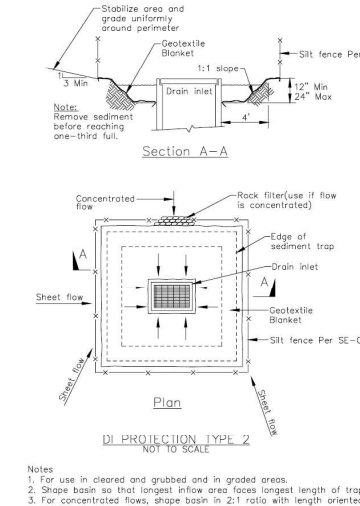
DI PROTECTION - TYPE 4

6 Storm Drain Inlet Protection
CASQA Detail SE-10



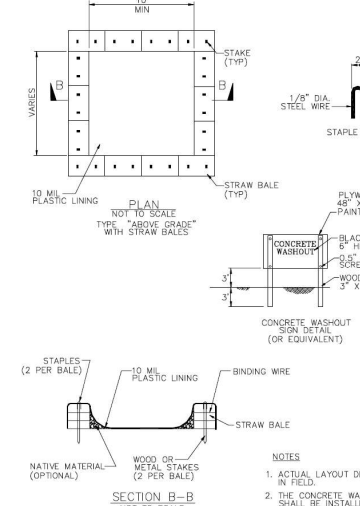
DI PROTECTION TYPE 3

4 Storm Drain Inlet Protection
CASQA Detail SE-10



DI PROTECTION TYPE 2

2 Concrete Waste Management
CASQA Detail WM-8

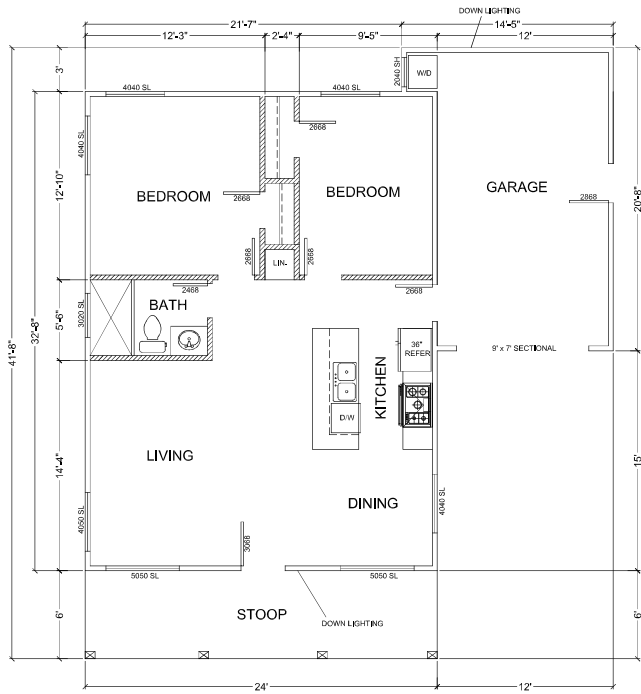


SECTION B-B

Source for Graphics: California Stormwater BMP Handbook, California Stormwater Quality Association, January 2003. Available from www.csbmphanbook.com.

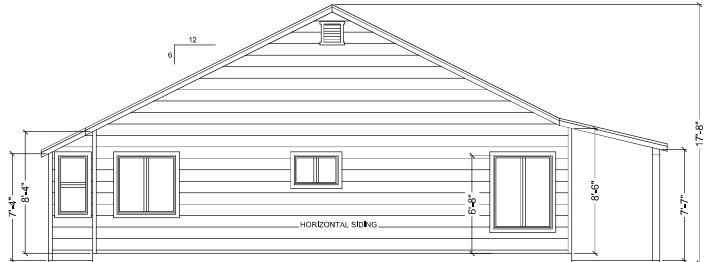
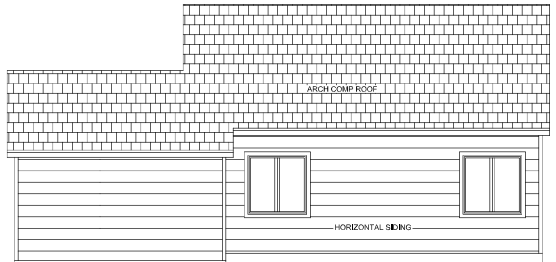
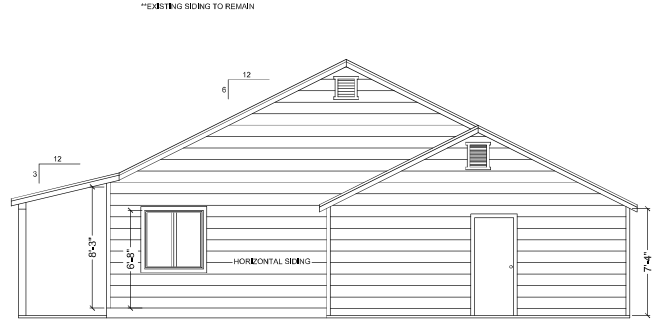
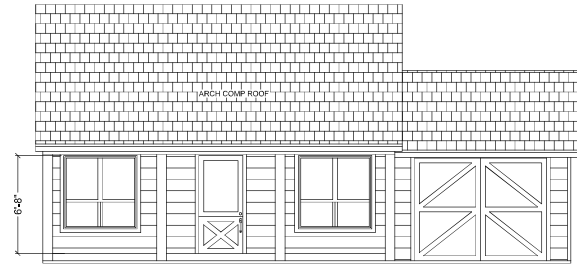
REMODEL & ADDITION
MARGARETICH RESIDENCE
203 FANMAR WAY
CAPITOLA, CA 95010

Project Information



WALL LEGEND

(E) EXISTING WALL TO REMAIN -	
(E) WALL TO BE DEMOD -	



REVISIONS

SOUTH BAY
 SOUTH BAY DESIGN
 ALEX VALLES
 PRINCIPAL OWNER
 P.O. BOX 27
 HOLISTER, CA 95024
 531.237.2817
 sbdesign27@yahoo.com

REMODEL & ADDITION
 MARGARETICH RESIDENCE
 203 FANMAR WAY
 CAPITOLA, CA 95010

EXISTING FLOOR PLAN /
 ELEVATIONS

DRAWN BY
 A.V.
 CHECKED
 DATE
 10.3.23
 SCALE
 1/4" = 1'-0"
 JOB NO.

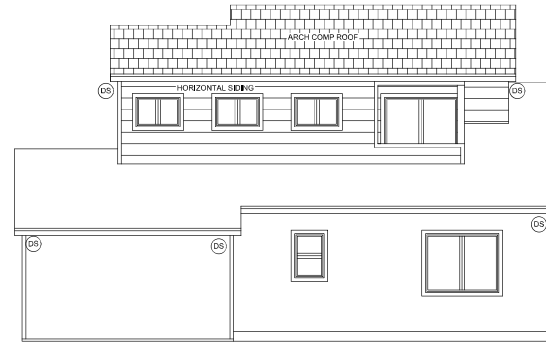
SHEET
A2

** SEE PROVIDED MATERIAL & COLOR BOARD FOR SPECIFICS

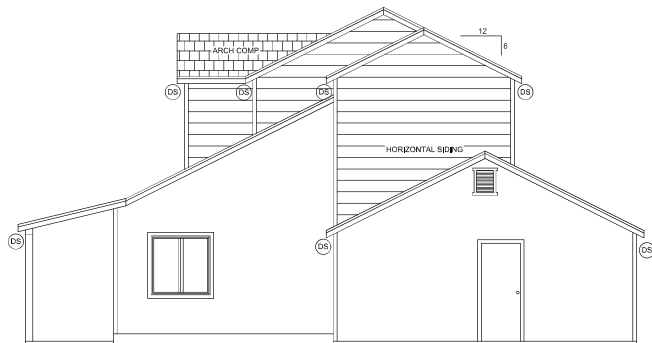
(DS) - DOWNSPOUT LOCATION



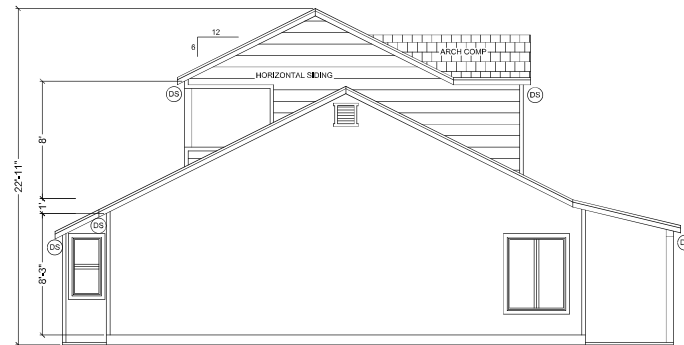
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED RIGHT ELEVATION



PROPOSED LEFT ELEVATION

REVISIONS



SOUTH BAY DESIGN
 ALEX VALLES
 PRINCIPAL OWNER
 705 BUCKLE
 HOLISTER, CA 95024
 531.371.2617
 sbdesign27@yahoo.com

REMODEL & ADDITION RESIDENCE
 MARGARETTICH RESIDENCE
 203 FANMAR WAY
 CAPITOLA, CA 95010

PROPOSED ELEVATIONS

DRAWN BY
 A.V.
 CHECKED
 DATE
 10.3.23
 SCALE
 1/4" = 1'-0"
 JOB NO.

SHEET
A4



SITE ADDRESS: 203 FANMAR WAY CAPITOLA, CA 95010		
CLIENT: PETE MARGARETICH 408-391-7490		
DRAWN BY:		Cathleen's Garden Creations Owner: Cathleen Quinn 831-325-9137 www.cathleensgardencreations.com
DRAWING # 1/1	DATE: NOVEMBER 2023	Produced on a 24"X36" size sheet Scale: 1/4" = 1'

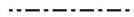



Scale 1" = 4'
4 0 4 8 12 16 feet



PLANT LIST

CODE	PLANT	EXISTING PLANT SIZE (APPROXIMATE HEIGHT X WIDTH IN FEET)
AL	ALSTROEMERIA SP.	2' X 2'
ALB	ALBIZIA JULIBRISSEGH 'HAMMER DRAGONLATE'	30' X 8' CANOPY WITH A TRUNK DIAMETER OF 2 1/2"
AR	ARTEMISA MARITIMA	1' X 2'
DI	DIPTERIS VEGATA	2' X 2'
FE	FESTUCA GLAUCA 'Elijah Blue'	1' X 1'
LE	LEMON RUSH	6' X 5'
LI	LIMONIAN PEREZII	2' X 3'
LO	LOROPETALUM QIINENGIG	4' X 3'
PE	PENNISETUM ORIENTALE	3' X 2'
KEJ	KIANGKANGKAS SP.	1' X 1'
SA	SALVIA LEUCANTHA	2' X 3'
ZA	ZANTEDESCHIA AETHIOPICA	2' X 1'

KEY

- PROPERTY LINE 
- 6' WOOD FENCE 
- 3' WOOD FENCE 
- 3/4\" DRIP IRRIGATION TUBE 
- (NOT SHOWN 1/4\" IRRIGATION TUBE AND BRITER LEADING TO EACH PLANT)

SHEET
L1

Design Permit Design Review Criteria

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

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

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

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

230 Fanmar Way
CONSTRUCTION COST BREAKDOWN PER Section 17.92.070

Existing Building Costs:

Existing Residence:	784 square feet	=	\$ 156,800.00
	\$ 200.00 square foot		
Existing Garage:	255 square feet	=	\$ 22,950.00
	\$ 90.00 square foot		
Existing Deck:	144 square feet	=	\$ 3,600.00
	\$ 25.00 square foot		
<u>Total Existing Value:</u>			<u>\$ 183,350.00</u>
80% of Total Existing Value			\$ 146,680.00

New Construction Costs:

New Conditioned Space:	381 square feet	=	\$ 76,200.00
	\$ 200.00 square foot		
New Garage:	0 square feet	=	\$ -
	\$ 90.00 square foot		
New deck/porch:	56 square feet	=	\$ 1,400.00
	\$ 25.00 square foot		
<u>Total New Construction Value:</u>			<u>\$ 77,600.00</u>

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

Remodel Conditioned Space:	276 square feet	=	\$ 27,600.00
	\$ 100.00 square foot		
Remodel Garage:	square feet	=	
	\$ 45.00 square foot		
Remodel Deck:	0 square feet	=	\$ -
	\$ 12.50 square foot		
<u>Total Remodel Value:</u>			<u>\$ 27,600.00</u>
<u>Total Construction/Remodel Cost</u>			<u>\$ 105,200.00</u>
% of Existing Value			57.4%

Capitola Planning Commission

Agenda Report



Meeting: March 7, 2024

From: Community Development Department

Address: 1400 Wharf Road – Capitola Wharf

Project Description: Amendment for permit #20-0141 to the approved Design Permit and Conditional Use Permit for the rehabilitation, repair, and expansion of the historic Capitola Wharf. The amendment includes designs for a replacement entry gate, exterior finish to the new restrooms, lighting, a donor wall, and an updated monument sign. The Capitola Wharf is located at 1400 Wharf Road within the PF (Public Facilities) zoning district, at APN: 034-072-01, -02. This project received a Coastal Development Permit issued by the California Coastal Commission.

Recommended Action: Review Wharf Enhancement amendments for permit #20-0141 permit, provide direction on location on donor panels, exterior finish for restroom, and monument sign, and approve final design with recommendations.

Property Owner: City of Capitola

Representative: Jessica Kahn, City of Capitola

Background: Uses for the wharf varied during its early existence, but since the 1920s it has been utilized for sport-fishing and recreation. In 1999, the Capitola City Council adopted the Historic Structures List, which identified the Capitola Wharf as a historic structure.

The most recent structural alterations to the Capitola Wharf were in 1981 when significant portions of the wharf were replaced. More recently, during the 2019-2020 storm season, the wharf required emergency repairs due to wave damage.

On June 4, 2020, the Planning Commission approved substantial renovations to the Capitola Wharf that included a 7,400-square-foot widening, new bathroom facilities, modification to the location and width of the entrance gate, a replacement security gate, and repair/replacement work throughout. A condition of approval was added requiring the application be brought back to the Planning Commission for a final review of four design elements.

On January 5, 2023, the wharf sustained substantial wave damage, which destroyed approximately 43 linear foot section (925 square feet) of the structure, severing access from the shore. The wharf has been closed to the public for safety since the beginning of January 2023 due to storm damage.

On May 4, 2023, the Planning Commission approved the follow-up design review of wharf renovations which included replacement wharf piles, bathroom facilities, entry gate modifications, and security gate. The updated plans included a three-stall restroom manufactured by Exeloo located by the entrance of the wharf. Two design options were presented, one with vertical wood siding and one with horizontal wood board. Both options had stainless steel doors, extended front eaves, and raised vents. The PC approved the Exeloo in concept but directed staff to have Public Works and City Council consider alternatives to the restroom and specifically consider alternative full exteriors for the Exeloo restroom structure for increased compatibility.

On May 11, 2023, the City Council received an update on the wharf including an updated entry gate design, donor wall, lighting, and benches. Public Works presented the updates to the City Council including the conditions added by the Planning Commission related to the design of the prefab

bathrooms. The City Council supported moving forward with bidding the project as designed, which included the Exeloo prefab bathroom. Staff proceeded with the Exeloo bathroom with simplified panels in periwinkle blue to compliment the colors of the existing buildings on the wharf and neighboring pastels at the Venetian.

On December 14, 2023, the City Council received an update from staff and representatives from the Capitola Wharf Enhancement Project (CWEP). CWEP fundraised \$400,000 for additional wharf enhancements to add to the overall wharf experience and aesthetic. The City Council directed staff to have the Planning Commission review the wharf enhancements including a future updated entry gate design. Following the meeting, Fuse Architecture was authorized to complete the final design package of the wharf enhancements including the entry gate, monument sign, donor wall, lighting, benches, and placement of public art.

On December 23, 2023, storm waves caused further damage to the wharf and the two commercial buildings serving the Wharf House Restaurant and Boat and Bait. The foundations were severely damaged and the structural integrity of the two buildings was severely impacted. On February 27, 2024, the City Council approved the removal of the commercial structures at the end of the wharf. In approving the demolition of the existing buildings, the City Council also committed to initiating public outreach regarding future activity and structures on the wharf.

Discussion: The current review is for the Capitola Wharf Enhancement Project (CWEP) items as well as the possible exterior modifications to the public restroom. The CWEP enhancements include public art, a new entrance gateway, replacement benches, lighting, recognition panels, and an updated monument sign. The City currently has a separate request for proposals published for a kiosk and educational signage on the wharf which are not part of the current review.

Artwork

Two local artists were selected by the CWEP team to add to the visitor experience on the wharf. Local artist Sean Monohan will create bronze fish inlaid to the wharf decking. The bronze fish will create a meandering pathway down the wharf to points of interest with educational signs and viewing telescopes. Local artist, Kathleen Crocetti, is known for her tile mosaic work throughout the Santa Cruz region. Her artwork will be incorporated into the new entrance gateway and recognition panels with a maritime theme reflective of the wharf setting.

Entrance Gateway

The original design permit included relocating and widening the existing entrance gate, but the overall design was unchanged. The update includes moving the entrance back seven feet to align with the widened area of the wharf and modifying the design. The new location allows a rolling gate and access to the side stairs from the beach at all times. Another improvement in terms of function is the new archway has been designed to rotate open when necessary. Both features will improve response times during emergencies.

The updated design maintains the look and materials of the existing archway with the lettering of *Capitola Wharf* in similar font, materials, and ornamentation. The two pillars flanking the entryway will incorporate tiled mosaic panels on the front, interior side, and back created by the local artist Kathleen Crocetti. Each mosaic panel will measure 18 inches wide by six feet tall. Lighting is proposed under the pillar caps that will be down-directed to illuminate each panel. Artist Crocetti is currently in the process of public outreach design meetings for the panels. Within the first two meetings, a preference for a maritime theme reflective of the local natural setting was decided upon. The mosaic panels will be recessed and framed by fluted stone in an ivory color. Above the panels on the front façade, perforated metal will be cut to introduce two dragons facing inward flanking the entrance with a filigree metal fireball located centrally in the archway, taking cues from the historic dragon moldings within the Venetians. The dragons and fireball are said to symbolize community, prosperity, and peace. A simple eight-foot-tall vertical gate with the City logo is proposed to close off the wharf during times of

emergency. The metal gate will slide to the side and typically be located between the new restrooms and the guard rail. The city logo will be visible above the guard rail.

Recognition Panels

The wharf enhancements also include four donor panels and two City dedication panels. The four donor panels will list the names of residents, businesses, and visitors who contributed toward the \$400,000 in funding for the Capitola Wharf Enhancement Project. The two City dedication panels will list local leadership and funding sources related to the 1981 and 2024 Wharf Resiliency Projects. Mosaic artwork by Kathleen Crocetti will be incorporated into the 6 panels.

Fuse submitted two options for the location of the panels. The first option is for the four donor panels to be located to the right of the entrance gate and the two City dedication panels to the left. A second design was created in an effort to retain the previous look and feel of the entry with the focus being on the entrance archway and creating a new space for the donor panels overlooking Hoopers Beach on the widened portion of the wharf. Within the second option, the 1981 dedication panel would be located to the left of the entrance, and the 2024 dedication panel to the right.

Staff is seeking direction from the Planning Commission on the 2 options for the placement of the recognition panels.

Benches

The proposed benches match the existing wood and concrete benches throughout the village. New benches will be placed along the edge of the wharf looking out toward the water as they did prior to the wharf being damaged.

Prefabricated Restrooms

The previous approval included a new restroom located at the head of the wharf between Capitola Boat and Bait and the Wharf House restaurant with a new one-stall, Portland Loo design restroom. The location will be plumbed but the Portland Loo will not be installed at this time due to the removal of the adjacent commercial structures.

The three-stall Exeloo restroom was approved by the Planning Commission during the May 4, 2023, meeting with a condition that the City Council or staff consider alternative exterior options for increased compatibility with the wharf. The updated design included a factory-coated metal finish in periwinkle blue to complement the existing buildings on the wharf and adjacent colorful Venetians. Within the current review, the project architect included an additional alternative of pressed bamboo which is highly durable and will fade over time and blend in with the wood on the wharf. A second alternative is to paint the periwinkle blue an alternative color. The architect include several colors to pick from if the Planning Commission would prefer paint over pressed bamboo.

Staff is seeking direction from the Planning Commission on the final color and finish of the three-stall restroom by the wharf entry.

Monument Sign

The project includes consideration of a new sign and a raised platform at the corner of Wharf Road and Cliff Drive. City-installed signs do not require a sign permit pursuant to §17.80.030(F). The new monument sign is located on the seaward side of Wharf Road closest to Stockton Bridge. The base of the sign is composed of repurposed wharf planks and has a curved bronze panel with stainless steel lettering. The font will match the font of the archway on the wharf. Accents of filigree are also proposed within the monument sign to tie back to the aesthetic of the wharf archway. The project also includes a raised circular platform composed of repurposed wharf planks which will lift the Wharf to Wharf finish line marker, making it more visible.

Alternative monument signs are referenced in the design pack, including:

1. Repurposed wharf plank wood base with stainless steel letter (remove the bronze-treated metal background)
2. Repurposed wharf plank wood base and attach a bronze panel with laser-cut lettering that is internally illuminated.
3. Cement board form monument sign with inset lettering similar to the Capitola Library.

Staff is seeking direction from the Planning Commission on the monument sign.

Lighting

The project includes new 14-foot light poles manufactured by Lumca. The poles will be a smooth finish steel grey. The poles and hoods have a polyester powder coating specific to protect the poles in humid environments with salt spray conditions. The hoods are down-directed in alignment with night sky standards. The LED lights are available with different levels of distribution related to the Illuminating Engineering Society's standards. Public works staff will work with the manufacturer to ensure the light distribution respects the marine setting.

Coastal Permit

The California Coastal Commission (CCC) is responsible for authorizing the Coastal Development Permit (CDP) for the entirety of the proposed project because the entire wharf is located within the Commission's retained coastal permitting jurisdiction. A CDP was approved by the Coastal Commission on July 8, 2021, and issued to the City on July 19, 2021. Additions to the original scope of work due to storm damage were authorized under the 2021 approval as a minor modification. The City is in the process of obtaining a Coastal Development Permit for the demolition of the commercial structures.

CEQA: As part of the existing approval, the City adopted a Mitigated Negative Declaration (MND). A Mitigation Monitoring and Reporting Program (MMRP) was also adopted prepared pursuant to Section 21081.6. The MMRP has been incorporated into the existing conditions of approval by reference to ensure that impacts are reduced to a less than significant level. Additionally, the project has been reviewed and found to be consistent with Section 15300.2(f) for modifications to historical resources.

Conditions of Approval:

1. The project, with the added Capitola Wharf Improvement Program items, affirms the original approval and findings of the Design Permit, Conditional Use Permit, and Initial Study/Mitigated Negative Declaration for the rehabilitation and repair of the historic Capitola Wharf. The project is conditioned under the existing Conditions of Approval for permit #20-0141 by the Planning Commission on June 4, 2020, except as modified through conditions imposed by the Planning Commission during the May 4, 2023, and March 7, 2024, hearings.

Attachments:

1. 1400 Wharf Road – Capitola Wharf Enhancements

Report Prepared By: Sean Sesanto, Associate Planner

Reviewed By: Austin Westly, Deputy City Clerk

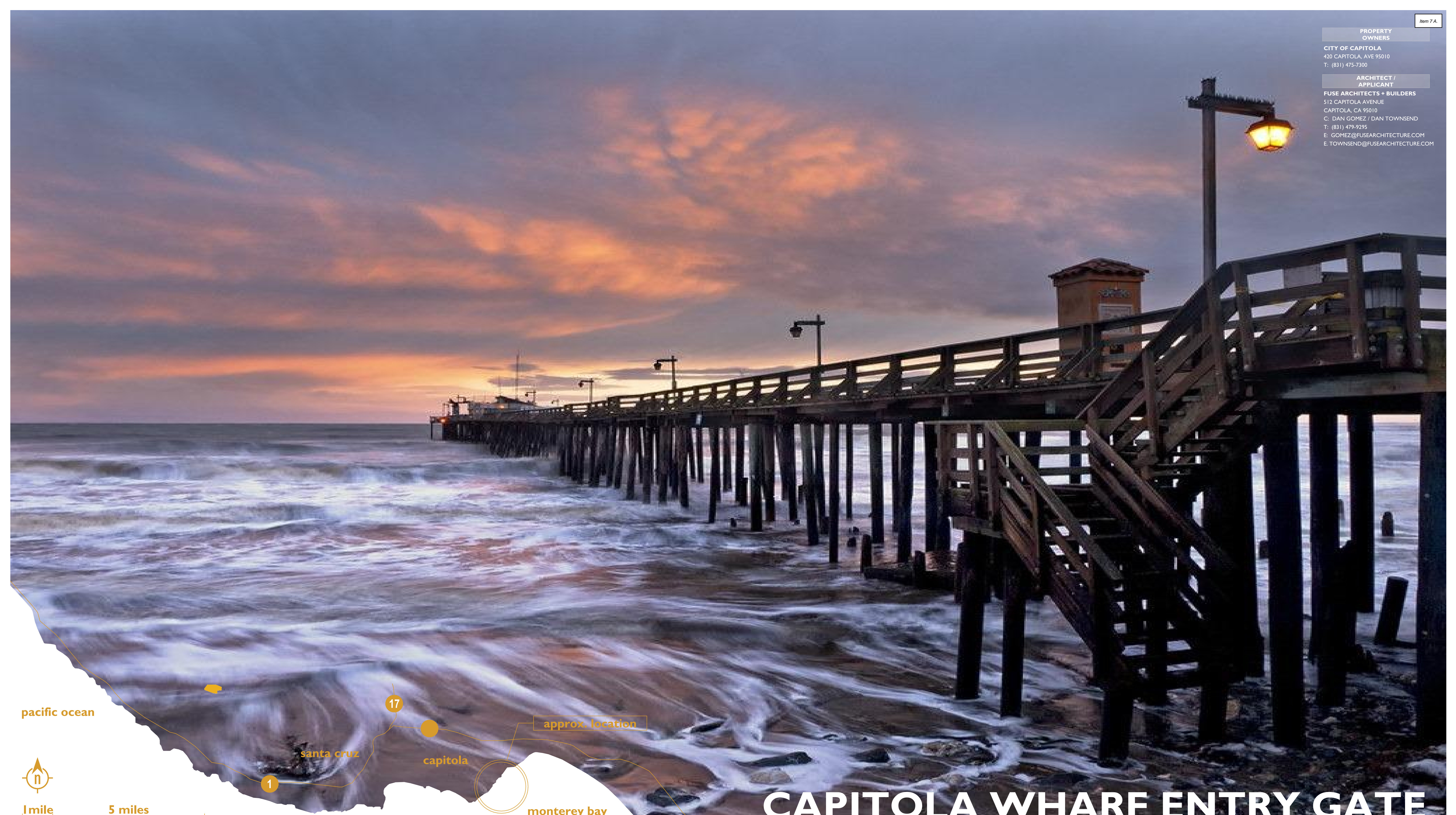
Approved By: Katie Herlihy, Community Development Director

PROPERTY OWNERS

CITY OF CAPITOLA
420 CAPITOLA AVE 95010
T: (831) 475-7300

ARCHITECT / APPLICANT

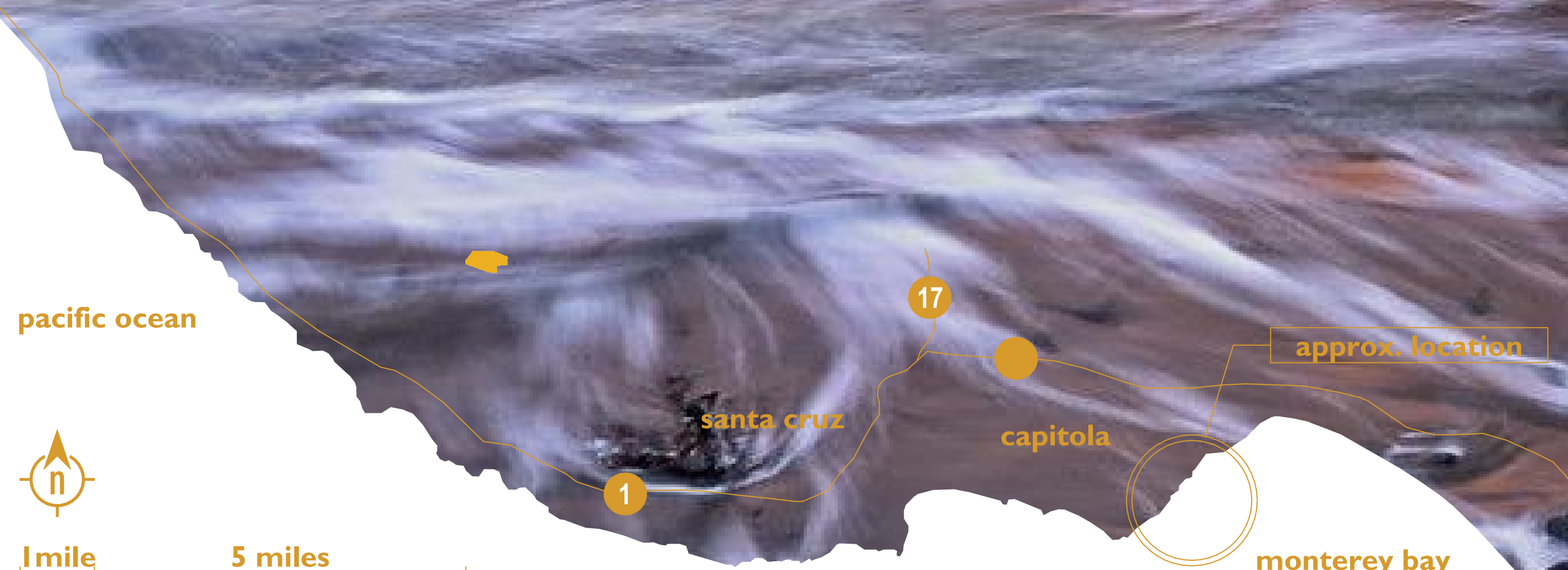
FUSE ARCHITECTS + BUILDERS
512 CAPITOLA AVENUE
CAPITOLA, CA 95010
C: DAN GOMEZ / DAN TOWNSEND
T: (831) 479-9295
E: GOMEZ@FUSEARCHITECTURE.COM
E. TOWNSEND@FUSEARCHITECTURE.COM



pacific ocean



1 mile 5 miles



approx. location

santa cruz

capitola

monterey bay

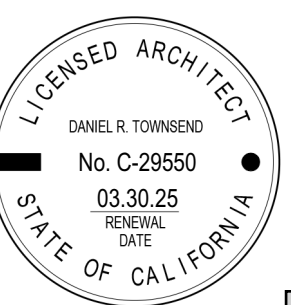
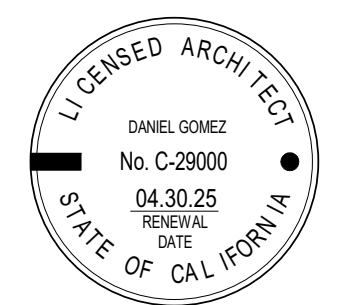
CAPITOLA WHARF ENTRY GATE

CITY OF CAPITOLA + CAPITOLA + CALIFORNIA + 95010

SCHEMATIC DESIGN - CONCEPTUAL PLAN

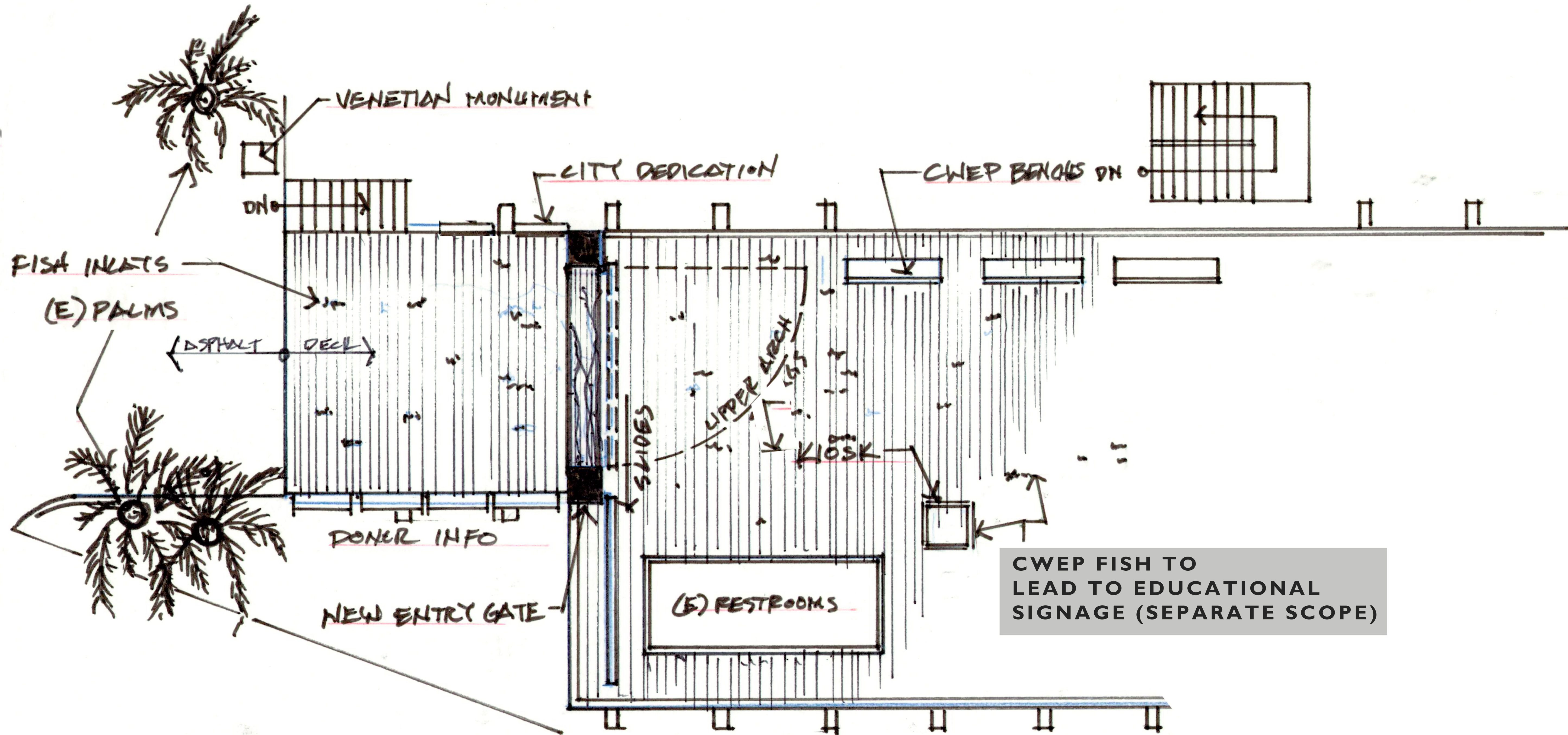
02.28.2024

DIRECTIONS FROM SANTA CRUZ
FOLLOW CA-1 NORTH | 7.5 MILES / EXIT BAY AVE
TOWARDS CAPITOLA VILLAGE



CAPITOLA WHARF ENTRY GATE

1400 WHARF ROAD
CAPITOLA CA 95010

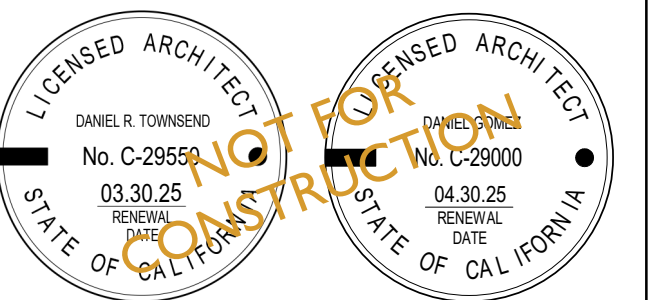


1 SITE PLAN ENTRY

Project Submittal Record

Revision	Date	Issue Description
0	02/20/2024	SCHEMATIC DESIGN

Seal/Signature



Project Name

CAPITOLA WHARF ENTRY GATE / CONCEPTUAL PLAN

Accessor's Parcel Number

APN #: CITY PROPERTY / WHARF

Sheet Title

PROPOSED ENTRY PLAN - ENLARGED

Scale

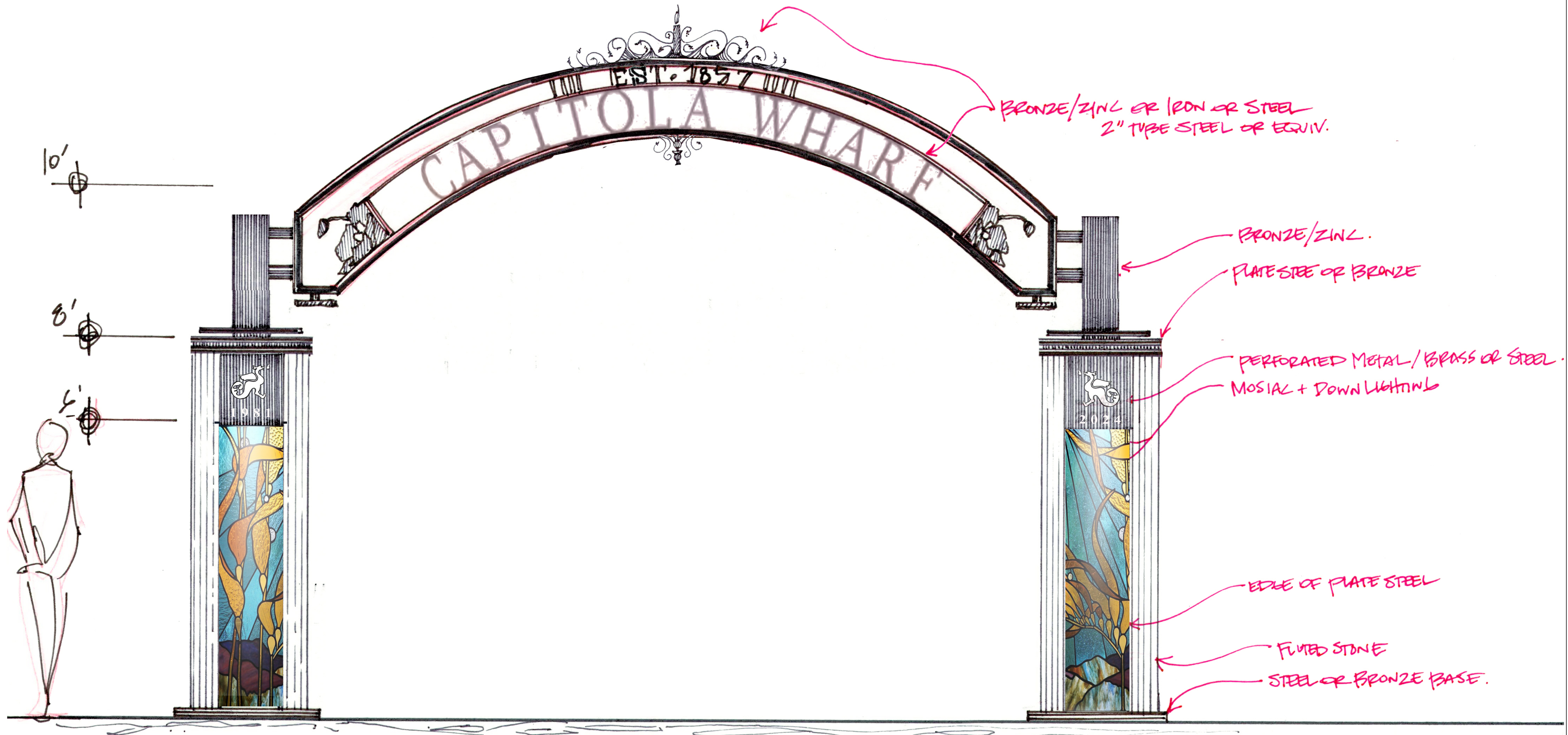
As Indicated

AI

CAPITOLA WHARF ENTRY GATE

1400 WHARF ROAD
CAPITOLA CA 95010

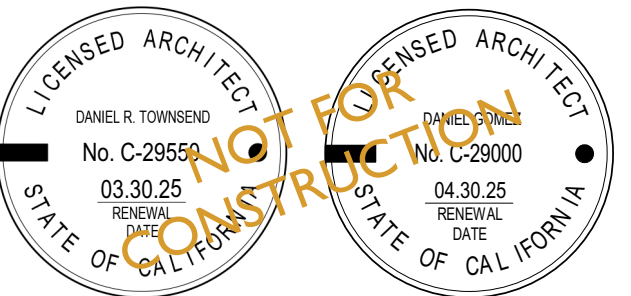
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Project Submittal Record

Revision	Date	Issue Description
0	02/20/2024	SCHEMATIC DESIGN

Seal/Signature



Project Name

CAPITOLA WHARF ENTRY GATE / CONCEPTUAL PLAN

Accessor's Parcel Number

APN #: CITY PROPERTY / WHARF

Sheet Title

ENTRY GATE ENLARGED

Scale

As Indicated

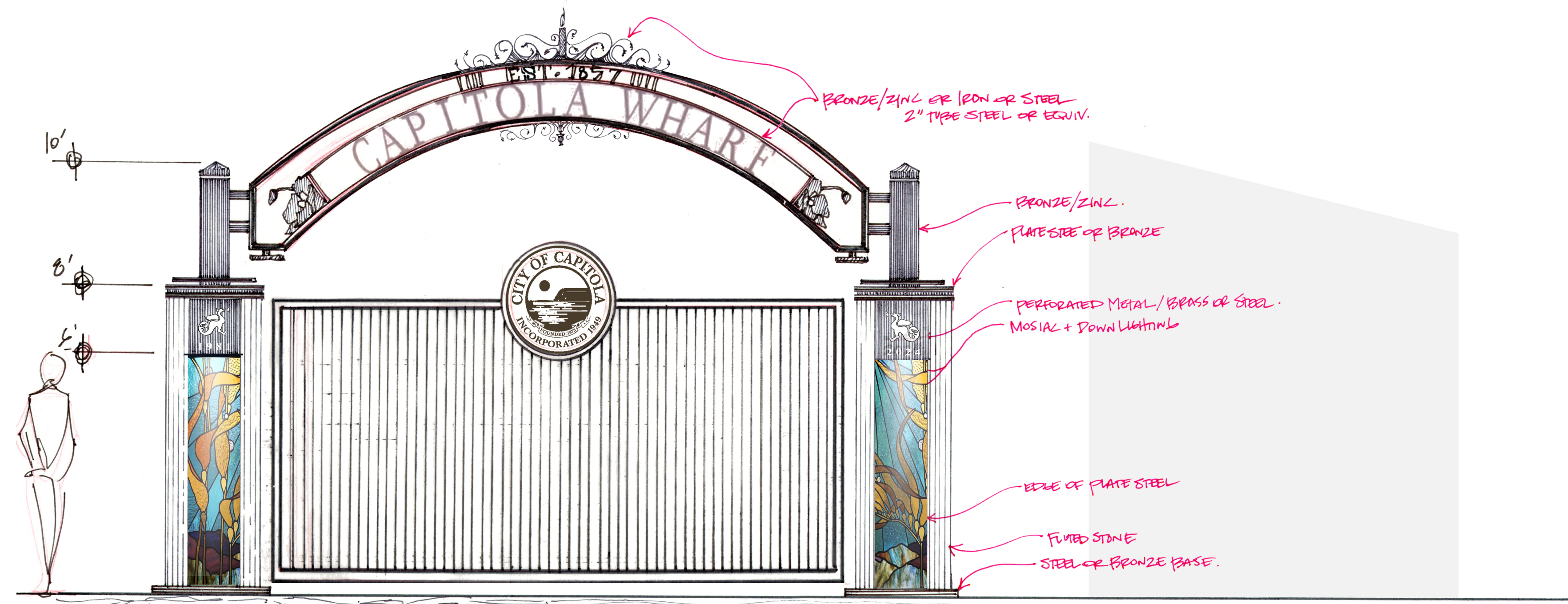
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I WHARF ENTRY GATE - ENLARGED 1:0.49

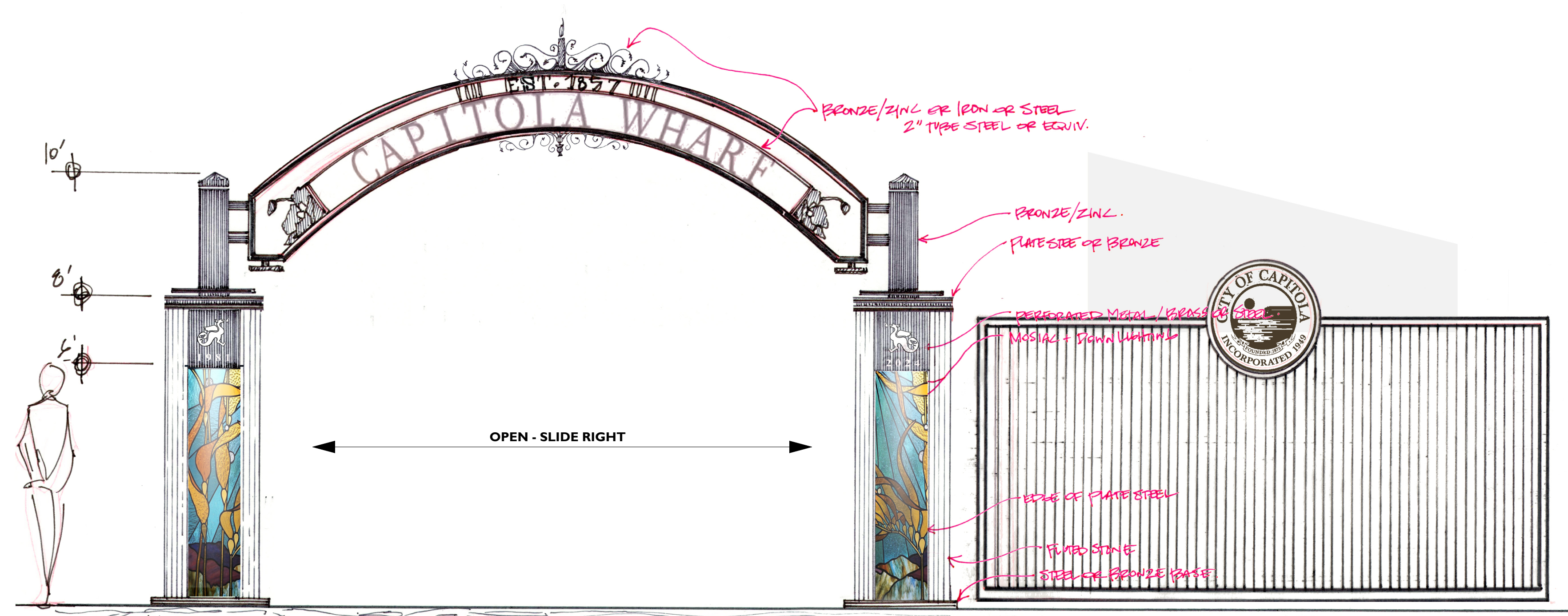
CAPITOLA WHARF ENTRY GATE

1400 WHARF ROAD
CAPITOLA CA 95010

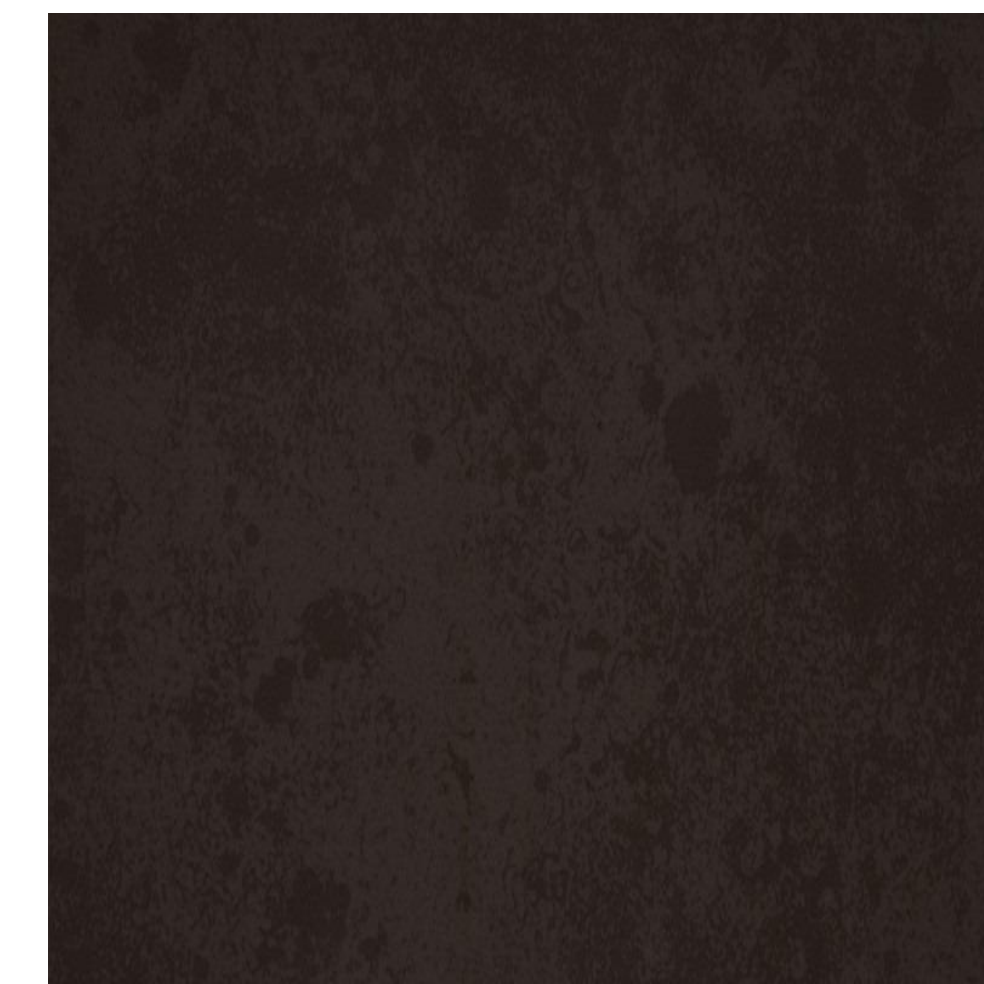
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1 DRAFT01.WHARF GATE 1' = 1'-0"



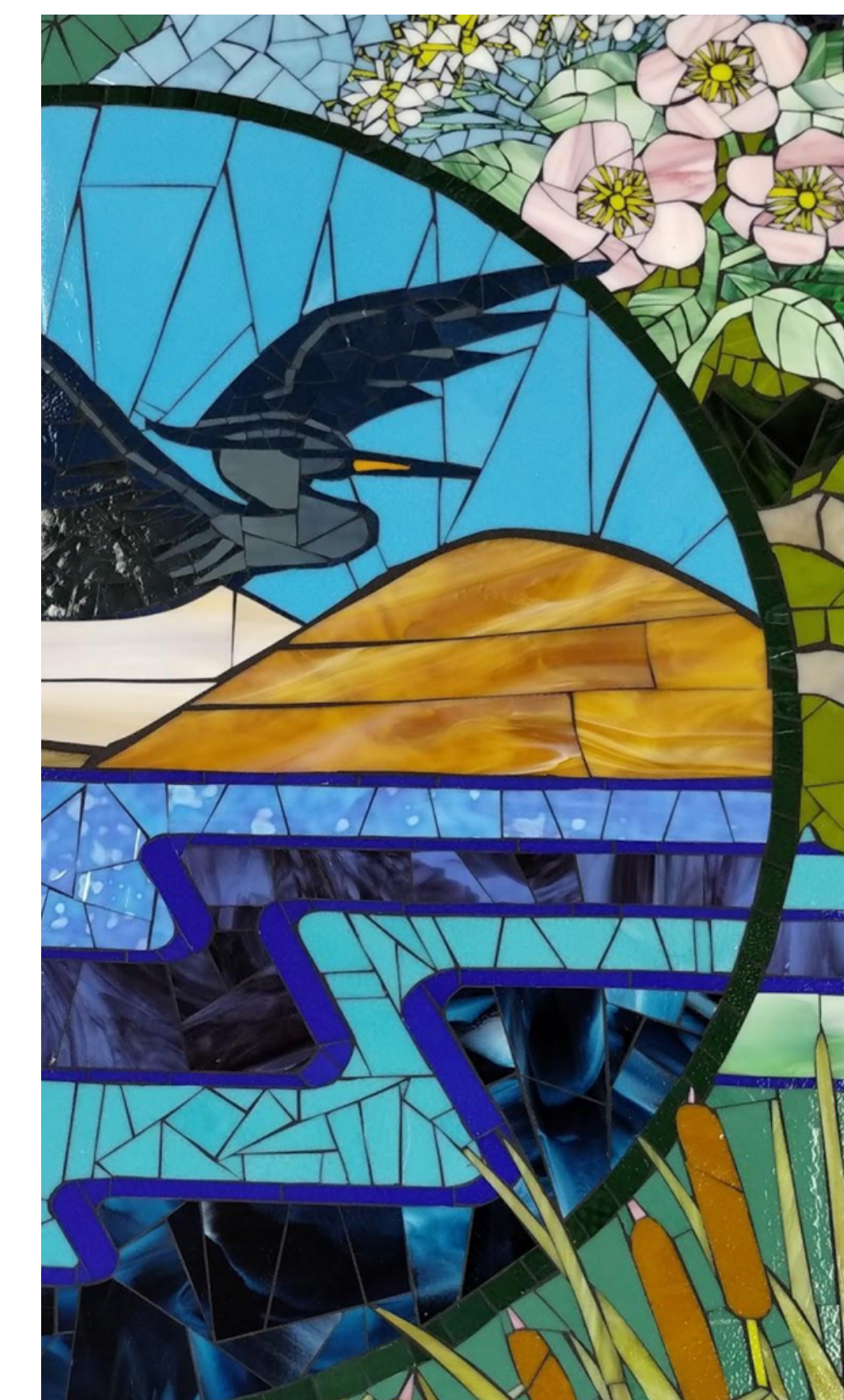
2 DRAFT01.WHARF GATE - OPEN 1' = 1'-0"



TREATED BRONZE FINISH



FLUTED STONE / SAND FINISH



CROCETTI MOSAIC

Project Submittal Record

Revision	Date	Issue Description
0	02/20/2024	SCHEMATIC DESIGN

Seal/ Signature



Project Name

CAPITOLA WHARF ENTRY GATE / CONCEPTUAL PLAN

Accessor's Parcel Number

APN #: CITY PROPERTY / WHARF

Sheet Title

GATE ELEVATIONS & FINISHES

Scale

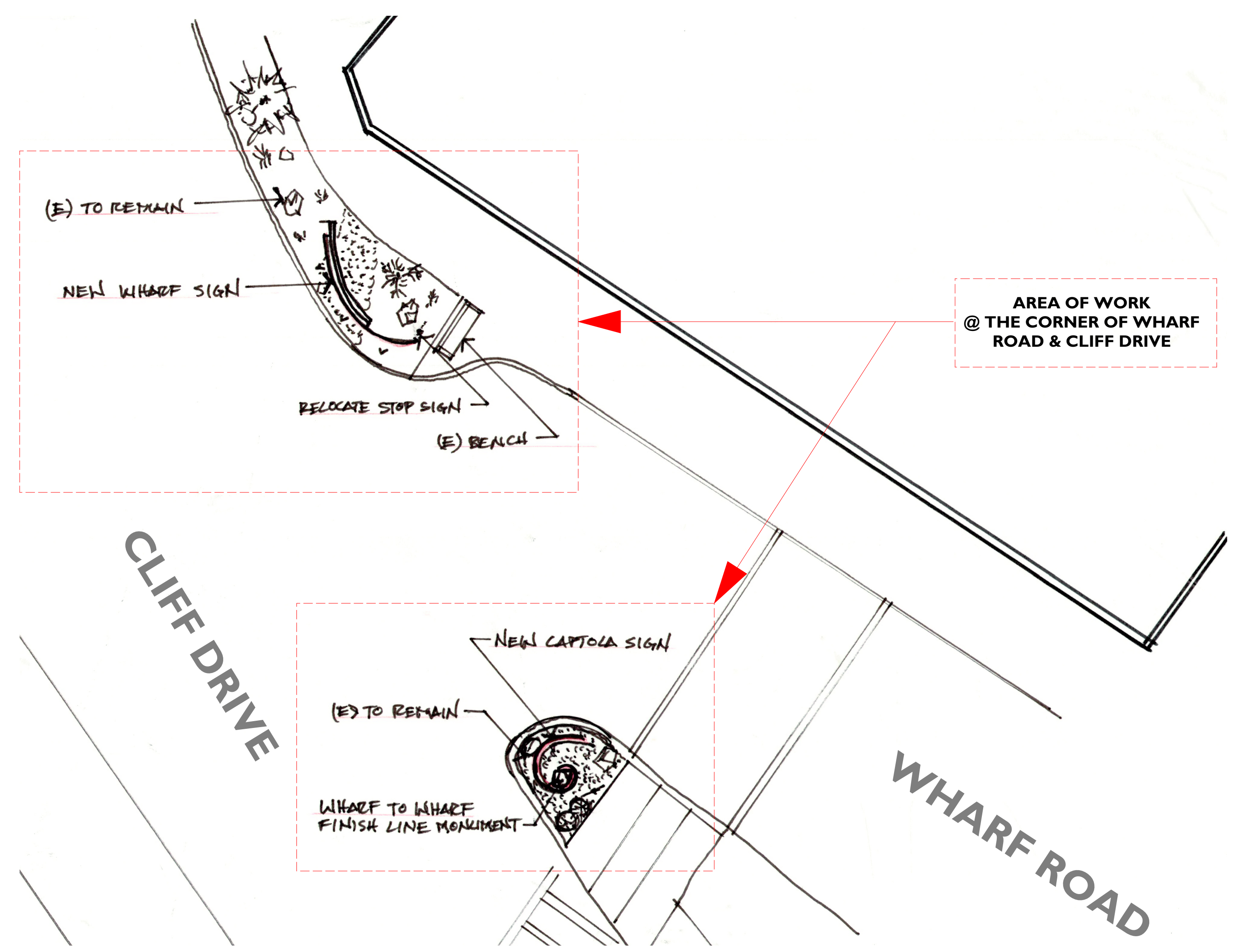
As Indicated

A3

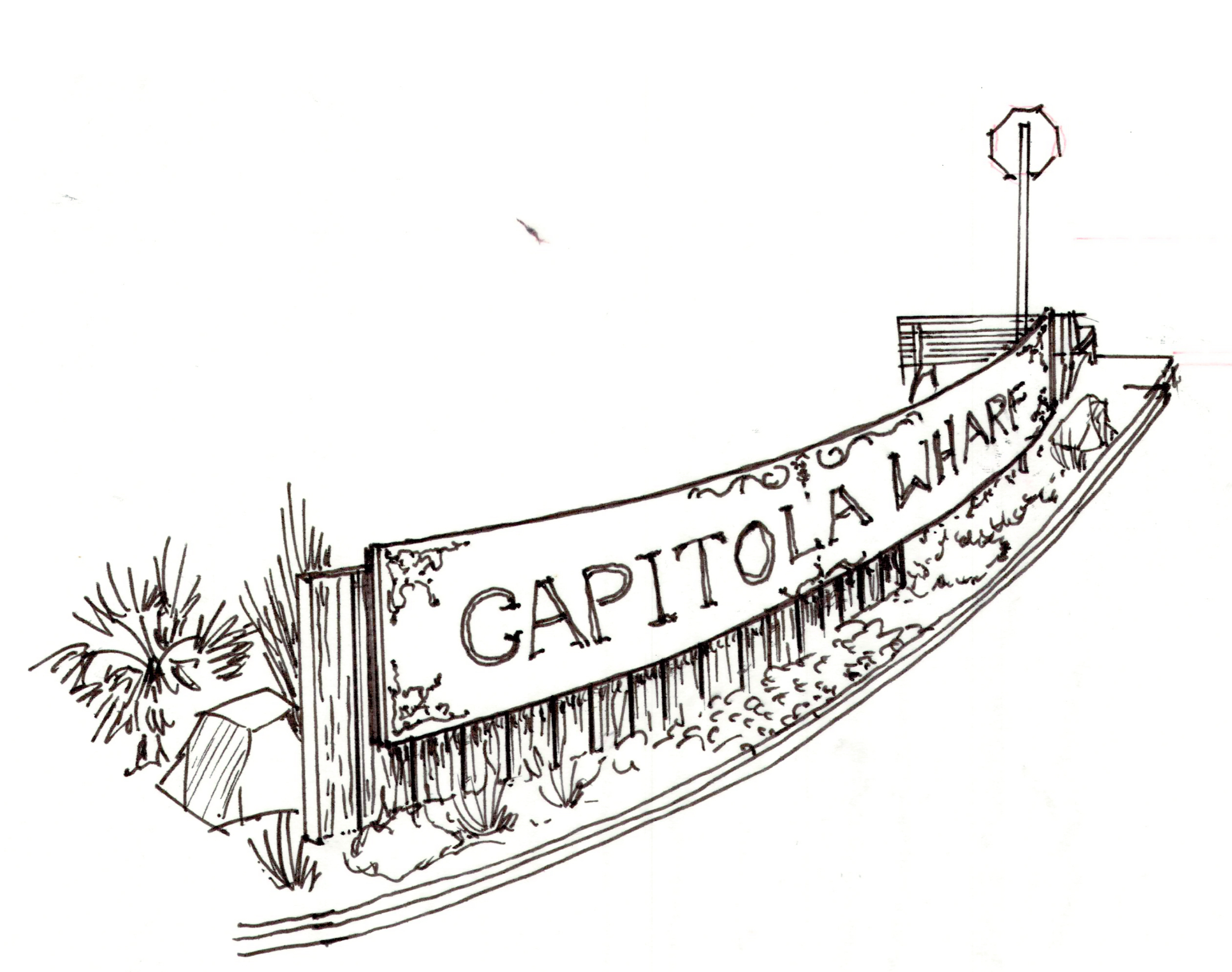
CAPITOLA WHARF ENTRY GATE

1400 WHARF ROAD
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2 SIGNAGE SITE MAP



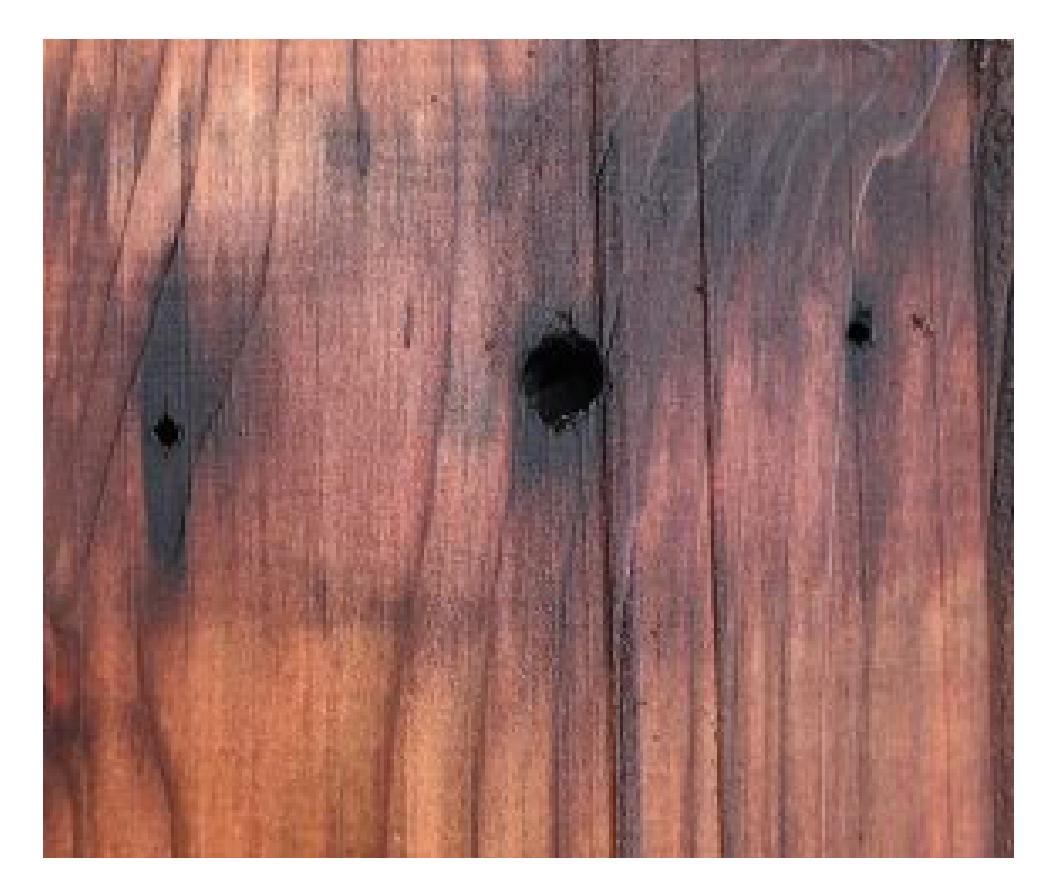
1 STREET SIGN



3D REPRESENTATION OF STREET SIGNAGE (ENLARGED ON SHEET A6)



TREATED BRONZE FINISH OR EQUIV. METAL FINISH



REPURPOSED WHARF PLANKS OR EQUIV.

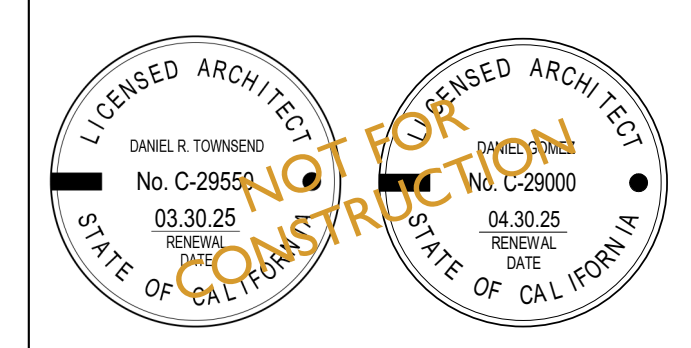


STAINLESS STEEL LETTER ON STANDOFFS OR CAN BE INTERNALLY ILLUMINATED

Project Submittal Record

Revision	Date	Issue Description
0	02/20/2024	SCHEMATIC DESIGN

Seal/ Signature



Project Name
CAPITOLA WHARF ENTRY GATE / CONCEPTUAL PLAN

Accessor's Parcel Number
APN #: CITY PROPERTY / WHARF

Sheet Title
STREET SIGNAGE

Scale
As Indicated

A4

CAPITOLA WHARF ENTRY GATE

1400 WHARF ROAD
CAPITOLA CA 95010



SELECTED FINISHES: BRONZE PLATE OVER WOODEN SUBSTRATE WITH STAINLESS STEEL LETTERS ON STANDOFFS, MOUNTED TO THE GROUND / METAL IS BACKLIT.

ALTERNATE FINISHES FOR COST SAVINGS USING THE SAME FINISHES OR EQUIV:

1. ELIMINATE THE METAL PLATE, ATTACHING THE STAINLESS STEEL LETTERS DIRECTLY TO THE WOOD.
2. CREATE A BACK-LIT STEEL SIGN WITH OPEN LETTERS TO REPLACE THE METAL & STAINLESS STEEL LETTER COMBINATION / EXAMPLE: CAPITOLA HOTEL SIGNAGE.

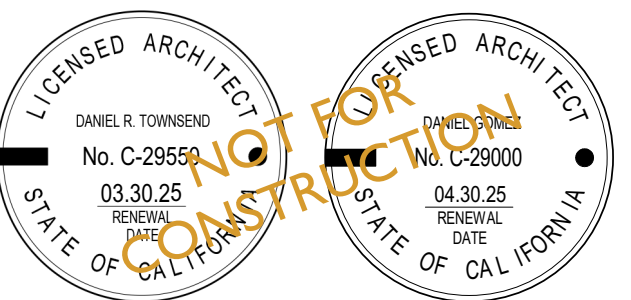


ENLARGED 3D REPRESENTATION OF STREET SIGNAGE

Project Submittal Record

Revision	Date	Issue Description
0	02/20/2024	SCHEMATIC DESIGN

Seal/ Signature



Project Name

CAPITOLA WHARF ENTRY GATE / CONCEPTUAL PLAN

Accessor's Parcel Number

APN #: CITY PROPERTY / WHARF

Sheet Title

STREET SIGNAGE ENLARGED

Scale

As Indicated

A5

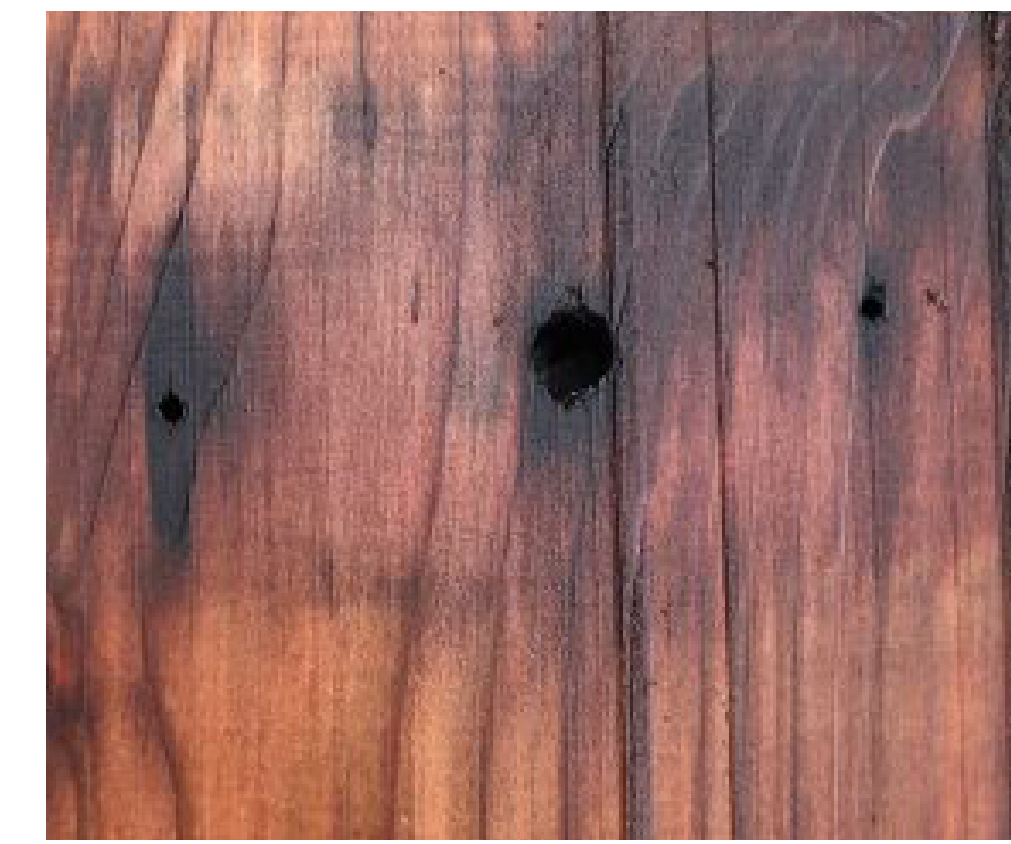
CAPITOLA WHARF ENTRY GATE

1400 WHARF ROAD
CAPITOLA CA 95010

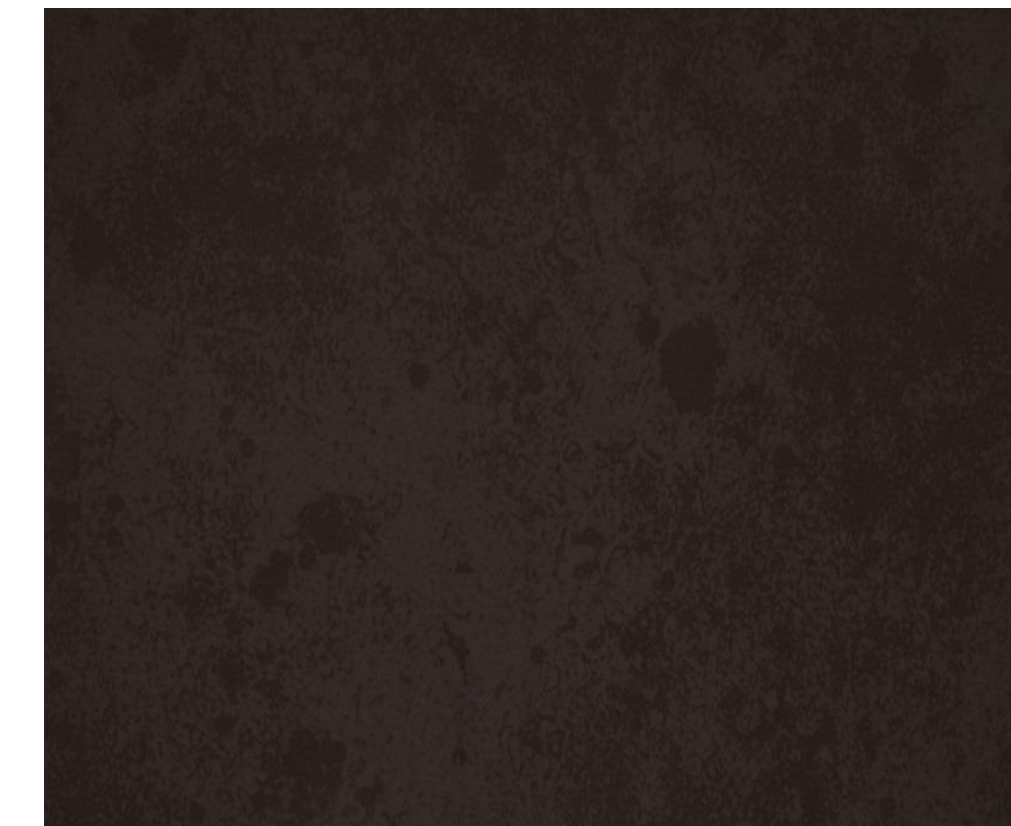
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ENLARGED 3D REPRESENTATION OF STREET SIGNAGE @ WHARF TO WHARF FINISH LINE



REPURPOSED WHARF PLANKS OR EQUIV.



TREATED BRONZE FINISH OR EQUIV. METAL FINISH



ENLARGED 3D REPRESENTATION OF STREET SIGNAGE @ THE CORNER OF WHARF ROAD & CLIFF DRIVE

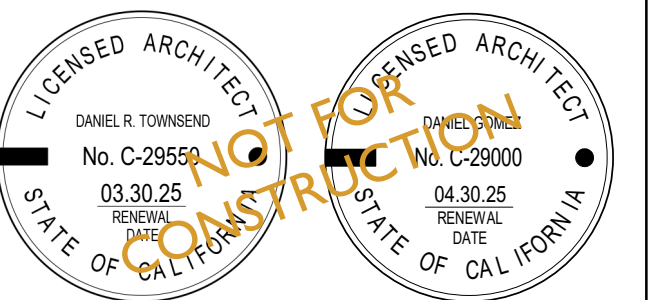


STAINLESS STEEL LETTER ON STANDOFFS OR CAN BE INTERNALLY ILLUMINATED

Project Submittal Record

Revision	Date	Issue Description
0	02/20/2024	SCHEMATIC DESIGN

Seal/ Signature



Project Name

CAPITOLA WHARF ENTRY GATE / CONCEPTUAL PLAN

Accessor's Parcel Number

APN #: CITY PROPERTY / WHARF

Sheet Title

STREET SIGNAGE ENLARGED AT BOTH LOCATIONS

Scale

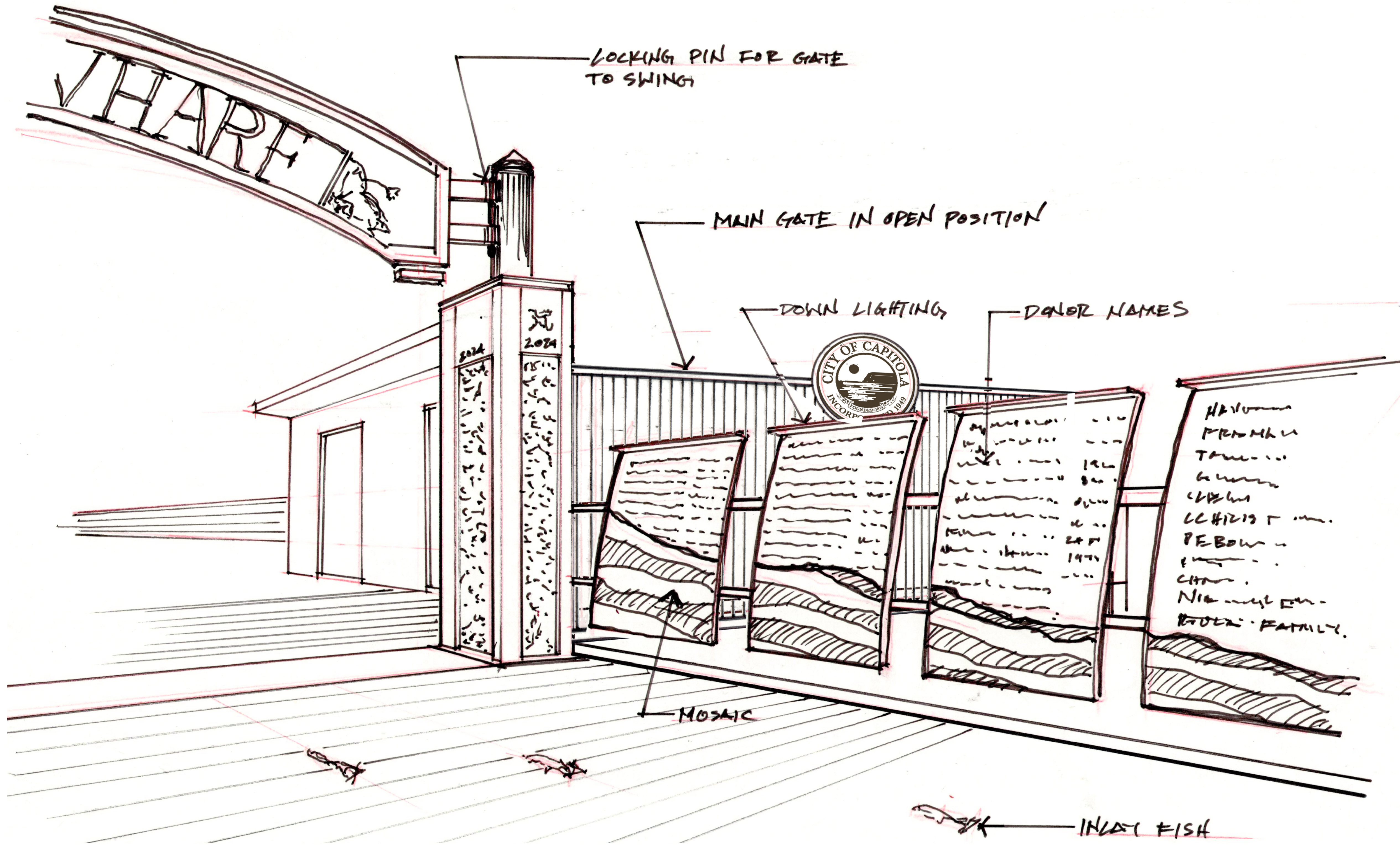
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CAPITOLA WHARF ENTRY GATE

1400 WHARF ROAD
CAPITOLA CA 95010

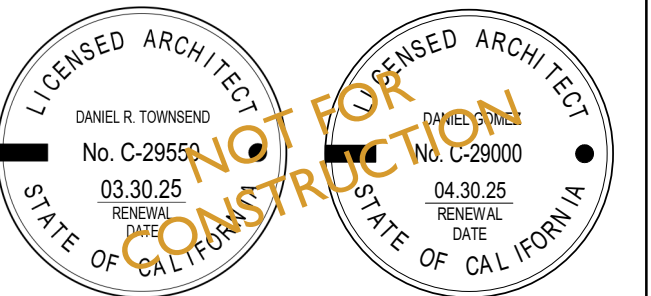
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Project Submittal Record

Revision	Date	Issue Description
0	02/20/2024	SCHEMATIC DESIGN

Seal/ Signature



Project Name

CAPITOLA WHARF ENTRY GATE / CONCEPTUAL PLAN

Accessor's Parcel Number

APN #: CITY PROPERTY / WHARF

Sheet Title

PROPOSED DONOR WALL

Scale

As Indicated

A7

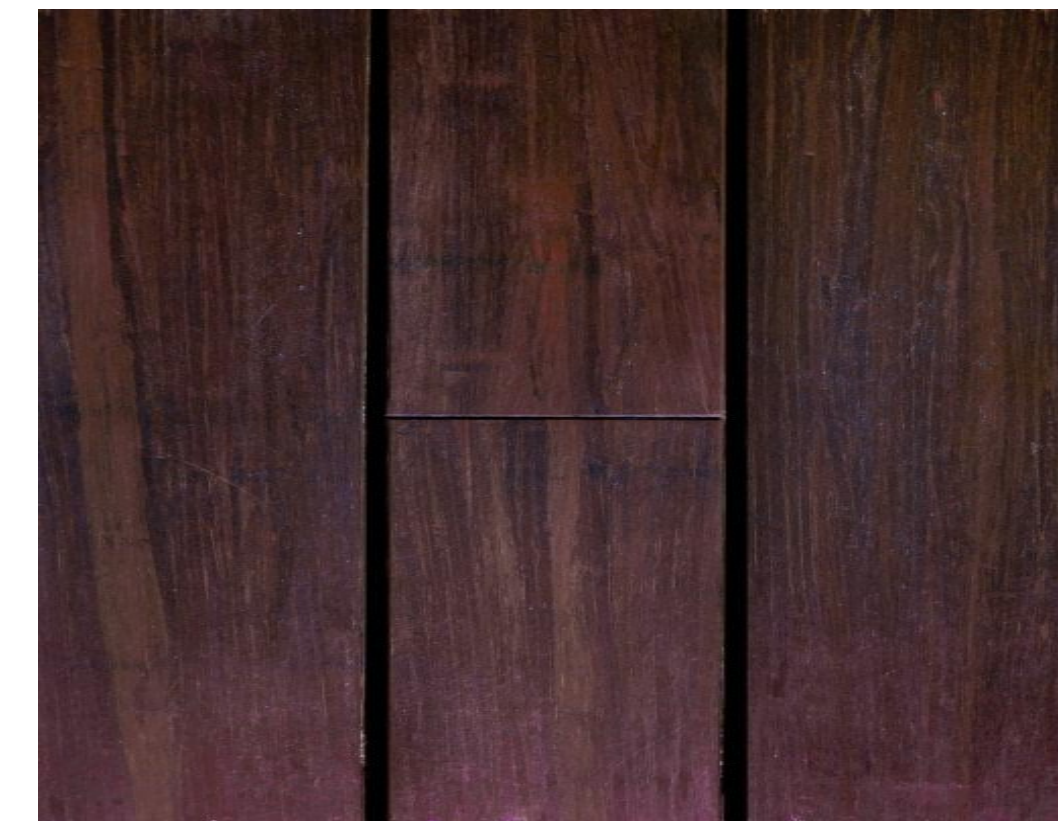
OPTION 01 - WHARF DONOR WALL



CROCETTI MOSAIC WITHIN DONOR WALL



TREATED BRONZE FINISH

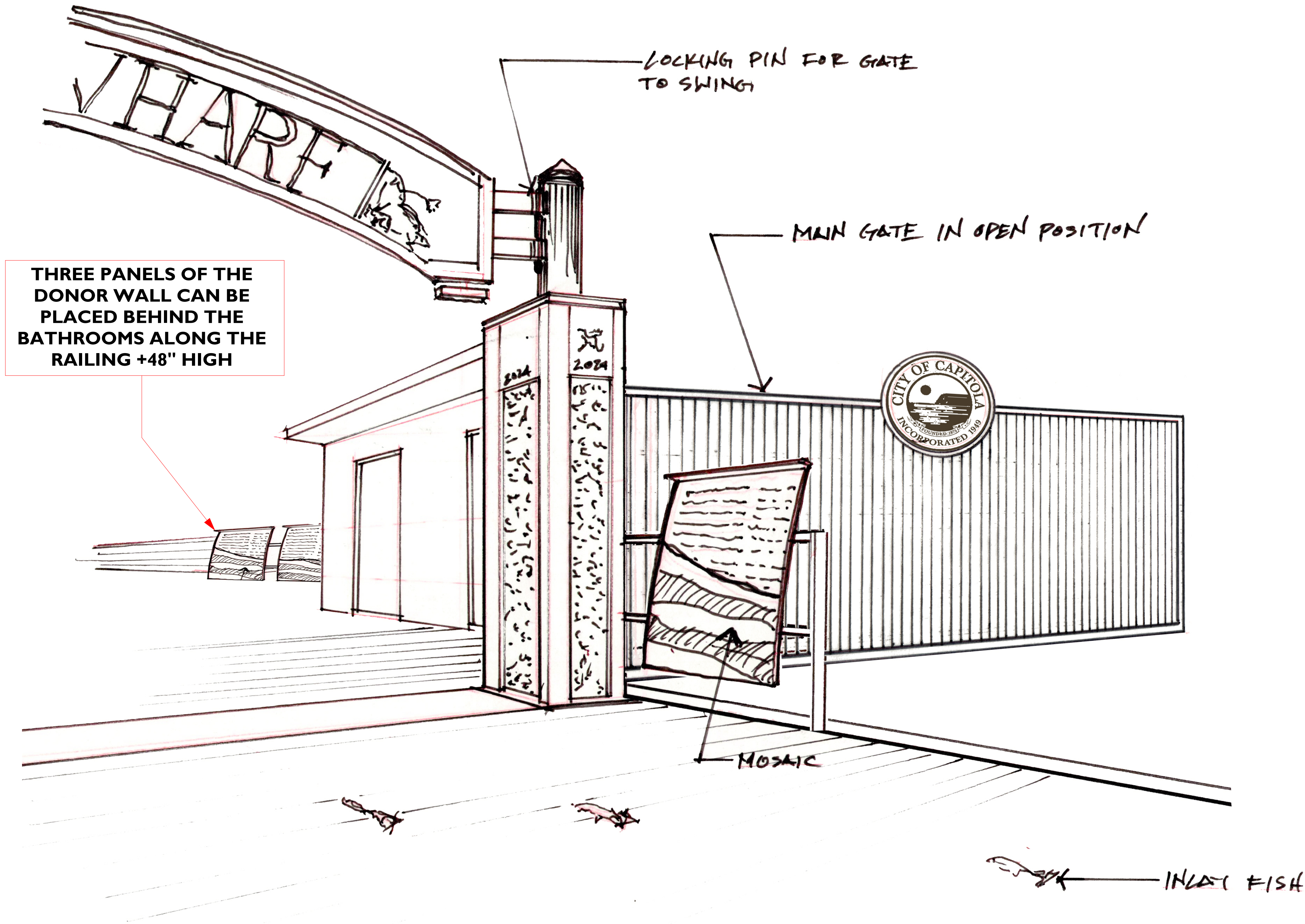


VERTICAL WOOD COMPOSITE TO CLAD BATHROOM

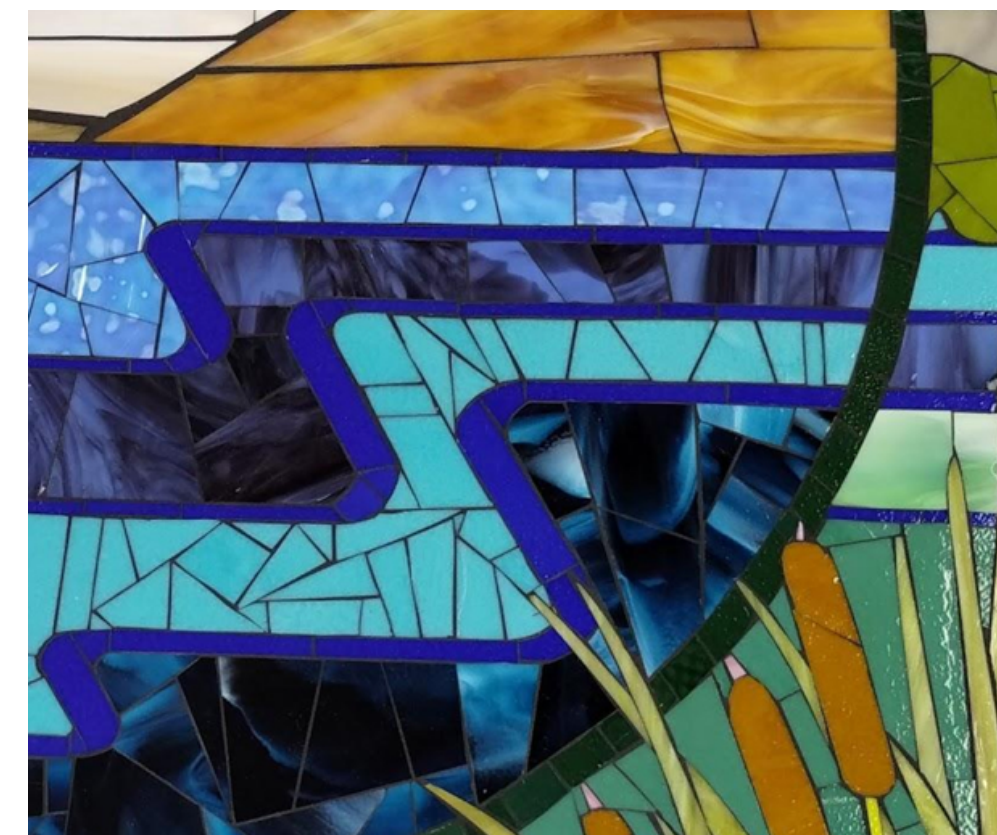
CAPITOLA WHARF ENTRY GATE

1400 WHARF ROAD
CAPITOLA CA 95010

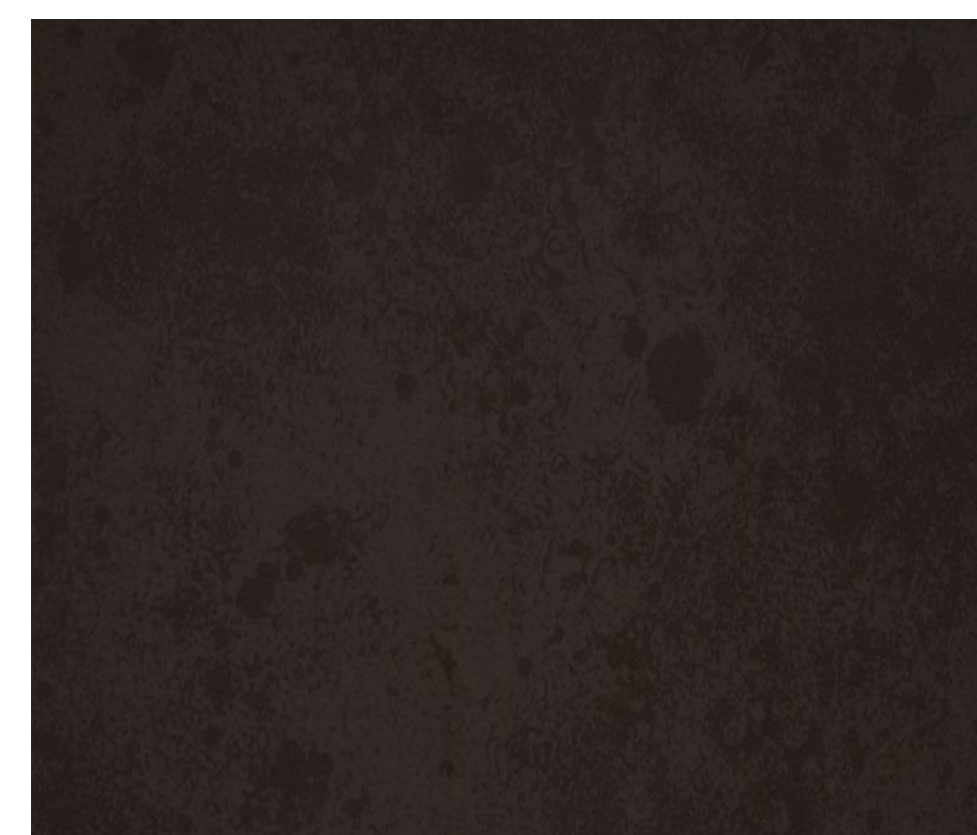
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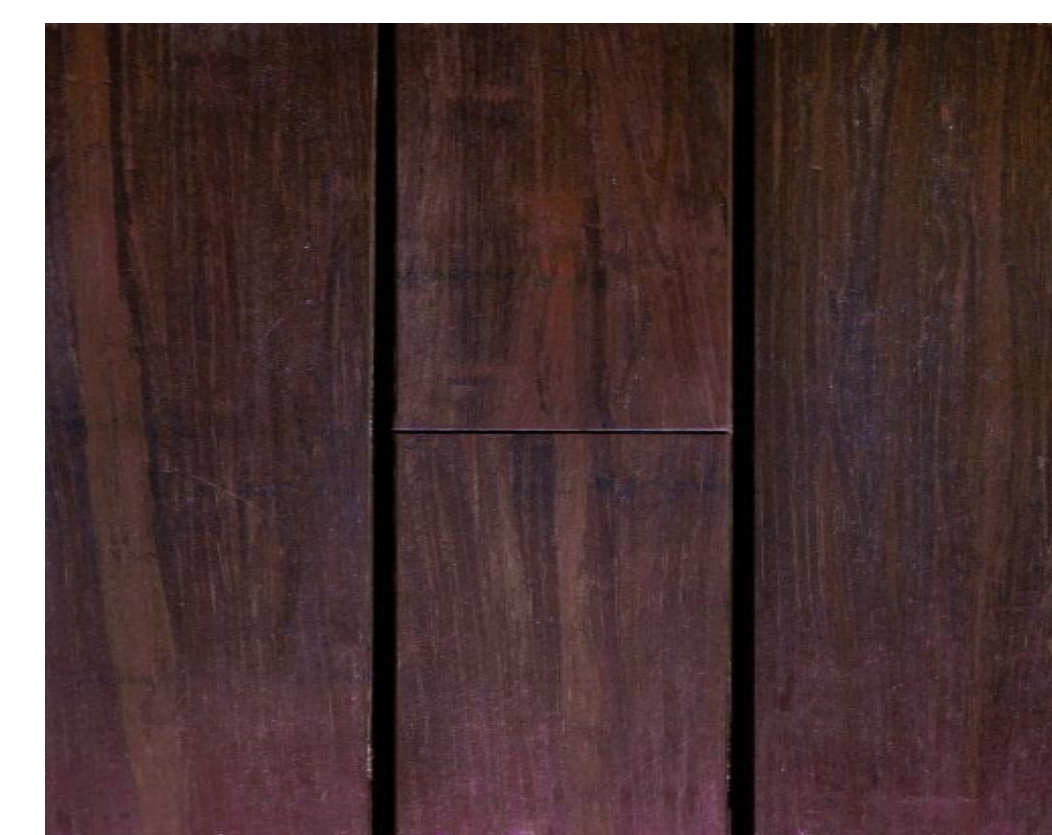
OPTION 02 - WHARF DONOR WALL



CROCETTI MOSAIC WITHIN DONOR WALL



TREATED BRONZE FINISH

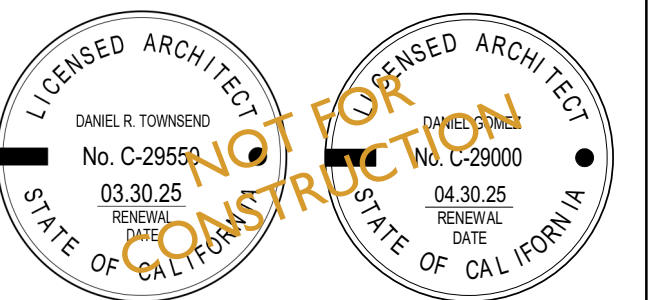


VERTICAL WOOD COMPOSITE TO CLAD BATHROOM

Project Submittal Record

Revision	Date	Issue Description
0	02/20/2024	SCHEMATIC DESIGN

Seal/Signature



Project Name

CAPITOLA WHARF ENTRY GATE / CONCEPTUAL PLAN

Accessor's Parcel Number

APN #: CITY PROPERTY / WHARF

Sheet Title

ALTERNATE DONOR WALL

Scale

As Indicated

A8

CAPITOLA WHARF ENTRY GATE

1400 WHARF ROAD
CAPITOLA CA 95010

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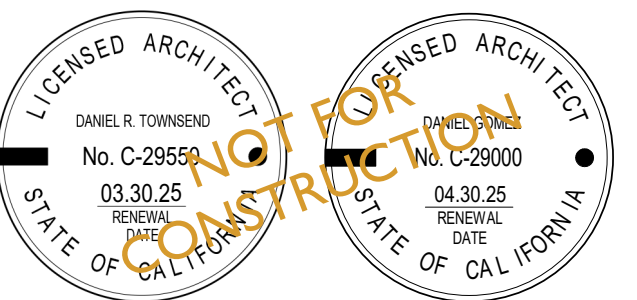


ENLARGED 3D REPRESENTATION OF WHARF ENTRY GATE - OPTION 01

Project Submittal Record

Revision	Date	Issue Description
0	02/20/2024	SCHEMATIC DESIGN

Seal/ Signature



Project Name

CAPITOLA WHARF ENTRY GATE / CONCEPTUAL PLAN

Accessor's Parcel Number

APN #: CITY PROPERTY / WHARF

Sheet Title

PROPOSED GATE RENDERINGS - OPTION 01 DONOR WALL

Scale

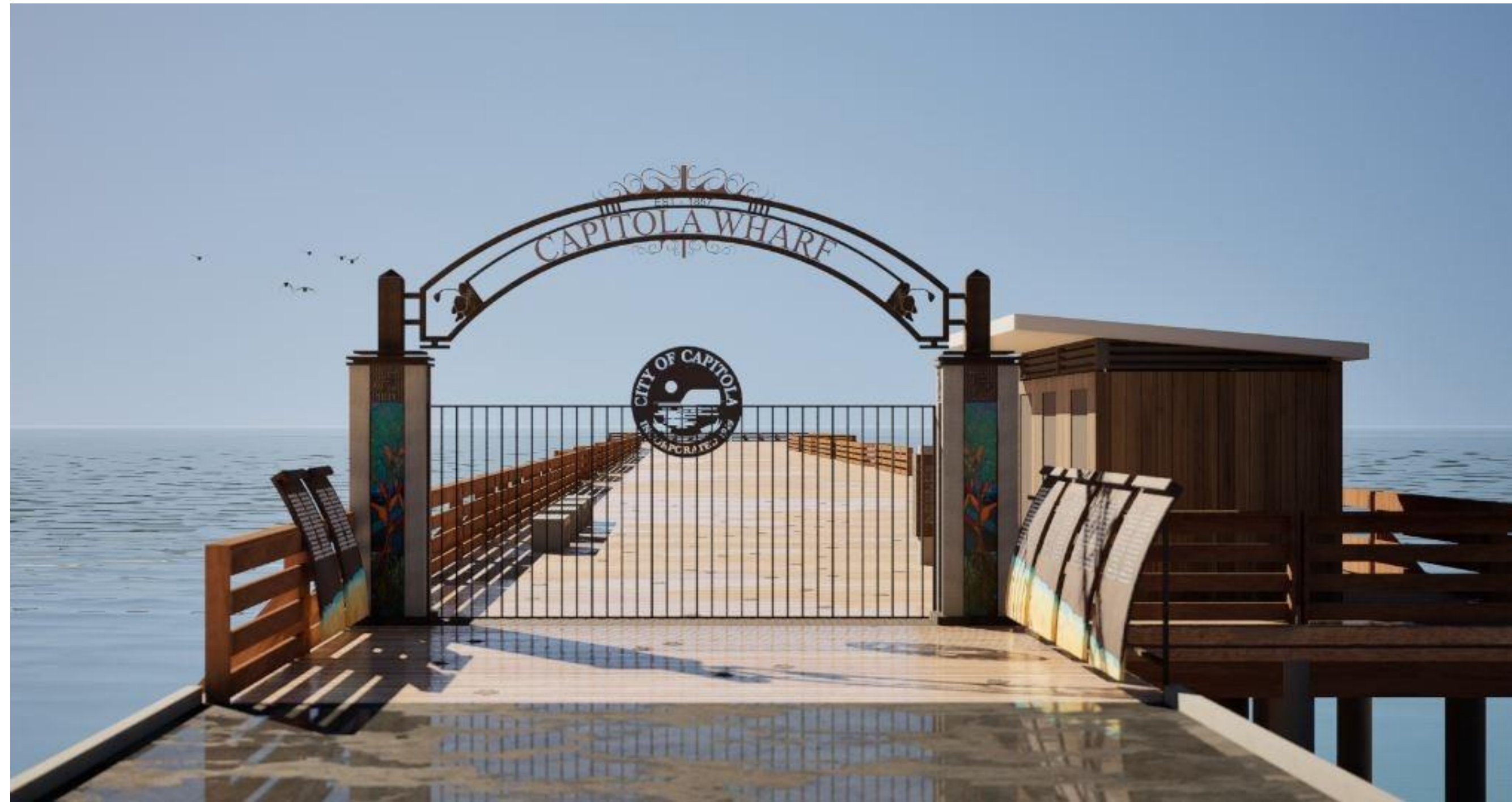
As Indicated

A8

CAPITOLA WHARF ENTRY GATE

1400 WHARF ROAD
CAPITOLA CA 95010

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ENLARGED 3D REPRESENTATION OF THE ENTRY GATE (SEE ANIMATION LOOP)



ENLARGED 3D REPRESENTATION OF THE ENTRY GATE - OPENING (SEE ANIMATION LOOP)

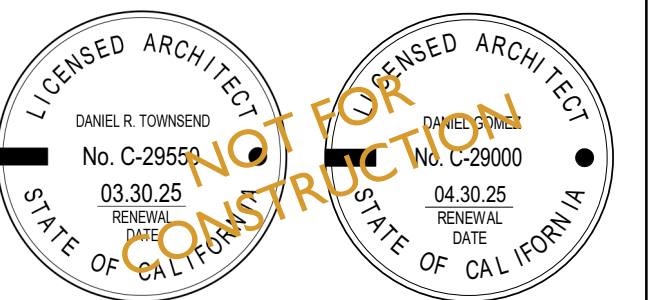


ENLARGED 3D REPRESENTATION OF THE ENTRY GATE - OPENING (SEE ANIMATION LOOP)

Project Submittal Record

Revision	Date	Issue Description
0	02/20/2024	SCHEMATIC DESIGN

Seal/ Signature



Project Name

CAPITOLA WHARF ENTRY GATE / CONCEPTUAL PLAN

Accessor's Parcel Number

APN #: CITY PROPERTY / WHARF

Sheet Title

PROPOSED GATE RENDERINGS - OPTION 01 DONOR WALL

Scale

As Indicated

A9

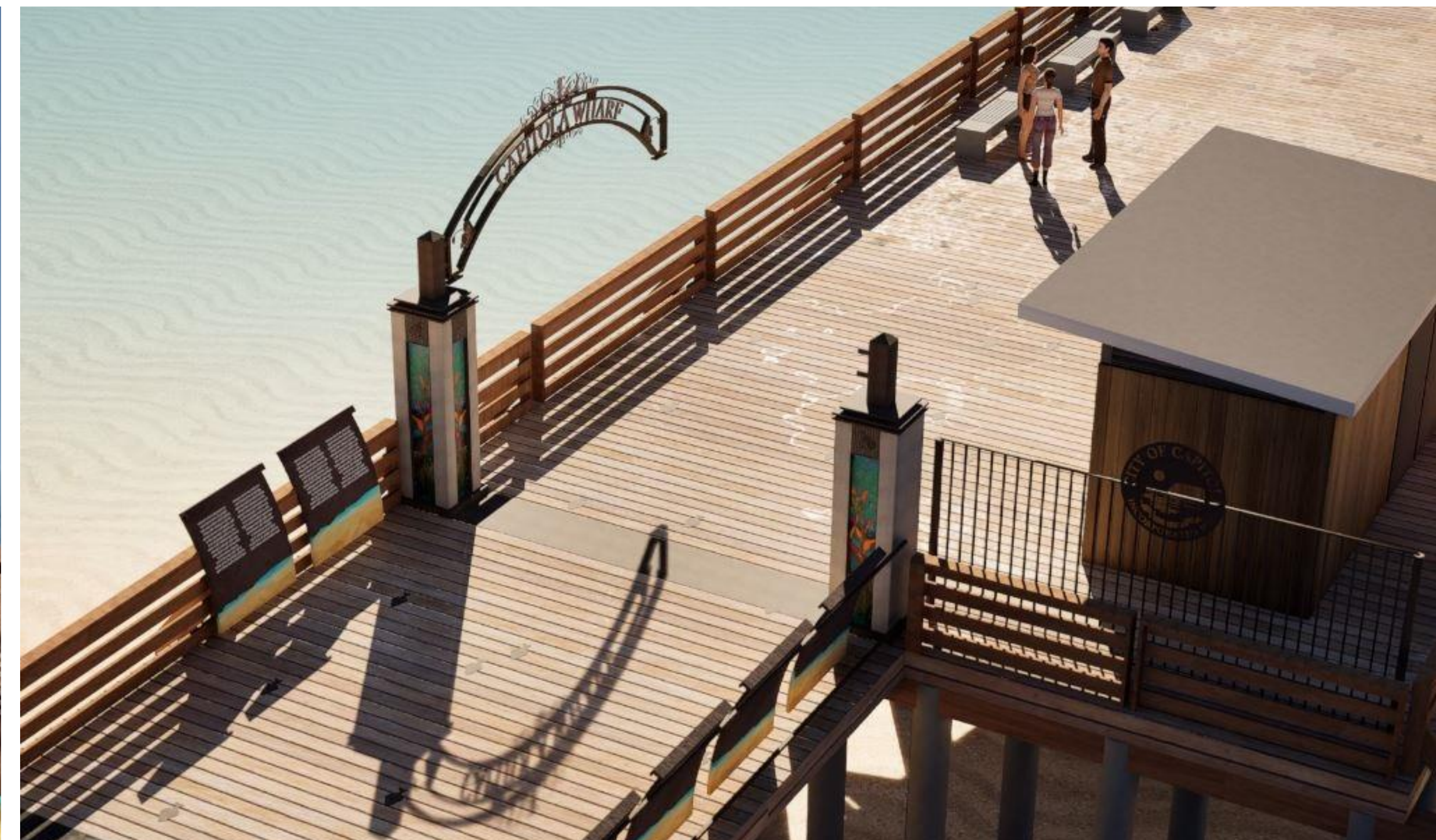
CAPITOLA WHARF ENTRY GATE

1400 WHARF ROAD
CAPITOLA CA 95010

fuse architects + builders
512 Capitola Ave + Capitola + California + 95010
fusearchitecture.com 831.479.9295



ENLARGED 3D REPRESENTATION OF THE ENTRY GATE - ALL THE WAY OPEN FOR EQUIPMENT ACCESS (SEE ANIMATION LOOP)



Project Submittal Record

Revision	Date	Issue Description
0	02/20/2024	SCHEMATIC DESIGN

Seal/ Signature



Project Name

CAPITOLA WHARF ENTRY GATE / CONCEPTUAL PLAN

Accessor's Parcel Number

APN #: CITY PROPERTY / WHARF

Sheet Title

PROPOSED GATE RENDERINGS - OPTION 01 DONOR WALL

Scale

As Indicated

A10

CAPITOLA WHARF ENTRY GATE

1400 WHARF ROAD
CAPITOLA CA 95010

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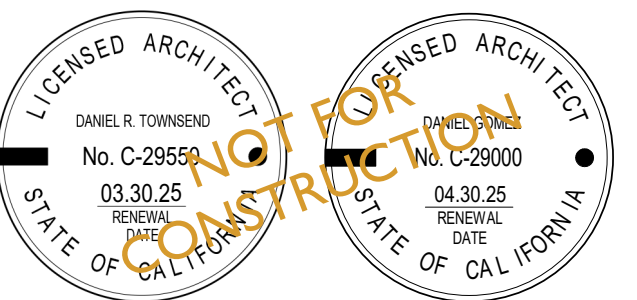


ENLARGED 3D REPRESENTATION OF WHARF ENTRY GATE - OPTION 02 DONOR WALL

Project Submittal Record

Revision	Date	Issue Description
0	02/20/2024	SCHEMATIC DESIGN

Seal/ Signature



Project Name

CAPITOLA WHARF ENTRY GATE / CONCEPTUAL PLAN

Accessor's Parcel Number

APN #: CITY PROPERTY / WHARF

Sheet Title

PROPOSED GATE RENDERINGS - OPTION 02 DONOR WALL

Scale

As Indicated

ALL

CAPITOLA WHARF ENTRY GATE

1400 WHARF ROAD
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ENLARGED 3D REPRESENTATION OF THE ENTRY GATE (SEE ANIMATION LOOP)
OPTION 02 DONOR WALL SHOWN



ENLARGED 3D REPRESENTATION OF THE ENTRY GATE - OPENING (SEE ANIMATION LOOP)

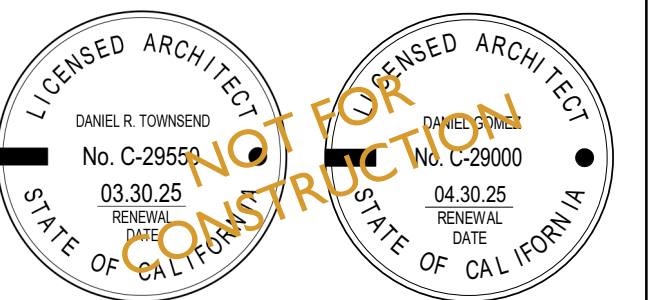


ENLARGED 3D REPRESENTATION OF THE ENTRY GATE - OPENING (SEE ANIMATION LOOP) - OPTION 02

Project Submittal Record

Revision	Date	Issue Description
0	02/20/2024	SCHEMATIC DESIGN

Seal/ Signature



Project Name

CAPITOLA WHARF ENTRY GATE / CONCEPTUAL PLAN

Accessor's Parcel Number

APN #: CITY PROPERTY / WHARF

Sheet Title

PROPOSED GATE RENDERINGS - OPTION 02 DONOR WALL

Scale

As Indicated

A12

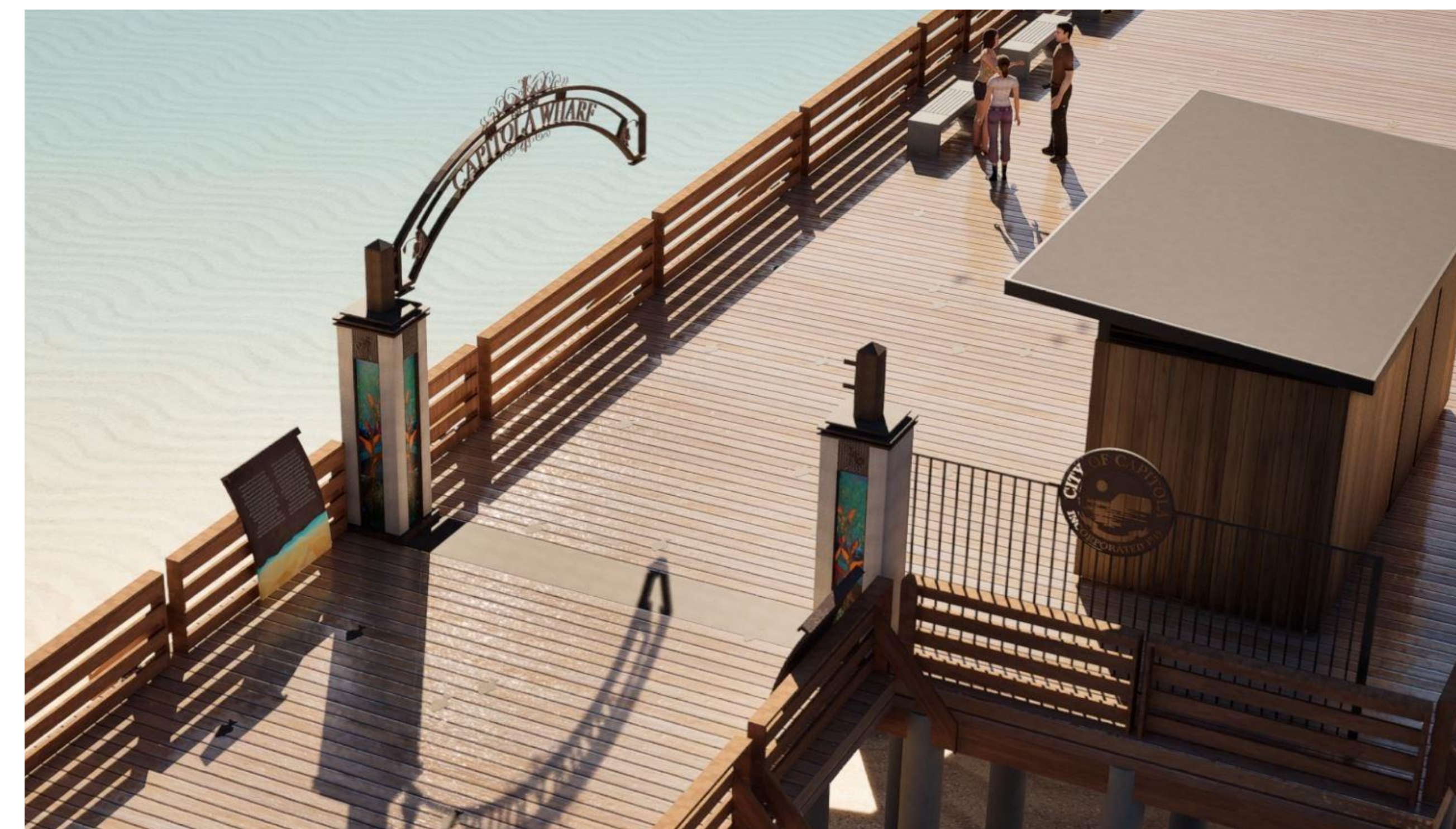
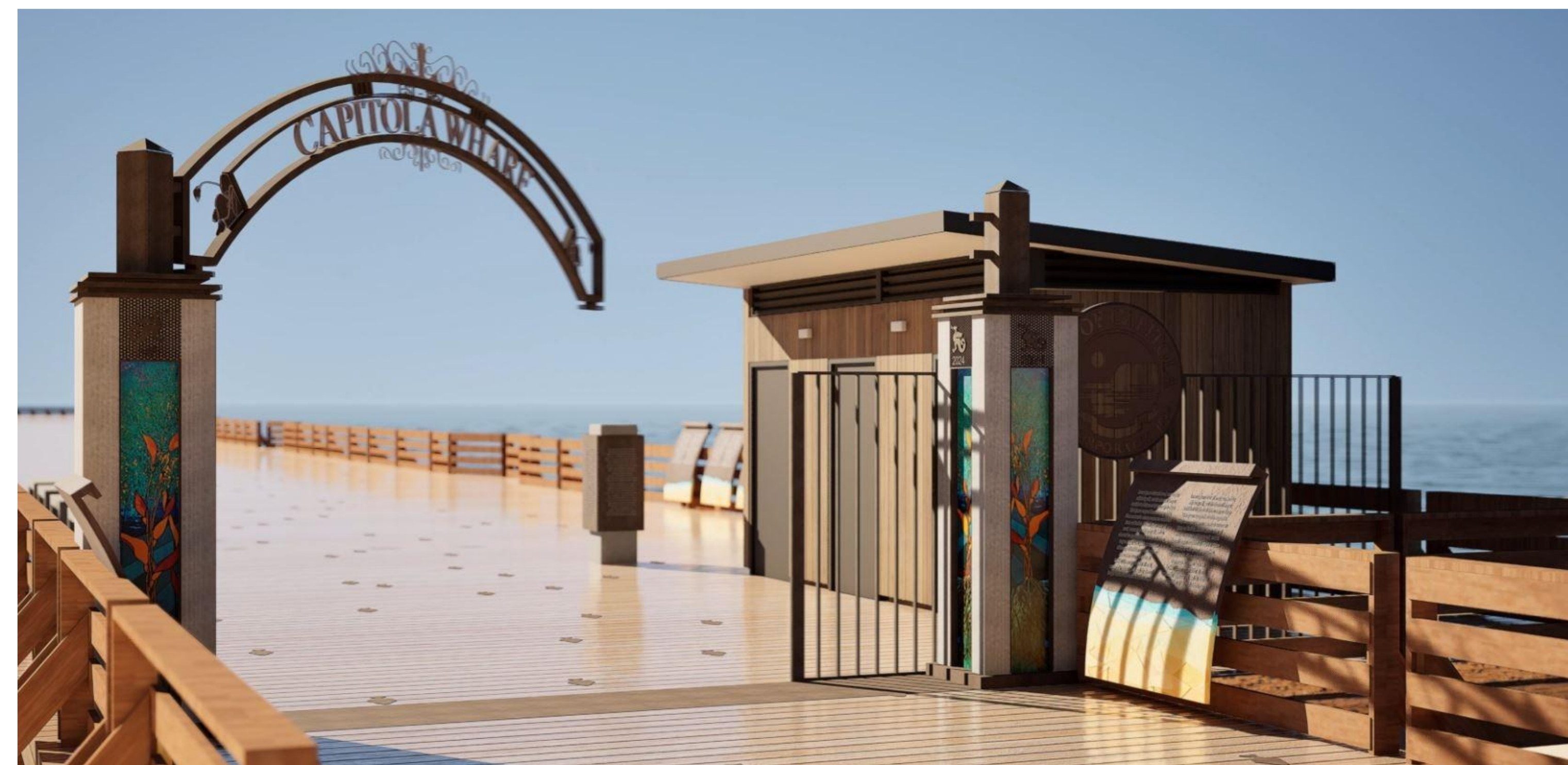
CAPITOLA WHARF ENTRY GATE

1400 WHARF ROAD
CAPITOLA CA 95010

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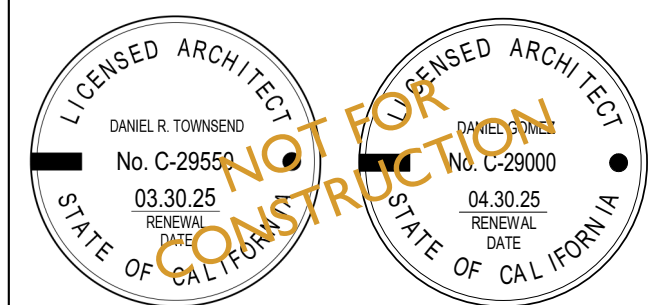
ENLARGED 3D REPRESENTATION OF THE ENTRY GATE - ALL THE WAY OPEN FOR EQUIPMENT ACCESS (SEE ANIMATION LOOP) - DONOR WALL OPTION 02



Project Submittal Record

Revision	Date	Issue Description
0	02/20/2024	SCHEMATIC DESIGN

Seal/ Signature



Project Name

CAPITOLA WHARF ENTRY GATE / CONCEPTUAL PLAN

Accessor's Parcel Number

APN #: CITY PROPERTY / WHARF

Sheet Title

PROPOSED GATE RENDERINGS - OPTION 02 DONOR WALL

Scale

As Indicated

A13

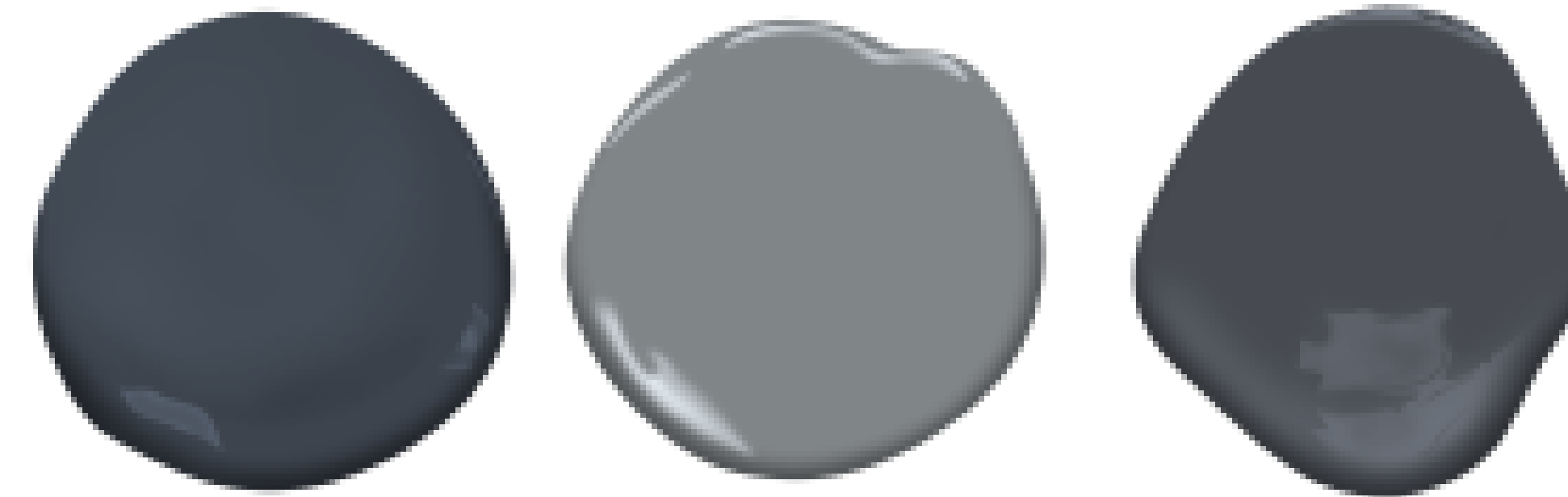
CAPITOLA WHARF ENTRY GATE

1400 WHARF ROAD
CAPITOLA CA 95010

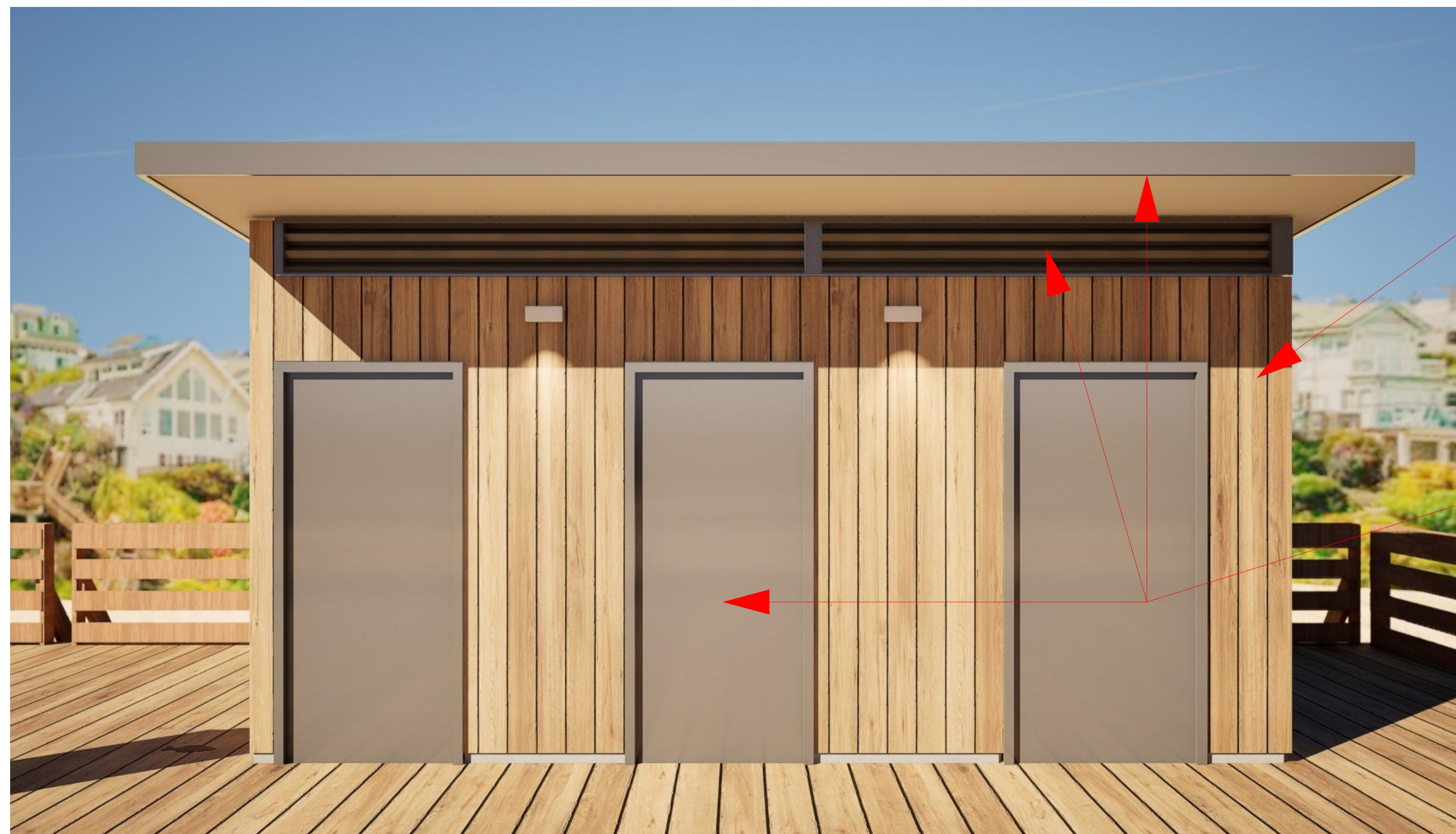
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IMAGE OF THE BLUE BATHROOMS AS THEY EXIST AND ARE INSTALLED



ALTERNATE PAINT COLORS
IF PAINT IS ELECTED
(NOTE: PAINT IS NOT SUGGESTED)



ENLARGED 3D REPRESENTATION OF THE BATHROOMS AT THE ENTRY GATE

COMPOSITE WOOD CLADDING
OVER THE TOP OF THE EXISTING
FINISH

ALL STAINLESS STEEL AREAS TO
BE LEFT OPEN / WOOD
COMPOSITE TO TRIM AROUND
STAINLESS FINISH

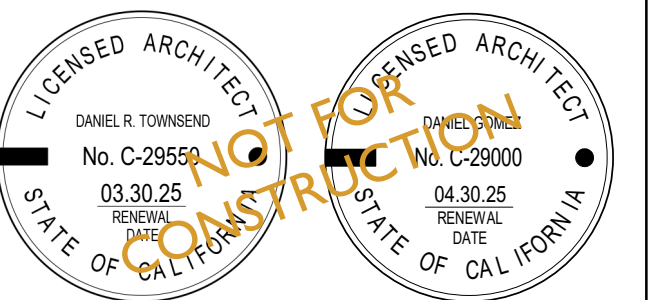


VERTICAL WOOD COMPOSITE
TO CLAD BATHROOM

Project Submittal Record

Revision	Date	Issue Description
0	02/20/2024	SCHEMATIC DESIGN

Seal/ Signature



Project Name

CAPITOLA WHARF ENTRY
GATE / CONCEPTUAL PLAN

Accessor's Parcel Number

APN #: CITY PROPERTY / WHARF

Sheet Title

PROPOSED BATHROOM
CLADDING

Scale

As Indicated

A14

CAPITOLA WHARF ENTRY GATE

1400 WHARF ROAD
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fusearchitecture.com 831.479.9295



LIGHT POLES SPECIFIED BY CWEP - DARK SKY APPROVED / RECOMENDED COLOR: DARK GRAY / BLACK OR EQUIV.



BENCHES SPECIFIED BY CWEP - RECOMENDED COLOR / FINISH: NATURAL WOOD OR EQUIV.



VIEWING STATIONS SPECIFIED BY CWEP



PICNIC TABLES SPECIFIED BY CWEP - RECOMENDED COLOR / FINISH: NATURAL WOOD OR EQUIV.

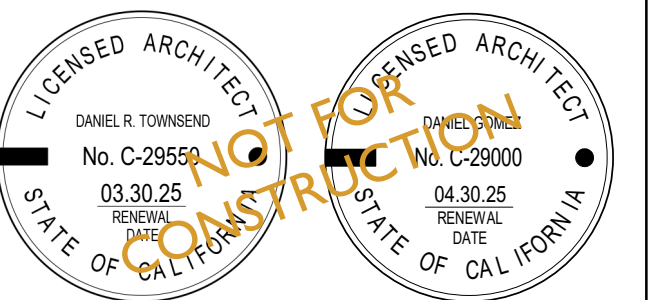


TRASH CANS SPECIFIED BY CWEP - RECOMENDED COLOR / FINISH: NATURAL WOOD OR EQUIV.

Project Submittal Record

Revision	Date	Issue Description
0	02/20/2024	SCHEMATIC DESIGN

Seal/ Signature



Project Name

CAPITOLA WHARF ENTRY GATE / CONCEPTUAL PLAN

Accessor's Parcel Number

APN #: CITY PROPERTY / WHARF

Sheet Title

CWEP SPECIFIED LIGHT POLES & BENCHES

Scale

As Indicated

A15

Capitola Planning Commission

Agenda Report

Meeting: March 7, 2024

From: Community Development Department

Address: 413 Capitola Avenue



Project Description: Design Permit to demolish an existing small office building and construct a new two-story, single-family residence with an attached JADU; located within the MU-N (Mixed Use Neighborhood) zoning district. The proposal includes a request for a Parking Variance to provide one parking space where two are required.

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.

Recommended Action: Review and approve project application #23-0524 with the recommended Conditions and based on the Findings for Approval.

Property Owner: Ed Pearson

Representative: Ed Pearson, Filed: 11.22.23

Background: The applicant is proposing to demolish an existing cottage/commercial office building and construct a new, two-story single-family residence with a loft and attached Junior Accessory Dwelling Unit (JADU). The proposal includes a single car garage where two parking spaces are required, and a Parking Variance is part of the request. The owner considered alternatives, however, decided to pursue a Variance due to lot size limitations. The JADU is internal, has its own entry through a foyer, and is exempt from required parking. The exterior is proposed to be smooth stucco siding with a flat roof, new aluminum clad windows, arches, and indigo accent features.

On January 10, 2024, Development and Design Review Staff reviewed the application and provided the applicant with the following direction:

Public Works Representative, Erika Senyk: Requested that the applicant consider that the north side yard concrete walkway be an alternate Low Impact Development material of decomposed granite, flagstones, or permeable pavers.

Building Official, Eric Martin: Discussed the need for a construction operations plan and pedestrian plan for sidewalk closures and proximity of utilities.

Senior Planner, Brian Froelich: Commented that the applicant should study if tandem parking is feasible by modeling out the dimensions.

Following the Development and Design Review meeting, the applicant filed a parking variance request for one parking space where two are required, provided several diagrams to justify the variance request related to lot depth and setbacks, and modified the driveway and side yard walkway to include permeable pavers to address Public Works comments.

Development Standards: The following table outlines the zoning code requirements for development in the MU-N zoning district. The applicant is seeking the approval of a Variance for the reduction of one parking space.

Development Standards		
Building Height		
MU-N Regulation	Proposed	
27 ft.	26 ft. 11 in.	
Floor Area Ratio (FAR)		
Proposed		
Lot size	1,456 sq. ft.	
Maximum Floor Area Ratio	100% (Max 1,456 sq. ft.)	
First Story Floor Area	174 sq. ft. Living space 275 sq. ft. Garage <i>-250 sq. ft. Garage Exemption</i> 25 sq. ft. of garage counts toward FAR	
Second Story Floor Area	Internal: 843 sq. ft. Deck: 54 sq. ft. <i>-150 sq. ft. Deck Exemption</i>	
Loft Floor Area	Internal: 342 sq. ft.	
Total FAR	95% (1,384 sq. ft.)	
Setbacks		
	MU-N	Proposed
Front Yard 1st Story	Min: 0 ft. from property line or 10 ft. from curb, whichever is greater Max: 25 ft.	10 ft. from curb
Front Yard 2nd Story		10 ft. from curb
Side Yard 1st Story	10% lot width	Lot width 27 ft. 11 in. North: 3 ft. South: 0 ft. Exception Request South
Side Yard 2nd Story		2 ft. 9 in. min. North: 3 ft. South: 0 ft. Exception Request South
Rear Yard 1st Story	20% parcel depth for residential uses	Lot depth 47 ft. 11 in. 6 ft. Exception Request
Rear Yard 2nd Story		9 ft. 7 in. min. 6 ft. Exception Request
Parking		
Less than 1,500 sq. ft.: 2 spaces 0 covered	Required	Proposed
	2 spaces total 2 uncovered	1 space total 1 covered 0 uncovered Variance Request
Underground Utilities: Required with 25% increase in area		Required

Discussion: 413 Capitola Avenue is located across from City Hall and close to Capitola Village. The site is adjacent to tightly spaced residential uses of varied heights and architecture. The broader surroundings also include several public facilities and small commercial uses. As with most other properties on this block, the subject property is small and narrow relative to typical lots citywide.

Design Permit: The proposed single-family home exhibits a coastal Mediterranean architectural design with a flat roof, arches, indigo wood, tile and ceramic block accents. On the front elevation, relief in the massing is provided with a recessed entry and inset upper-story balcony. Exterior finish materials used include smooth white stucco, aluminum windows, exposed decorative wood rafter tails and wood trellis.

The proposed form, style, and use of colors fits well within the block and immediate area along Capitola Avenue.

Design Review Criteria: When considering design permit applications, the Planning Commission shall evaluate applications to ensure that they satisfy the following criteria, comply with the development standards of the zoning district, conform to policies of the general plan, the local coastal program, and any applicable specific plan, and are consistent with any other policies or guidelines the city council may adopt for this purpose. To obtain design permit approval, projects must satisfy these criteria to the extent they apply. Planning staff has prepared specific analysis for the following list of Design Review Criteria that are more directly applicable to the proposed project. The complete list of Design Review Criteria is included as Attachment #4.

- A. Community Character. The overall project design including site plan, height, massing, architectural style, materials, and landscaping contributes to Capitola's unique coastal village character and distinctive sense of place.

Staff Comment: As a neighborhood, the nearby developments display a variety of original architecture, historic buildings, and contemporary architecture. The proposed building fits with the mix of architectural styles. Each primary element of the proposed building can be seen in the immediate vicinity; however, there are no coastal Mediterranean buildings on the block. The proposed building strikes a balance between uniqueness, visual interest, and blending with the surroundings.

- B. Neighborhood Compatibility. The project is designed to respect and complement adjacent properties. The project height, massing, and intensity are compatible with the scale of nearby buildings. The project design incorporates measures to minimize traffic, parking, noise, and odor impacts on nearby residential properties.

Staff Comment: The project's height and massing is similar and compatible with surrounding buildings. The proposed setbacks are generally reflective of neighboring structures on the sides and rear.

- J. Articulation and Visual Interest. Building facades are well articulated to add visual interest, distinctiveness, and human scale. Building elements such as roofs, doors, windows, and porches are part of an integrated design and relate to the human scale. Architectural details such as trim, eaves, window boxes, and brackets contribute to the visual interest of the building.

Staff Comment: The proposed building utilizes a single car garage door and recessed entry that maintains scale with the pedestrian space in front of the building. The indigo painted wood trellis and exposed tails define the first floor and provide visual interest and contrast with the smooth white stucco. Ceramic block and decorative tiling add additional interest to the front and side façade.

- K. Materials. Building facades include a mix of natural, high-quality, and durable materials that are appropriate to the architectural style, enhance building articulation, and are compatible with surrounding development.

Staff Comment: The architect has prepared a project inspiration narrative that describes their process in design and materials selections. The blend and use of high-quality materials is represented throughout the exterior design.

Floodplain Management: The subject property is located within a Special Flood Hazard Area, Zone AE, as defined by the Federal Emergency Management Agency (FEMA). Projects within flood zones are subject to all applicable floodplain management provisions of Chapter 15.20. The applicant has submitted an elevation certificate showing a site base flood elevation (BFE) of 19.45 feet with an existing grade that ranges between 16.4 feet to 17.2 feet. The project has been designed to elevate the first-

story entry hall and JADU above the flood elevation level in compliance with floodplain building standards at 19.5 feet.

Setback Exception: The new structure is proposed within the required side and rear setbacks, as identified in the development standards table above. Pursuant to Table 17.20-3[3], the Planning Commission may reduce front, side, and rear setback requirements for properties fronting Capitola Avenue north of the trestle up to and including 431 Capitola Avenue. This standard was added to the code due to the existing buildout along the sidewalk and the small, shallow lots along this section of Capitola Avenue. The setback exceptions do not require a variance or specific findings be made, so the Planning Commission should consider whether the request(s) result in a project that is compatible within the Mixed-Use Neighborhood district and is consistent with applicable design review criteria.

The applicant's methodology was to generally match the average six foot setback from the single-family home to the rear. They also wanted to maintain a minimum three-foot wide access on the north side of the building, which complies with setback standards. The property line at the south side has two jogs and the proposal includes a partial zero lot-line condition along this irregular property line.

Parking Variance: The applicant is requesting a parking variance by providing one parking space where two are required. The existing lot is approximately 28 feet wide by 48 feet deep. Typical Capitola lots are 40 feet wide by 80 feet deep or larger. Due to the substandard lot size, the applicant has provided an exhibit that demonstrates that even if they had proposed a variance for substandard 9 foot by 18-foot parking spaces, the rear building wall would need to be moved closer to the rear property line, which is already an exception request. There would further be no remainder area for typical garage functions like garbage bin storage, general storage, or work area. A substandard tandem garage also limits the options to the JADU floor plan. Due to the substandard lot size and resulting functional floor plan limitations, the applicant is proposing a variance to reduce parking from two spaces to one rather than further impact setbacks and propose two substandard parking spaces. Variance findings are included below.

CEQA Determination: Section 15303 of the CEQA Guidelines exempts the construction of small facilities or structures, including a single-family residence in a residential zone, or up to three single-family residences in an urbanized area. The proposed project includes the construction of a new residential structure which includes one JADU in the MU-V (Mixed-Use Village) zoning district.

Design Permit Findings:

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

Community Development Staff and the Planning Commission have reviewed the project. With approval of a Variance for reduction of one parking space and exception requests for the rear and side setbacks, the proposed single-family residence complies with the applicable development standards of the MU-N (Mixed Use Neighborhood) zoning district.

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

Community Development Staff and the Planning Commission have reviewed the application for a single-family residence. With approval of a Variance for reduction of one parking space and exception requests for the rear and side setbacks, the proposed single-family residence will comply with all applicable provisions of the zoning code and municipal code.

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

Section 15303(a) of the CEQA Guidelines exempts the construction of small facilities or structures, including a single-family residence in a residential zone, or up to three single-family

residences in an urbanized area, and is subject to Section 753.5 of Title 14 of the California Code of Regulations. This project involves a new single-family residence in an urbanized area, located within the MU-N (Mixed Use Neighborhood) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

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

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

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

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

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

Community Development Staff and the Planning Commission have all reviewed the application for the single-family residence. The coastal Mediterranean design is unique and still maintains the character of the neighborhood, which has a variety of traditional and modern architectural styles. The project complies with height standards for the zone and is similar in scale to nearby developments on Capitola Avenue.

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 413 Capitola Avenue. The project will not negatively impact public landmarks and/or public views.

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

The proposed project is located at 413 Capitola Avenue. The home is not located in an area with natural habitats or natural resources. The project will maintain or enhance vegetation consistent with the allowed use and will not have an effect on natural habitats or natural resources.

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

The project involves a single-family residence and will not negatively impact low-cost public recreational access.

E. The project maintains or enhances opportunities for visitors.

The project involves a single-family residence and will not negatively impact visitor serving opportunities.

F. The project maintains or enhances coastal resources.

The project involves a single-family residence and will not negatively impact coastal resources.

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

The proposed residential project complies with all applicable design criteria, design guidelines, area plans, and development standards. The operating characteristics are consistent with the MU-N (Mixed Use Neighborhood) zoning district.

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 a new single-family residence on an existing mixed-use zoned lot. The proposed project is consistent with the LCP goals for appropriate coastal development and land uses. The residential use is consistent with allowed uses of the MU-N (Mixed Use Neighborhood) zoning district.

Variance Findings:

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

Staff Analysis: The lot is small by Capitola standards, which is acknowledged by section 17.20.040[3] that allows the Planning Commission to reduce setbacks for lots between the Trestle and 431 Capitola Avenue without requiring a Variance. This specific area of the City includes 15 lots that average 1,594 square feet and the subject property is 1,384 square feet. The property is also irregular in shape with angled front, side, and rear lot lines, and several jogs on the south side property line. The property is located within a flood zone, which limits new development of habitable space below the base flood elevation. On a typical small to medium sized lot (2,800-4,000 sf) two parking spaces account for 10-14% of the lot size. In this case, two standard parking spaces would account for 29% of the lot area.

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

Staff Analysis: Numerous properties within the vicinity and/or same zoning district provide no parking or less than required. Several have received parking variances while others are long-standing nonconforming properties. The subject property has limited space for parking, driveway access, setbacks, and accommodating a reasonable development. The applicant is seeking a reduction for one parking space in an area that has many properties with a similar parking deficiency condition.

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

Staff Analysis: Numerous properties within the vicinity and/or same zoning district have less than the required parking. The subject property has limited adequate space to provide parking, a driveway, and accommodate setbacks. Granting a variance for one parking space enables the subject property to develop a two-bedroom home with a JADU.

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

Staff Analysis: The project involves a single-family residence and JADU and will not negatively impact the public, properties, or improvements in the vicinity or in the same zone as the subject property.

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

Staff Analysis: Most of the R-1 and MU-N zoned properties in the vicinity have some parking deficiency relative to the current standard. Several of the properties were issued variances while

others are long standing conditions. Mitigating this existing condition in the area is that this block has the unique option of the City's largest public parking facility within 500 feet.

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

Staff Analysis: The property will not impact nearby coastal resources.

Conditions of Approval:

Planning

1. The project approval consists of construction of a new 1,384 square-foot single-family dwelling. The maximum Floor Area Ratio for the 1,456 square foot property is 100% (1,456 square feet). The total FAR of the project is 95% with a total of 1,384 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on March 7, 2024, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. Prior to 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.
5. Prior to issuance of building permit, all Planning fees associated with permit #-23-0524 shall be paid in full.
6. 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.
7. 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.
8. 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.
9. Prior to issuance of building permits, submit construction operation plans showing the area to be used for scaffolding, debris box, and port-o-john during construction of the 2nd and 3rd story to ensure necessary OSHA clearances from power lines are met.
10. 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.

11. 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.
12. 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.
13. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
14. 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.
15. 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. Please provide all exterior lighting manufacturer's specifications on the plans for Building permit plan check.
16. 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.
17. 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.
18. Plans submitted for Building Permit plan check shall replace the concrete with permeable pavers at the north side walkway.
19. The proposed pittosporums to be installed in the rear yard shall be a tree subspecies. Please provide additional species information on the plans for Building Permit plan check.
20. Prior to issuance of Building Permits 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.

Public Works

21. Prior to a project final inspection, 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.

22. Prior to issuance of building permits, submit a utility plan and sidewalk improvement plan that shows the location of utility vaults, proposed curb cut, cross slope, running slope and elevation of the driveway.
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.
24. 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).
25. 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.
26. 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.
27. 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.

Attachments:

1. 413 Capitola Avenue – Plan Set
2. Variance Exhibits & Owner's Justification
3. Architect's Project Narrative
4. Design Permit Review Criteria

Report Prepared By: Brian Froelich, Senior Planner

Reviewed By: Austin Westly, Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director

MATERIALS PALETTE

COMPOSITE AERIAL™
ROOFING - DARK WOOD

TRUSS & WOOD ACCENTS
& GARAGE DOOR
BENJAMIN MOORE BLUE HERON

DECORATIVE SCREENING
WOOD TRUSS & ZIP
SANDWICH

WINDOW EXTERIOR CLAD
PELLA SOFT LINEN

RAILING - METAL BRONZE

FRONT DOOR - WOOD
STAINED HAZEL WITH
FRIGTED GLASS

DOWNSPOUTS - COPPER

**STUCCO - BENJAMIN
MOORE SIMPLY WHITE**

DECORATIVE STUCCO & ROOFING
NEW COIN COLLECTION SANDWICH

DECORATIVE TILING
NEW ROYCE COLLECTION B - INDEGO
RUBBER TEAK SLIDES, TURBUSSO SLIDES

COMPOSITE AERIAL™
ROOFING - BARKWOOD

TRUSS & WOOD ACCENTS
& GARAGE DOOR
BENJAMIN MOORE BLUE HERON

DECORATIVE SCREENING
WOOD TRUSS & ZIP
SANDWICH

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PELLA SOFT LINEN

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COMPOSITE AERIAL™
ROOFING - BARKWOOD

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PELLA SOFT LINEN

RAILING - METAL BRONZE

FRONT DOOR - WOOD
STAINED HAZEL WITH
FRIGTED GLASS

DOWNSPOUTS - COPPER

**STUCCO - BENJAMIN
MOORE SIMPLY WHITE**

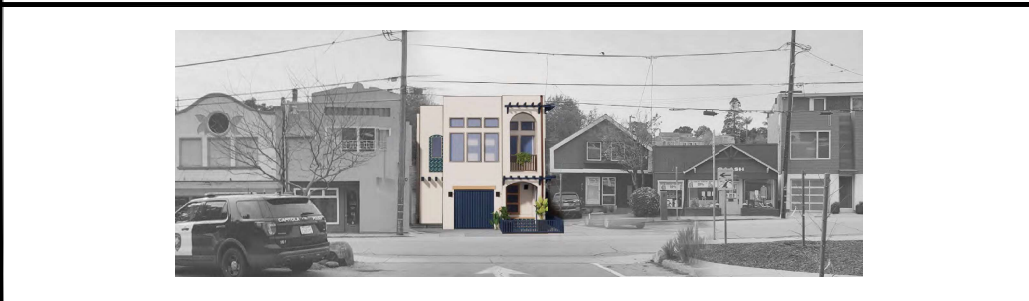
DECORATIVE STUCCO & ROOFING
NEW COIN COLLECTION SANDWICH

DECORATIVE TILING
NEW ROYCE COLLECTION B - INDEGO
RUBBER TEAK SLIDES, TURBUSSO SLIDES

PERSPECTIVE VIEW



STREETSCAPE



PROJECT DATA

PROJECT ADDRESS: 413 CAPITOLA AVE
A.P.N.: 038-131-33
LOT AREA (FROM PARCEL MAP): 1,455.74 SF
ZONING: MUN (MIXED USE NEIGHBORHOOD)
OCCUPANCY: R3 / U
CONSTRUCTION TYPE: V-8
BUILT: 1920
HISTORIC SITE: NO
FIRE SPRINKLERS: YES
AVERAGE SLOPE: LESS THAN 10%
FLOOD ZONE: YES

SETBACKS

	EXISTING	PROPOSED
FRONT:	±23'-5"	3'-0"
SIDE:	±4'-5"/ZERO	3'-0"/ 1'-0"
REAR:	±1'-11"	6'-0"

BUILDING HEIGHT

	EXISTING	PROPOSED
MAIN RESIDENCE:	± 15'-0"	±26'-11"

SQUARE FOOTAGE

	EXISTING	PROPOSED
1ST FLOOR	648 SF	174 SF
2ND FLOOR	N/A	843 SF
LOFT	N/A	342 SF
GARAGE **	648 SF	1,384 SF

** GARAGE 275- 250 CREDIT = 25 SF

ATTACHED JR ADU N/A 451 SF

COVERED PORCH (1ST FLOOR) 29 SF

COVERED BALCONY (2ND FLOOR) 54 SF

DECK 47 SF

INDEX

- A1.1 Cover Sheet
- 1 Topographic Survey
- A1.3 Proposed Site + Landscape Plan
- A2.1 Proposed First + Second Floor Plans
- A2.2 Proposed Loft + Roof Plans
- A3.1 Proposed Exterior Elevations
- A3.2 Proposed Exterior Elevations
- A4.1 Building Sections
- C1.0 Cover Sheet + Site Plan
- C1.1 Notes
- C2.0 Grading + Drainage Plan
- C3.0 Details
- C3.1 Details
- C4.0 Erosion Control Plan + Details
- C4.1 BMP Notes

PROJECT INFO.

Owner:
Ed Pearson
239 Thurston Street
Los Gatos, CA 95030
epearson@outlook.com
ph (408) 205-7305

Designer:
Studio 3 Design
Contact: Bess Wiersema
bess@studio-three.com
638 University Avenue
Los Gatos, California 95032
ph (408) 292-2292
fax (253) 399-1125

Land Surveyor:
Kevin Smith Land Surveying
Contact: Kevin Smith, P.L.S.
kevin.smith@landsurveying@gmail.com
111 Dellview Avenue
Santa Cruz, CA 95062
ph (831) 588-0154

Civil Engineer:
Ramsey Civil Engineering
Contact: David Ramsey
david@ramseyco.com
2905 Kristie Court
Santa Cruz, California 95065
ph (831) 452-2205

Contractor:
Ed Pearson General Contractor
239 Thurston Street
Los Gatos, CA 95030
epearson@outlook.com
ph (408) 205-7305



STUDIO 3 DESIGN
INTERIORS
REMODEL +
ADDITIONS
NEW CONSTRUCTION
638 UNIVERSITY AVE
LOS GATOS
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95032
T 408.292.3252
F 253.399.1125

CODES USED

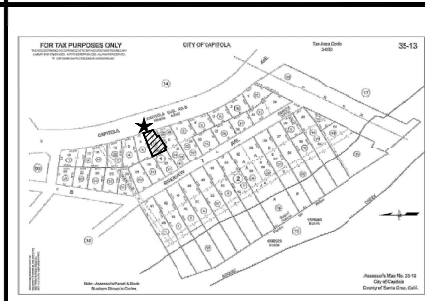
The following codes are currently in effect:

- 2022 California Building Code
- 2022 California Residential Code
- 2022 California Electrical Code
- 2022 California Mechanical Code
- 2022 California Plumbing Code
- 2022 California Energy Code
- 2022 California Fire Code
- 2022 California Existing Building Code
- 2021 International Existing Building Code
- 2022 California Green Building Standards Code

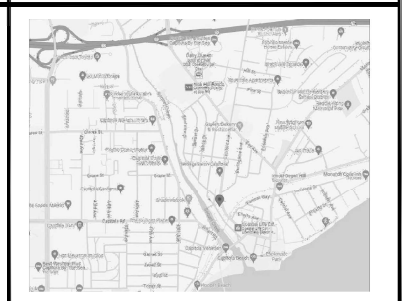
PROJECT DESCRIPTION

Demolish existing one-story commercial structure for new two-story + lift single family residence with attached garage + JR ADU.

PARCEL MAP



VICINITY MAP



413 CAPITOLA AVE.
CAPITOLA
CALIFORNIA
95010

24 AUGUST 2023
21 NOVEMBER 2023
PLANNING SUBMITTAL
06 FEBRUARY 2024
PLANNING SUBMITTAL II

SCALE: N/A
COVER SHEET

A1.1

BENCH MARK:
CITY OF SANTA CRUZ COUNTY BENCH #909, A BRASS DISC SOUTHERLY OF THE RR TRACKS AND EASTERLY OF MONTEREY AVENUE...
ELEVATION = 66.696' (NAVD88)

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS AND THE BEARING OF THE WESTERLY SIDE OF CAPITOLA AVENUE AS SHOWN ON THAT CERTAIN CORNER RECORD #1141, FILED FOR RECORD, NOVEMBER 5, 2021, SANTA CRUZ COUNTY RECORDS. BEARING-NORTH 17°30'00" WEST

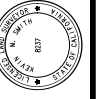
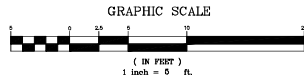
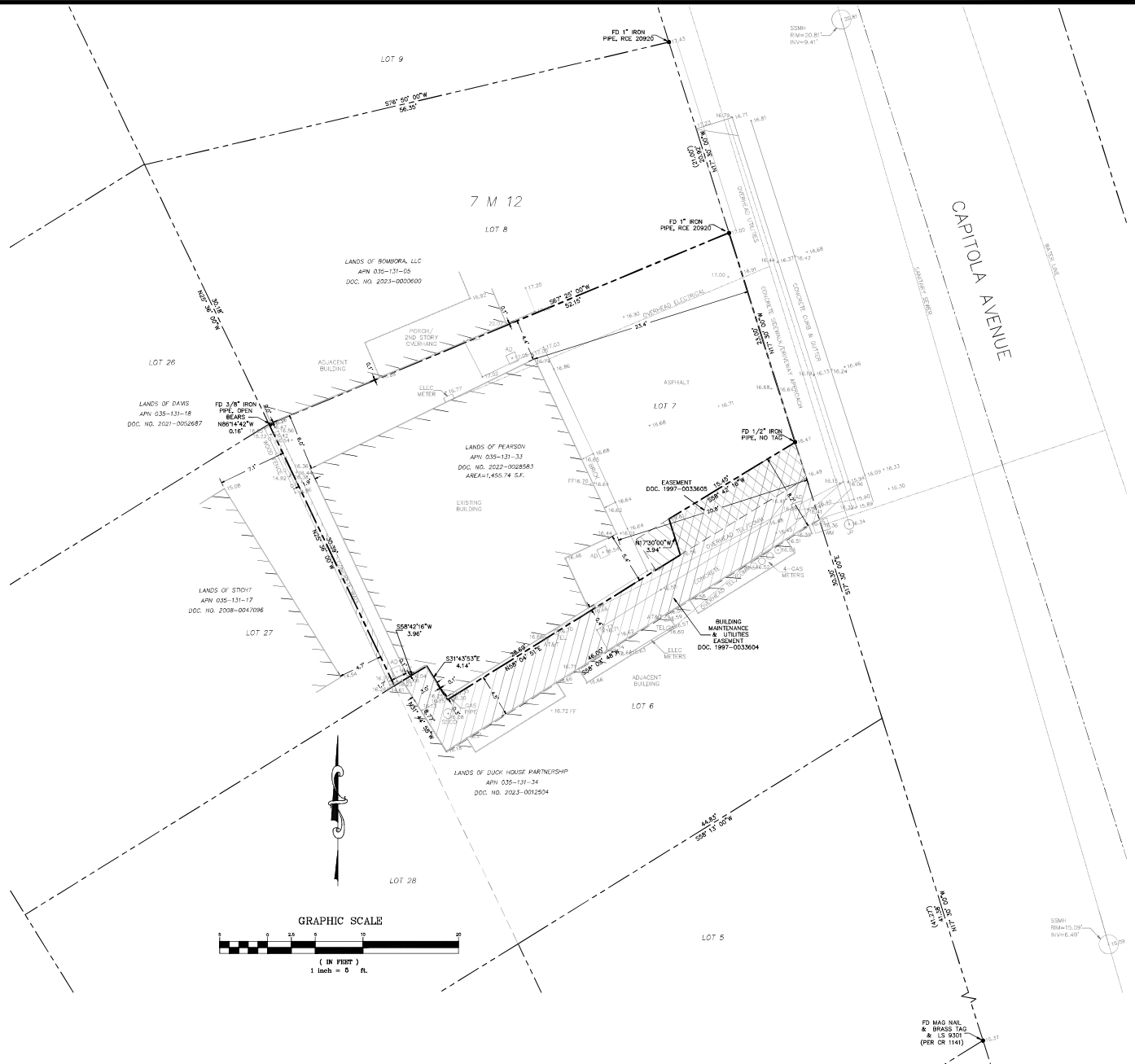
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EASEMENT/RIGHT OF WAY LINE
- ▨ BUILDING & UTILITY EASEMENT
DOC. 1997-0033604
- ▨ EASEMENT
DOC. 1997-0033605
- ▨ BUILDING FOOTPRINT
- JP JOINT UTILITY POLE
- SSMH SANITARY SEWER MANHOLE
- CO CLEANOUT
- FF FINISH FLOOR
- GFS GARAGE FINISH SLAB
- AD AREA DRAIN
- WM WATER METER

NOTE:
MEASURED DISTANCES FROM SIDE OF THE BUILDING TO THE PROPERTY LINES ARE TO THE FACE OF SIDING AND WOOD TRIM.

NOTE:
THIS TOPOGRAPHIC MAP REPRESENTS THE CONDITIONS OF THE SITE AT THE TIME THE SURVEY WORK WAS COMPLETED AND SHOWS SURFACE OBJECTS ONLY. SUBSURFACE STRUCTURES, IF ANY, INCLUDING BUT NOT LIMITED TO FOUNDATIONS, PILINGS, UNDERGROUND TANKS AND UNDERGROUND UTILITY LINES MAY NOT BE SHOWN.

ATTENTION:
THE DELIVERY OF THIS MAP IN AN ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF MY PROFESSIONAL WORK PRODUCT. THE SIGNED PAPER PRINT IS PROVIDED TO THE CLIENT AS AN INSTRUMENT OF SERVICE. IN EVENT THE ELECTRONIC FILE IS ALTERED, THE SAID PAPER PRINT MUST BE REFERRED TO FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. I SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE, BY OTHERS, TO THE ELECTRONIC FILE, OR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE.



Kevin M. Smith
KEVIN M. SMITH, P.L.S. 8237
08/22/23
DATE

KEVIN SMITH
LAND SURVEYING
111 DELVIEW AVENUE
SANTA CRUZ, CA 95062
(831) 588-0154



TOPOGRAPHIC SURVEY
FOR: ED PEARSON
413 CAPITOLA AVENUE, CAPITOLA, CA 95010
APN 035-131-33

SHEET
1
OF
1
DATE
SEPTEMBER
2023
JOB NO.
K23041



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PLANNING SUBMITTAL II

SCALE: 3/4" = 1'-0"

PROPOSED SITE +
LANDSCAPE PLAN

A1.3



BIRD OF PARADISE



BANANA TREE



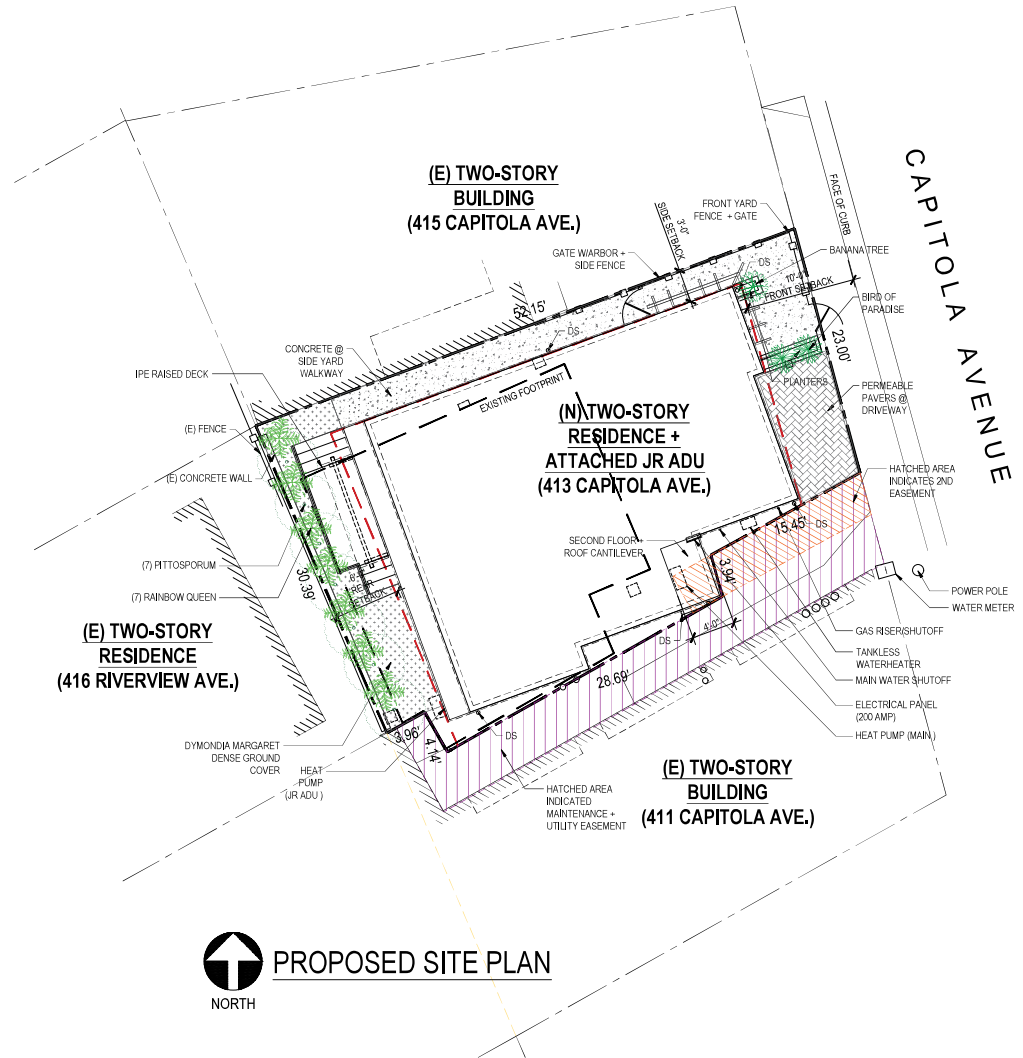
RAINBOW QUEEN



PITTOSPORUM



PERMEABLE PAVERS
BELGARD, CATALINA GRANA



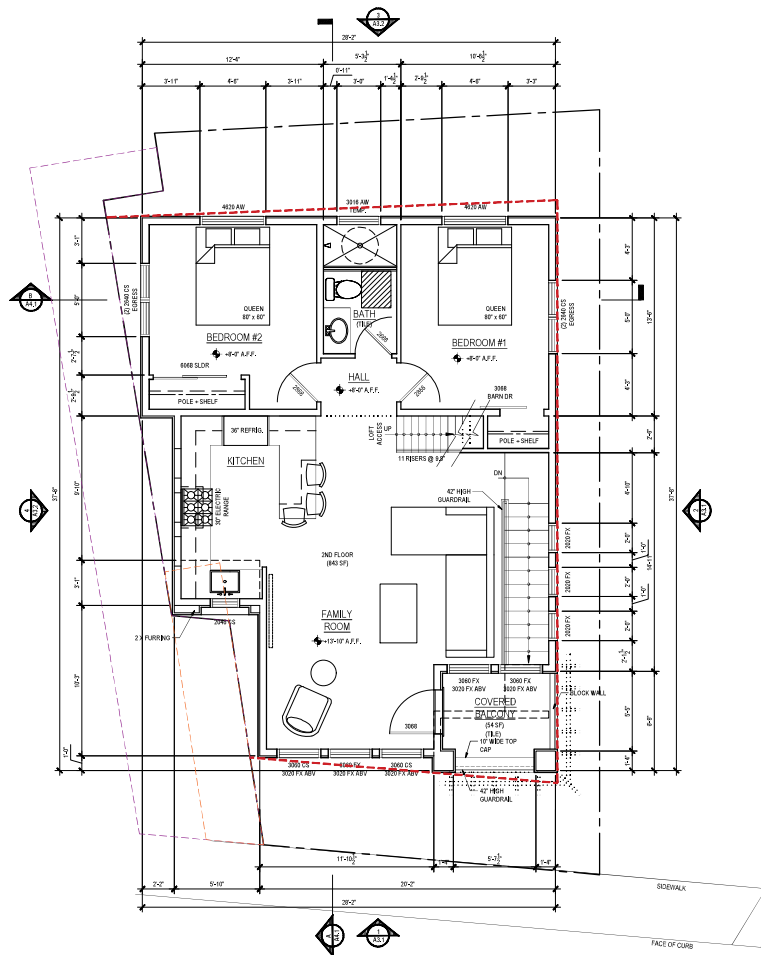
PLANT LEGEND		HATCH LEGEND		LEGEND	
	BIRD OF PARADISE (STREITZIA NICOLAI) TWO (2), 5 GALLON MODERATE WATER ALLOWANCE MATURE HT., 4-6 FEET		RED ABYSSINIAN BANANA TREE (ENSETE VENTRICOSUM MAURELII) ONE (1), 25 GALLON MODERATE WATER ALLOWANCE MATURE HT., 20 FEET		PERMEABLE PAVERS BELGARD, CATALINA GRANA, COLOR BELLA OR APPROVED EQ.
	RAINBOW QUEEN (PHORUM MARI QUEEN) SEVEN (7), 5 GALLON LOW WATER ALLOWANCE MATURE HT., 3-4 FEET		PITTOSPORUM (TOSIA EVERGREEN) SEVEN (7), 15 GALLON LOW WATER ALLOWANCE MATURE HT., 15 FEET		CONCRETE
			DYMNDIA MARGARET DENSE GROUND COVER, LOW WATER ALLOWANCE, SINGLE SQUARE FLAT (AS MANY FLATS AS NEEDED FOR COVERAGE)		MAINTENANCE + UTILITY EASEMENT
					2ND EASEMENT
			PROPERTY LINE		BUILDING SETBACK
			MAINTENANCE + UTILITY EASEMENT		MAINTENANCE + UTILITY EASEMENT
			2ND EASEMENT		2ND EASEMENT
			FENCE		FENCE

A1.3



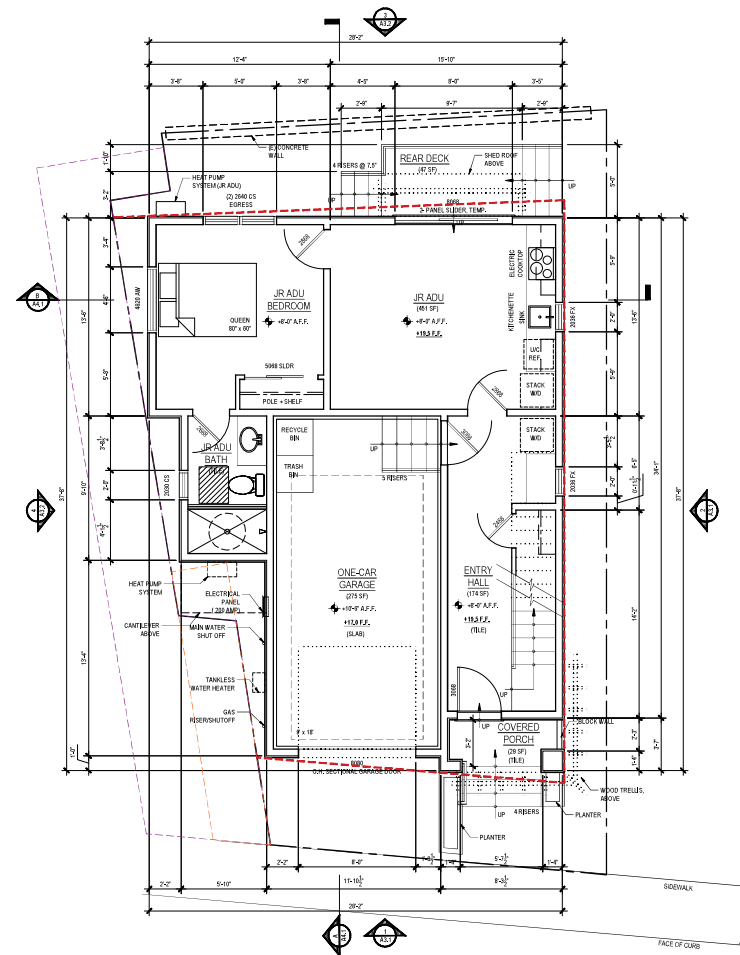
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 95010



PROPOSED SECOND FLOOR PLAN

LEGEND	
	PROPERTY LINE
	BUILDING SETBACK
	MAINTENANCE + UTILITY EASEMENT
	2ND EASEMENT



PROPOSED FIRST FLOOR PLAN

LEGEND	
	PROPERTY LINE
	BUILDING SETBACK
	MAINTENANCE + UTILITY EASEMENT
	2ND EASEMENT

24 AUGUST 2023
 21 NOVEMBER 2023
 PLANNING SUBMITTAL
 06 FEBRUARY 2024
 PLANNING SUBMITTAL II

SCALE: 3/4" = 1'-0"

PROPOSED FIRST +
 SECOND FLOOR PLANS

A2.1



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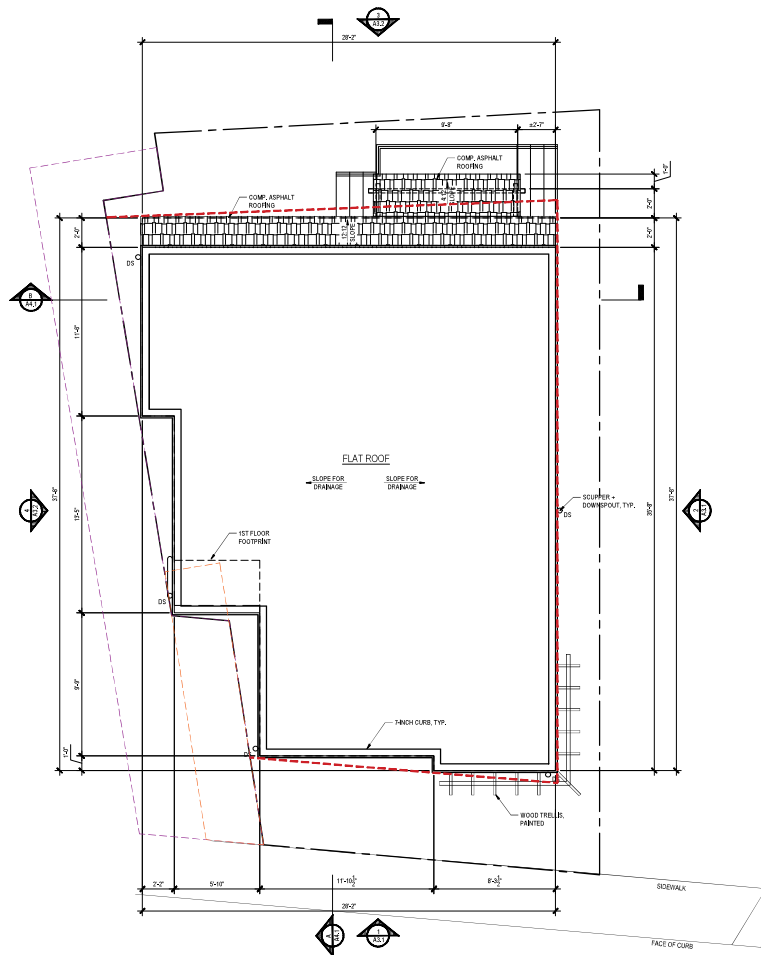
413 CAPITOLA AVE.
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24 AUGUST 2023
 21 NOVEMBER 2023
 PLANNING SUBMITTAL
 06 FEBRUARY 2024
 PLANNING SUBMITTAL II

SCALE: 1/2" = 1'-0"

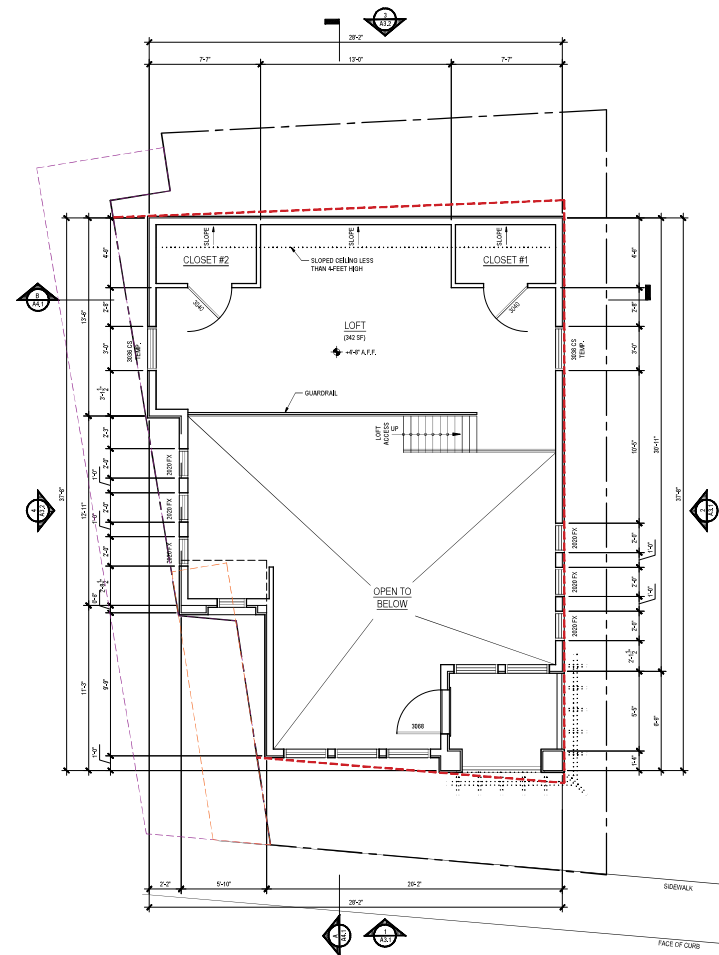
PROPOSED LOFT + ROOF
 PLANS

A2.2



PROPOSED ROOF PLAN
 NORTH

LEGEND	
---	PROPERTY LINE
---	BUILDING SETBACK
---	MAINTENANCE + UTILITY EASEMENT
---	2ND EASEMENT



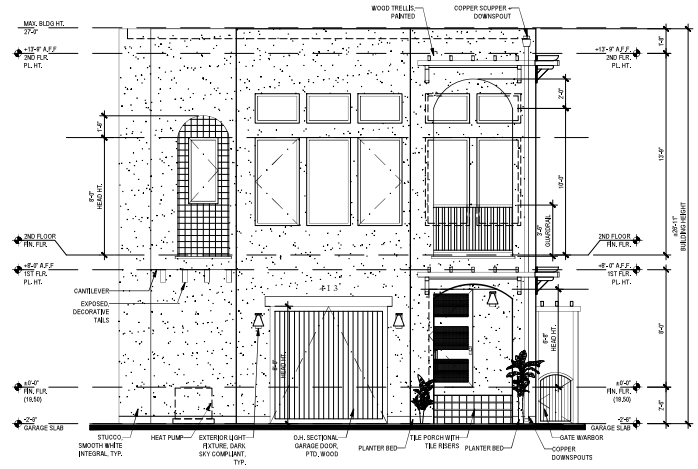
PROPOSED LOFT PLAN
 NORTH

LEGEND	
---	PROPERTY LINE
---	BUILDING SETBACK
---	MAINTENANCE + UTILITY EASEMENT
---	2ND EASEMENT

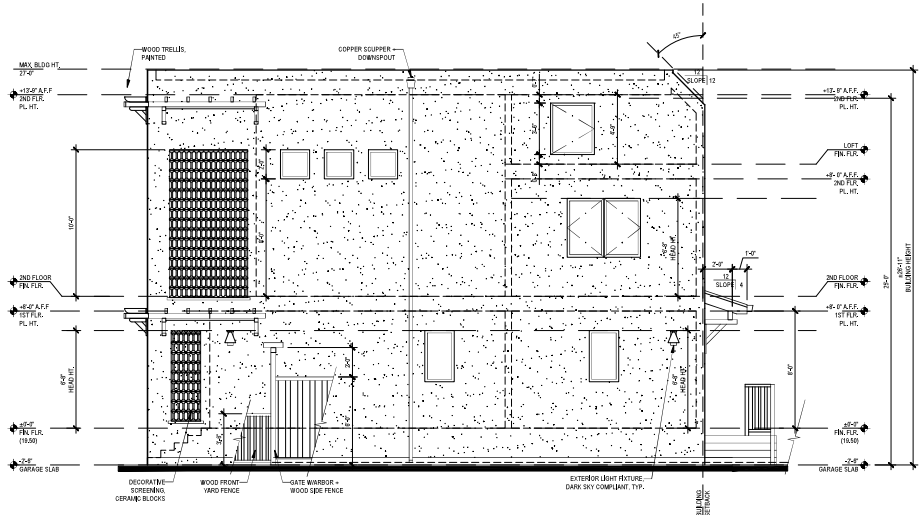


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PROPOSED MATERIALS	
WINDOWS -	ALUMINUM CLAD EXTERIOR WOOD INTERIOR, HELIX LIFESTYLE COLOR: SOUTHERN FIBERGLASS COMPOSITE PILLOW/EMERALD - COLOR TAN
ROOFING -	BUILT UP ROOF- 18 PLY SINGLE PLY SMA ROOF SYSTEM OVER A CLASS 'A' SECURBOARD COVER BOARD OVER A TAMPED INSULATION SYSTEM COMP. ASPHALT, TAPERED BARK WOOD
SOUPPER -	COPPER
DOWNSPOUTS -	COPPER
STUCCO -	SMOOTH WHITE INTERNAL (SIMILAR TO BENJAMIN MOORE SIMPLE WHITE)
TRELLIS -	WOOD PAINTED - FALLOW - BALL DRAWING ROOM BLUE
WOOD ACCENTS -	WOOD PAINTED - FALLOW - BALL DRAWING ROOM BLUE
GARAGE DOOR -	WOOD PAINTED - FALLOW - BALL DRAWING ROOM BLUE
DECORATIVE STUCCO -	CERAMIC - BOW BOW COLLECTION SANDICOTTO
PAVING -	METAL BRONZE
PORCH -	TILE WITH TILE PRESERS
DECK + GUARDRAIL -	REDWOOD, STAINED
EXTERIOR SCREENING -	BOW BOW PNL - UPNL COTTA - SAND CERAMIC BLOCKS
EXTERIOR LIGHTING -	HUDSON VALLEY LIGHTING GROUP SEMI DARK SKY COMPLIANT OR APPROVED EQL
ADDRESS NUMBERS -	OB. RUBBED BRONZE, MODERN FONT
FRONT DOOR -	WOOD STAINED MAPLE W/ PROTECTED GLASS



1 - PROPOSED NE ELEVATION (FRONT)



2 - PROPOSED NW ELEVATION (SIDE)

413 CAPITOLA AVE.
CAPITOLA
CALIFORNIA
95010

24 AUGUST 2023
21 NOVEMBER 2023
PLANNING SUBMITTAL
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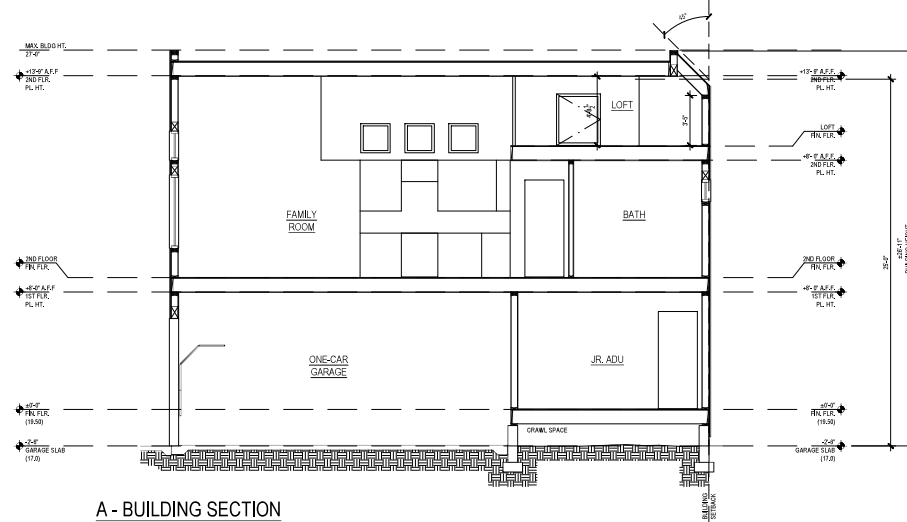
SCALE: 3/4" = 1'-0"

PROPOSED EXTERIOR
ELEVATIONS

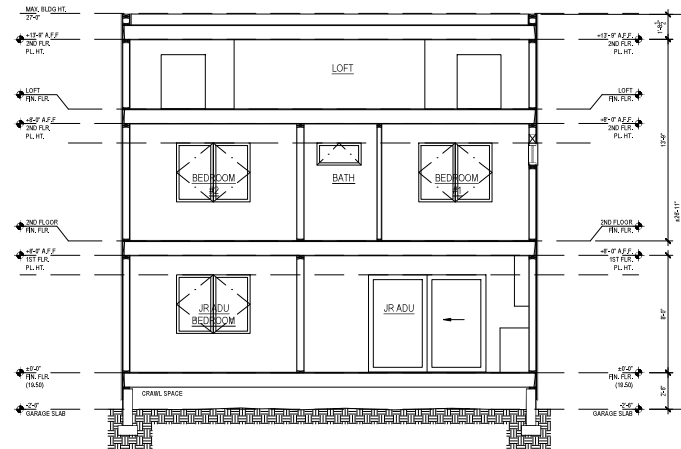
A3.1



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A - BUILDING SECTION



B - BUILDING SECTION

413 CAPITOLA AVE.
CAPITOLA
CALIFORNIA
95010

24 AUGUST 2023
21 NOVEMBER 2023
PLANNING SUBMITTAL
06 FEBRUARY 2024
PLANNING SUBMITTAL II

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

PROPOSED BUILDING
SECTIONS

A4.1

RAMSEY
CIVIL ENGINEERING INC.
CIVIL ENGINEERING
PROJECT MANAGEMENT
CONSTRUCTION SUPPORT
GIS AND GPS SERVICES
2905 KRISTIE COURT
SANTA CRUZ, CA 95065
TEL (831) 462-2905
www.ramseycivilengineering.com



DAVID RAMSEY DATE
RCH 7/3/25

APN# 035-131-33

PLAN TYPE
RESIDENTIAL

COVER SHEET & SITE PLAN
PEARSON RESIDENCE
413 CAPITOLA AVENUE, CAPITOLA, CA. 95010

02/20/2025
DATE
CITY COMMENTS #1
NUMBER
REVISION BLOCK

05
DRAWN BY
06
DESIGNED BY
07
DATE
08
SCALE
09
PROJECT NO
10
SHEET

811
Know what's below.
Call before you dig.

C1.0

ABBREVIATIONS

AB	AGGREGATE BASE	JB	JUNCTION BOX
AC	AIR CONDITIONER UNIT	JT	JOINT TRENCH
ACL	ACCESSORY DWELLING UNIT	L	LANDING
APN	ASSESSORS PARCEL NUMBER	LF	LINEAR FOOT
ARV	AIR-RELEASE VALVE	LIP	LIP OF GUTTER
BF	BASEMENT FLOOR	LOG	LIMIT OF GRADING
BFP	BACKFLOW PREVENTER	LP	LOW POINT
BO	BLOW-OFF VALVE	MH	MANHOLE
BRW	FG AT BOTTOM OF RETAINING WALL	MIN	MINIMUM
BSW	BACK OF SIDEWALK	N	NORTH
BVC	BEGIN VERTICAL CURVE	NE	NORTH-EAST
BW	BOTTOM OF WALL	NTS	NOT TO SCALE
CATV	CABLE TELEVISION	NW	NORTH-WEST
CB	CATCH BASIN	OC	ON CENTER
CBC	CALIFORNIA BUILDING CODE	OCW	ON CENTER, EACH WAY
CI	CAST IRON PIPE	PCC	PORTLAND CEMENT CONCRETE
CL	CENTERLINE	PCC	POINT OF CONNECTION
CMP	CORRUGATED METAL PIPE	PP	POWER POLE
CMU	CONCRETE MASONRY UNIT	PL	PROPERTY LINE
CO	CLEANOUT	PRC	POINT OF REVERSE CURVE
CONC	CONCRETE	PS	PLANTING STRIP
COTG	CLEANOUT TO GRADE	PSE	PUBLIC SERVICE EASEMENT
CP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
DS	DOWNSPOUT	PV	PAVEMENT
DTL	DETAIL	PVC	POLYVINYL CHLORIDE PIPE
DWG	DRAWING	R	RADIUS
DWY	DRIVEWAY	RC	RELATIVE COMPACTION
E	EAST ELECTRICAL	RCR	REINFORCED CONCRETE PIPE
EG	EXISTING GROUND	ROW	RIGHT-OF-WAY
EM	ELECTRICAL METER	RPPB	REDUCE PRESSURE PRINCIPLE BACKFLOW
EP	EDGE OF PAVEMENT	RWB	REAR WETBACK
(E)	EXISTING	RW	RECYCLED WATER
EQUL	EQUAL	S	SOUTH SLOPE
EX	EXISTING	SD	STORM DRAIN
FC	FACE OF CURB	SE	SOUTHEAST
FDC	FIRE DEPARTMENT CONNECTION	SDMH	STORM DRAIN MANHOLE
FG	FINISH GRADE	SDE	STORM DRAIN EASEMENT
FF	FINISH FLOOR	SHT	SHEET
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOWLINE	SBS	SIDE SETBACK
FNC	FENCE	SSE	SANITARY SEWER EASEMENT
FO	FIBER OPTIC	SSMH	SANITARY SEWER MANHOLE
FS	FINISHED SURFACE	STA	STATION
FSB	FRONT SETBACK	STD	STANDARD
FT	FOOTFEST	SW	SIDEWALK, SOUTHWEST
FW	FIRE WATER	SWE	SIDEWALK EASEMENT
G	GAS	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
GF	GARAGE FLOOR	TH	THRESHOLD
HT	HEIGHT	TRN	TRANSFORMER
HDPE	HIGH-DENSITY POLYETHYLENE	TRW	FG AT TOP OF RETAINING WALL
HP	HIGH POINT	TV	TOP OF WALL
INT	INTERSECTION	USA	UNDERGROUND SERVICE ALERT
INV	INVERT	W	WEST WATER
IRR	IRRIGATION	WM	WATER METER
		WV	WATER VALVE

LEGEND

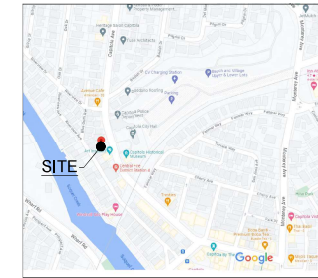
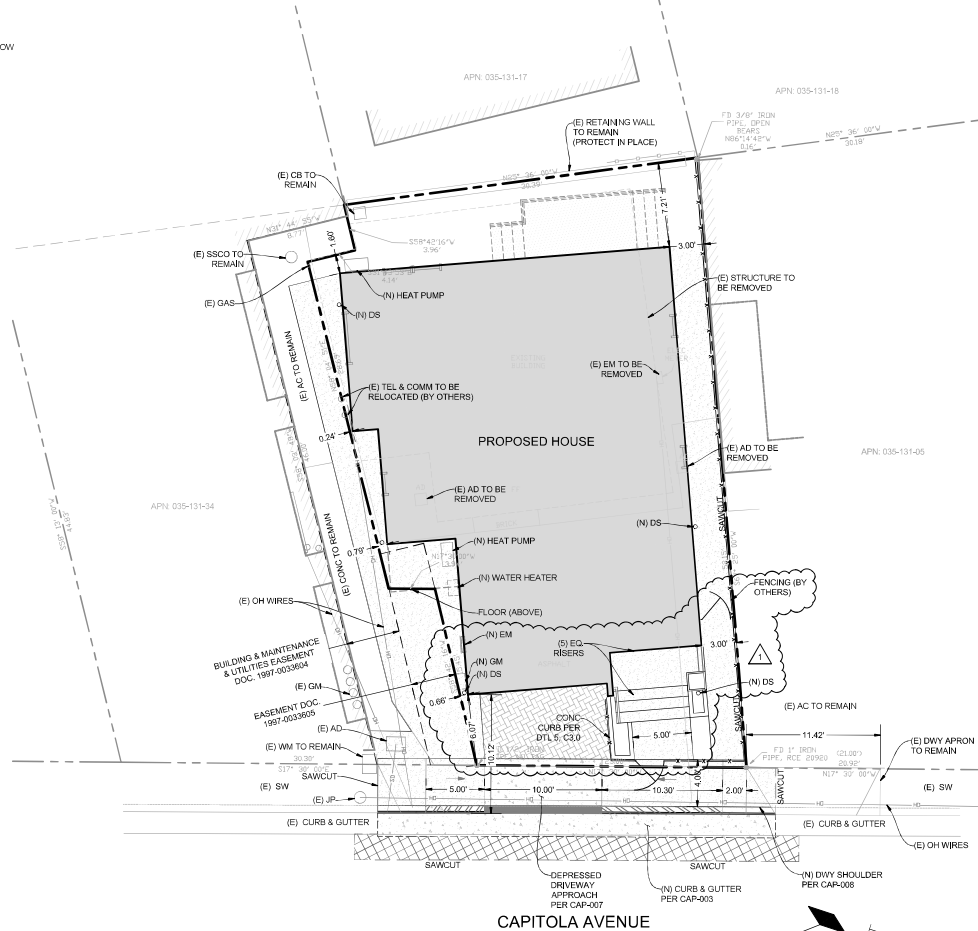
	PROPERTY LINE		AIR RELEASE VALVE
	PROPERTY LINE - ADJACENT		BLOW-OFF VALVE
	PROPOSED EASEMENT		CATCH BASIN
	FENCE		CURB INLET
	ELECTRICAL LINE		CLEANOUT STRUCTURE
	FIBER OPTIC LINE		FIRE HYDRANT
	FIRE WATER LINE		GUY ANCHOR
	GAS LINE		MANHOLE STRUCTURE
	IRRIGATION LINE		WATER METER
	JOINT TRENCH LINE		WATER VALVE
	OVERHEAD LINE		WATER THRUST BLOCK
	RECYCLED WATER LINE		FLOW DIRECTION
	STORM DRAIN LINE		
	PERFORATED PIPE		
	SANITARY SEWER LINE		
	TELEPHONE LINE		
	CATV LINE		
	WATER LINE		
	SWALE		
	LIMIT OF GRADING		
	TREE PROTECTION FENCING		
	FIBER ROLLS		

IMPROVEMENT PLANS

FOR

PEARSON RESIDENCE

413 CAPITOLA AVENUE
CAPITOLA, CALIFORNIA



VICINITY MAP
N.T.S.

SURVEY

SURVEY FOR THIS PROJECT PROVIDED BY KEVIN SMITH LAND SURVEYING, JOB NO. K23041, DATED SEPTEMBER 2023.

BENCHMARK

QTY OF SANTA CRUZ COUNTY BENCH #669, A BRASS CBC, SOUTHERLY OF THE RR TRACKS AND EASTERLY OF MONTEREY AVENUE.

BENCHMARK ELEVATION = 66.696' (NAVD 88)

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND MONUMENTS AND THE BEARING OF THE WESTERLY SIDE OF CAPITOLA AVENUE AS SHOWN ON THAT CERTAIN CORNER RECORD #1141, FILED FOR RECORD, NOVEMBER 5, 2021, SANTA CRUZ COUNTY RECORDS.

BASIS OF BEARINGS: N17°30'00"W

HATCH LEGEND

	(E) STRUCTURE (TO REMAIN)
	PROPOSED STRUCTURE (SEE ARCH DRAWINGS)
	PROPOSED DECK (SEE ARCH DRAWINGS)
	CONCRETE (PEDESTRIAN) (SEE DTL 6, C3.0)
	CONCRETE (VEHICULAR) (SEE DTL 6, C3.0)
	NEW TO EX AC INTERFACE (SEE DTL 3, C3.0)
	PERMEABLE PAVERS (SEE DTL 7, C3.0)

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C1.0	COVER SHEET & SITE PLAN
C1.1	NOTES
C2.0	GRADING AND DRAINAGE PLAN
C2.1	SECTIONS
C3.0-C3.1	DETAILS
C4.0	EROSION CONTROL PLAN & DETAILS
C4.1	SMP NOTES



811
Know what's below.
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C1.0

SANTA CRUZ COUNTY SANITATION DISTRICT GENERAL NOTES

- NO CHANGES IN THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS.
- INSTALL SEWER SYSTEM AND CONNECTIONS IN ACCORDANCE WITH ALL REQUIREMENTS OF THE SANTA CRUZ COUNTY SANITATION DISTRICT.
- ALL SEWER INSTALLATIONS SHALL CONFORM TO THE COUNTY OF SANTA CRUZ DESIGN CRITERIA.
- A SANITARY SEWER PERMIT SHALL BE REQUESTED FROM PUBLIC WORKS - SANITATION EITHER BY PHONE: 831-454-2160, OR EMAIL: DPW.LATERALPROGRAMS@SANTACRUZCOUNTY.US FOR THE NEW SANITARY SEWER LATERAL AND CONNECTION TO SANITATION DISTRICT MAIN PRIOR TO ANY WORK. EITHER CSE, OR CLASS A CONTRACTOR LICENSING IS REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY WITH RESPECT TO THE SEWER IMPROVEMENTS. INSPECTIONS SHALL BE REQUIRED.
- THE CONTRACTOR SHALL NOTIFY THE SANITATION DISTRICT INSPECTOR (831-454-2160 OR LEAVE MESSAGE AT 831-454-2895) BEFORE 8:00 A.M. AT LEAST 24 HOURS PRIOR TO THE CONNECTION OF ANY BUILDING SEWER TO THE SEWER LATERAL, OR TO THE ABANDONMENT THEREOF. IN THE CASE OF ABANDONMENT, NO DEMOLITION PERMITS WILL BE ISSUED UNTIL SAND SEWER LINE HAS BEEN ABANDONED.
- EACH NEW SANITARY SEWER LATERAL NOT IMMEDIATELY CONNECTED TO A BUILDING SHALL BE MARKED WITH A 2" X 4" X 5' REDWOOD STAKE MARKER, TO 12" ABOVE FINISH GRADE. AT THE END OF EACH NEW LATERAL STUB OUT, AN 'S' SHALL BE PAINTED ON THE MARKER AND THE END OF EACH LATERAL SHALL BE PROPERLY CAPPED. ALL LATERALS INSTALLED IN NEW DEVELOPMENTS SHALL ALSO BE MARKED BY STAMPING AN 'S' IN THE CURB JUST ABOVE THE LATERAL.
- INSULATED COPPER WIRE (NO. 10) SHALL BE PLACED ALONG TOP OF ALL GRAVITY AND FORCE MAINS. THE WIRE SHALL RUN BETWEEN MANHOLES, CLEANOUTS, OR OTHER APPROPRIATE FACILITIES, BROUGHT TO THE SURFACE AND BOLTED OR OTHERWISE SECURELY AFFIXED TO THE MANHOLE OR CLEANOUT COVER OR OTHER APPROPRIATE METAL STRUCTURE.

CITY OF CAPITOLA GENERAL NOTES

- ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH THE LATEST APPLICABLE REQUIREMENTS PROVIDED BY THE CITY OF CAPITOLA.
- UNLESS OTHERWISE AGREED UPON WITH THE CITY OF CAPITOLA, 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 SEVENTHENTH 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(10)(B).
- A "DISTURBANCE COORDINATOR" SHALL BE ESTABLISHED, PRIOR TO CONSTRUCTION, TO RESPOND TO CITIZEN COMPLAINTS AND INQUIRES REGARDING CONSTRUCTION NOISE AND DUST. THE NAME, PURPOSE AND TELEPHONE NUMBER OF THE DISTURBANCE COORDINATOR SHALL BE POSTED ON A SIGN EARLY VISIBLE FROM OFF-SITE DURING THE ENTIRE TIME PROJECT GRADING AND CONSTRUCTION OCCURS. THE DISTURBANCE COORDINATOR SHALL INVESTIGATE THE CONCERN AND TAKE REMEDIAL ACTION IF NECESSARY, WITHIN 24 HOURS OF RECEIVING A COMPLAINT OR INQUIRY.
- NO CHANGES IN THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS.
- NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS A SEPARATE WINTER EROSION CONTROL PLAN IS APPROVED BY THE PLANNING DIRECTOR. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
- THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.
- UNLESS OTHERWISE INDICATED BY A GEOTECHNICAL ENGINEER, THE TOP 8" OF SUBGRADE UNDER ALL PAVED (CONCRETE AND ASPHALT) SURFACES SUBJECT TO VEHICULAR USE SHALL BE COMPACTED TO A MINIMUM 90% RELATIVE COMPACTION.
- CONTRACTOR SHALL FIELD VERIFY ALL UNDERGROUND UTILITIES AND SUBSTRUCTURES. PRIOR TO FURTHER CONSTRUCTION, THE ENGINEER MUST BE NOTIFIED, IN WRITING, OF ANY DISCREPANCIES THAT MAY EXIST.
- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THE TERMS "INSTALL," "CONSTRUCT" AND "NEW (N)" INDICATE THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS, PRODUCTS, EQUIPMENT, AND LABOR FOR SAID INSTALLATION AND CONSTRUCTION.
- PURSUANT TO SECTIONS 16.40.040 AND 16.42.100 OF THE COUNTY CODE, IF AT ANY TIME DURING SITE PREPARATION, EXCAVATION, OR OTHER GROUND DISTURBANCE ASSOCIATED WITH THIS DEVELOPMENT, ANY ARTIFACT OR OTHER EVIDENCE OF AN HISTORIC ARCHEOLOGICAL RESOURCE OR A NATIVE AMERICAN CULTURAL SITE IS DISCOVERED, THE RESPONSIBLE PERSONS SHALL IMMEDIATELY CEASE AND DESIST FROM ALL FURTHER SITE EXCAVATION AND NOTIFY THE SHERIFF/CORONER IF THE DISCOVERY CONTAINS HUMAN REMAINS, OR THE PLANNING DIRECTOR IF THE DISCOVERY CONTAINS NO HUMAN REMAINS. THE PROCEDURES ESTABLISHED IN SECTIONS 16.40.010 AND 16.42.100 SHALL BE OBSERVED.
- THE DIRECTOR OF PUBLIC WORKS, OR HIS AUTHORIZED REPRESENTATIVE, SHALL HAVE THE AUTHORITY TO "STOP WORK" IF THE WORK IS NOT BEING DONE IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS.
- 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.
- KEEP WORK SITE CLEAR OF DEBRIS AND BE AWARE OF TRACKING MUD, DRIT, GRAVEL INTO THE STREET, AND SWEEP DAILY. COVER ALL STOCKPILES AND EXCAVATION SPILLS. PRACTICE GOOD HOUSEKEEPING AND MAINTAIN TEMPORARY CONSTRUCTION BMPs.
- 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.

RAMSEY CIVIL ENGINEERING NOTES:

- SITE PLAN BASED ON TOPOGRAPHIC SURVEY, PERFORMED BY KEVIN SMITH LAND SURVEYING, JOB NO. K23041, DATED SEPTEMBER 2022.
- ALL GRADING WORK AND CONSTRUCTION OF IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS SPECIFIED IN THE GEOTECHNICAL REPORT BY [REDACTED] DATED [REDACTED], PROJECT NO. [REDACTED] AND ANY SUBSEQUENT ADDENDUM LETTERS. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE COMPLETED PROJECT AND CERTIFY, IN WRITING, THAT ALL WORK CONFORMS TO THE GEOTECHNICAL INVESTIGATION REPORT.
- REFER TO ABOVE REFERENCED GEOTECHNICAL REPORT FOR ONSITE SOIL PREPARATION (OVEREXCAVATION AND RECOMPACTION REQUIRED) BELOW CONCRETE FOOTINGS, SLABS, AND PAVEMENT.
- ALL GRADING WORK AND CONSTRUCTION OF IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE CBC 2022 AND THE LATEST CITY OF CAPITOLA STANDARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS PRIOR TO PERFORMING ANY WORK ON SITE.
- NO CHANGES ON THESE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF RAMSEY CIVIL ENGINEERING INC.
- EROSION CONTROL PLANS SHALL BE PERMITTED AND FILED WITH THE APPLICABLE AGENCIES PRIOR TO ANY CONSTRUCTION OR GRADING OPERATIONS.
- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- ROOF DOWNSPOUTS SHALL DISCHARGE AWAY FROM BUILDING FOUNDATION PER 2022 CBC AND DIRECTED TO GRADE TO DRAIN.
- ALL COMPACTION TO BE DETERMINED USING THE LATEST EDITION OF ASTM D1557.
- THE TYPES, LOCATIONS, SIZES, AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR SHALL PERFORM THEIR OWN FIELD INVESTIGATION PRIOR TO CONSTRUCTION TO VERIFY UTILITY LOCATIONS. CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED. IF AT ANY TIME THE CONTRACTOR IS UNSURE OF UTILITY LOCATIONS, A CERTIFIED UNDERGROUND UTILITY LOCATOR SHALL BE OBTAINED AT THE COST OF THE CONTRACTOR, FOR ONSITE UTILITIES, OR CONTACT U.S.A (OR 811) FOR OFFSITE UTILITIES.
- ALL UTILITY STRUCTURES TO REMAIN WITHIN AREAS EFFECTED BY THE CONSTRUCTION WORK ON THIS PROJECT, INCLUDING, BUT NOT LIMITED TO CLEANOUTS, WATER VALVES, AND PULL BOXES SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR WHETHER SHOWN ON THESE PLANS OR NOT. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL PUBLIC OR PRIVATE UTILITY COMPANIES.
- ALL AREAS TO BE GRADED ACCORDING TO THE GRADES SHOWN ON THESE PLANS. A 1% MINIMUM SLOPE FOR DRAINAGE SHALL BE APPLIED IF NO GRADES ARE SHOWN, SUBJECT TO THE APPROVAL OF THE PROJECT ENGINEER.
- CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS.
- CONTRACTOR SHALL VERIFY THE CONTENTS AND THICKNESS OF THE BUILDING SLAB SECTION (I.E. CONCRETE, SAND, ROCK) WITH THE STRUCTURAL PLANS PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
- ALL GRADING, TRENCHING, SHORING, PAVING, AND CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A REGULATIONS.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONNEL AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONALS AND CITY REPRESENTATIVES HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

IMPERVIOUS AREA BREAKDOWN		
ONSITE	EXISTING (SF)	NEW/REPLACED (SF)
BUILDING AREA	655	926
CONCRETE	183	670
ASPHALT	771	0
TOTAL	1,609	1,596

PER THE CITY OF CAPITOLA DESIGN CRITERIA THIS PROJECT IS CONSIDERED A BASIC SITE PROJECT (<2,500 SF).

ESTIMATED EARTHWORK QUANTITIES	
47	CUBIC YARDS EXCAVATION
54	CUBIC YARDS EMBANKMENT
7	CUBIC YARDS NET EMBANKMENT (FILL)

NOTES

- ESTIMATE DOES NOT INCLUDE UTILITY TRENCH VOLUMES OR ANY OVEREXCAVATION IF REQUIRED BY SITE CONDITIONS.
- ESTIMATE ASSUMES A 15% COMPACTION FACTOR ON ALL FILL MATERIAL AND A 0% EXPANSION FACTOR ON ALL CUT MATERIAL.
- PRIOR TO COMMENCEMENT OF WORK CONTRACTOR SHALL CONFIRM THAT ESTIMATES ARE CORRECT.
- EXCESS MATERIAL SHALL BE DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL SITE.

RAMSEY CIVIL ENGINEERING INC.
 CIVIL ENGINEERING
 PROJECT MANAGEMENT
 CONSTRUCTION SUPPORT
 GSD AND GSP SERVICES

2905 KRISTIE COURT
 SANTA CRUZ, CA 95065
 TEL (831) 462-2905
 www.ramseycivilengineering.com

DAVID RAMSEY DATE
 REG# 73735

APN# 035-411-33

PLAN TYPE
 RESIDENTIAL

NOTES
PEARSON RESIDENCE
 413 CAPITOLA AVENUE, CAPITOLA, CA. 95010

DATE	11/02/2023
SCALE	AS NOTED
PROJECT NO.	22-261
SHEET	

811
 Know what's below.
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C1.1



DAVID RAMSEY DATE
REG# 73735

APN# 035-131-33

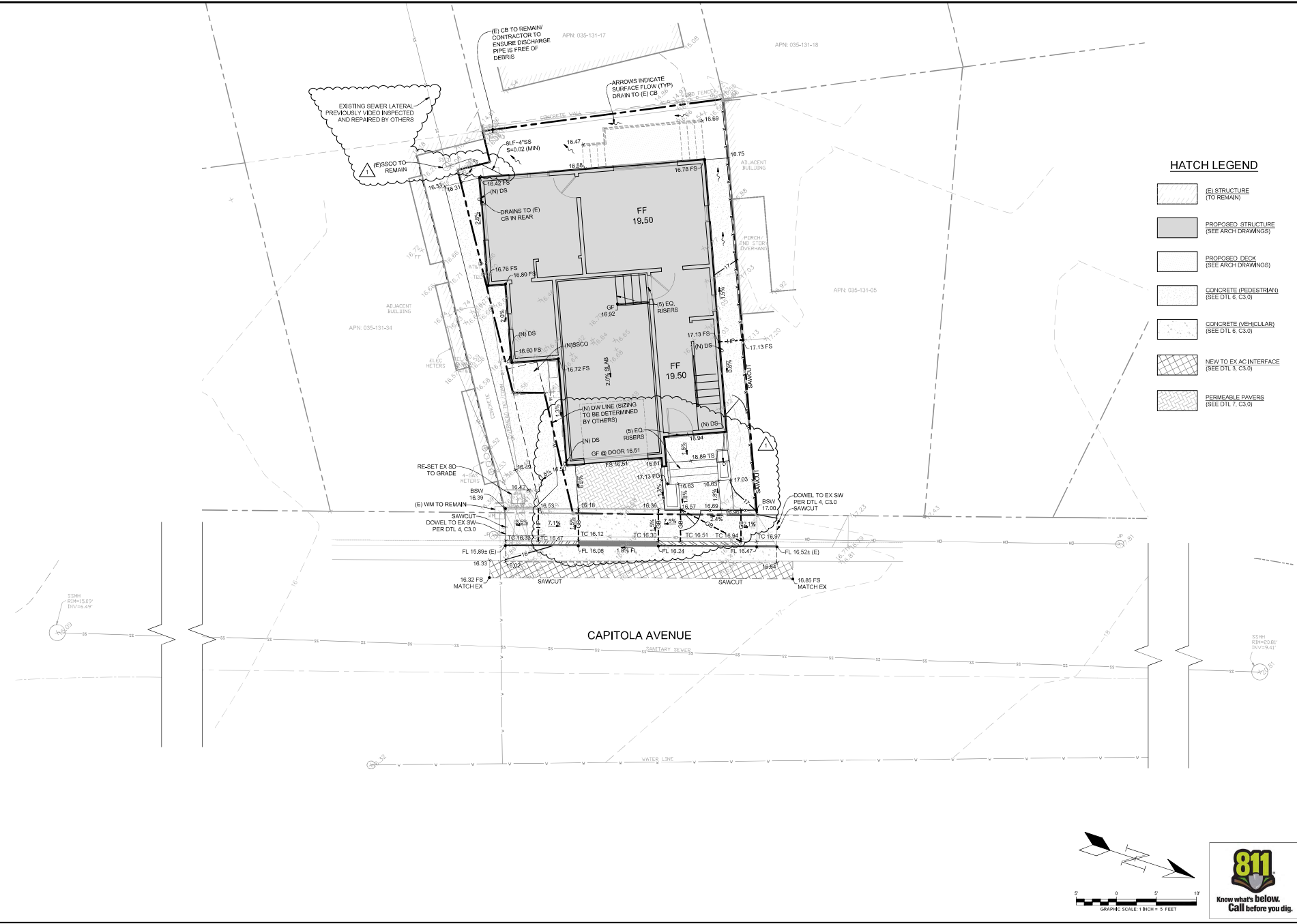
PLAN TYPE
RESIDENTIAL

GRADING & DRAINAGE PLAN
PEARSON RESIDENCE
413 CAPITOLA AVENUE, CAPITOLA, CA, 95010

DATE	11/02/2023
DRAWN BY	GS
DESIGNED BY	DMR
DATE	11/02/2023
SCALE	AS NOTED
PROJECT NO.	22-261
SHEET	

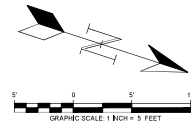
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DESIGNED BY: DMR
DATE: 11/02/2023
SCALE: AS NOTED
PROJECT NO: 22-261
SHEET:

C2.0



HATCH LEGEND

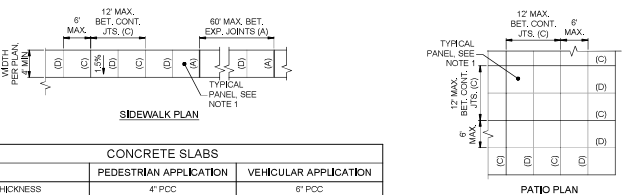
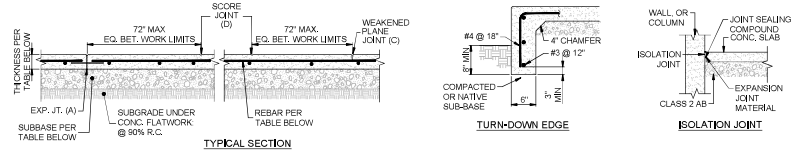
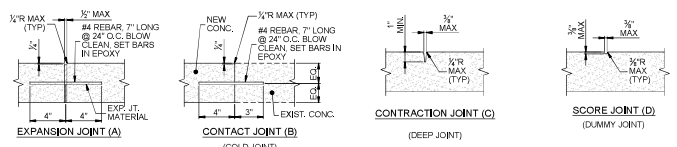
- (E) STRUCTURE (TO REMAIN)
- PROPOSED STRUCTURE (SEE ARCH DRAWINGS)
- PROPOSED DECK (SEE ARCH DRAWINGS)
- CONCRETE (PEDESTRIAN) (SEE DTL 6, C3.0)
- CONCRETE (VEHICULAR) (SEE DTL 6, C3.0)
- NEW TO EX AC INTERFACE (SEE DTL 3, C3.0)
- PERMEABLE PAVERS (SEE DTL 7, C3.0)



DATE	11/02/2023
DRAWN BY	GS
DESIGNED BY	DMR
DATE	11/02/2023
SCALE	AS NOTED
PROJECT NO.	22-261
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DRAWN BY: GS
DESIGNED BY: DMR
DATE: 11/02/2023
SCALE: AS NOTED
PROJECT NO: 22-261
DATE: 11/02/2023
SCALE: AS NOTED
PROJECT NO: 22-261

C3.0

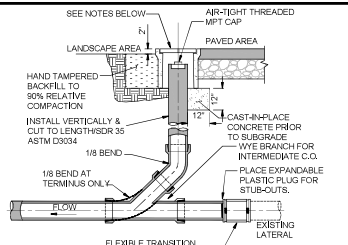


CONCRETE THICKNESS	CONCRETE SLABS	
	PEDESTRIAN APPLICATION	VEHICULAR APPLICATION
CONCRETE THICKNESS	4" PCC	6" PCC
SUBBASE	4" CLASS II AB @ 95% R.C.	6" CLASS II AB @ 95% R.C.
REBAR REQUIREMENT	#4 @ 24" O.C.E.W.	#4 @ 24" O.C.E.W.

- NOTES:
1. USE CLASS A PORTLAND CEMENT
2. ALL PANELS SHOULD BE SQUARE OR RECTANGULAR WITH A MAX. RECOMMENDED ASPECT RATIO OF 1.5:1 AND A MAX. RECOMMENDED AREA OF 50 SQUARE FEET.
3. SUBGRADE PREPARATION AND COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE GEOTECHNICAL REPORT.

CONCRETE FLATWORK DETAIL
NTS

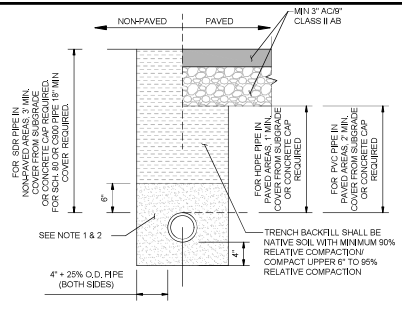
6



- NOTES:
1. RECTANGULAR OR CIRCULAR BOXES ARE PERMITTED.
2. BOXES INSTALLED IN SIDEWALK AREAS SHALL HAVE SOLID COVERS WITHOUT HOLES.
3. APPROVED RECTANGULAR BOXES:
a. CHRISTY B3 BOX WITH B3C OR B3D LID.
b. BROOKS M3 BOX WITH H3, L3 LID.
c. CONCRETE/FIBERGLITE LIDS ARE ACCEPTABLE IN NON-VEHICULAR AREAS. #30 CAST IRON TRAFFIC LIDS AND BOXES IN VEHICULAR AREAS.
4. ALL CLEANOUT LIDS SHALL BE MARKED WITH AN "S" OR THE WORD "SEWER" FOR SANITARY SEWER CLEANOUTS OR "SO" OR THE WORD "STORM" FOR STORM DRAIN CLEANOUTS.
5. CLEANOUT PIPE SHALL BE THE SAME DIAMETER AS THE CONNECTED SITE PIPE.
6. TERMINATE C.O. AT CLOSEST JOINT TO SURFACE WITH TEMPORARY PLUG. AFTER ALL BACKFILL IS COMPLETE AND SUBGRADE MADE IN AREAS TO BE PAVED, THE FINAL RISER PIPE AND BOX SHALL BE INSTALLED AS SHOWN.
7. INSTALL #8 COPPER TRACER WIDE FROM MAIN TO CLEANOUT, EXTEND WIRE UP RISER AND COIL TWO FEET INSIDE BOX.

CLEANOUT TO GRADE
NTS

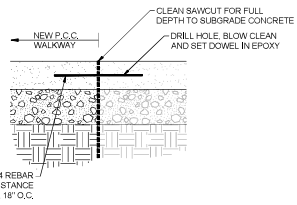
2



- NOTES:
1. TRENCH BEDDING AND SHADING MATERIAL SHALL BE 3/8" DIAMETER OR GREATER CRUSHED ROCK OR WELL GRADED SAND & GRAVEL MATERIALS CONFORMING TO THE PIPE MANUFACTURER'S REQUIREMENTS. IF A SOILS REPORT DIFFERS FROM ABOVE, THE SOILS REPORT SHALL GOVERN.
2. USE 90% RELATIVE COMPACTION IF NO SOILS REPORT EXISTS. IF SOILS REPORT EXISTS, COMPACTION REQUIREMENTS IN THE REPORT SHALL GOVERN OVER THIS DETAIL.

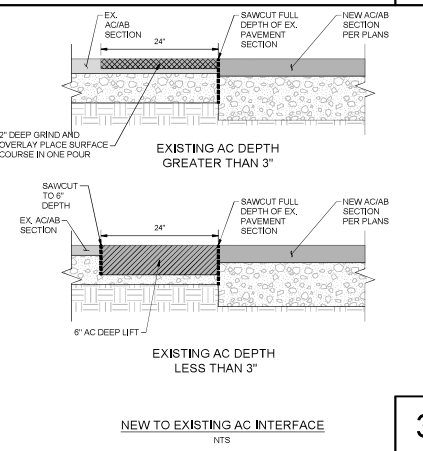
TRENCH DETAIL
NTS

1

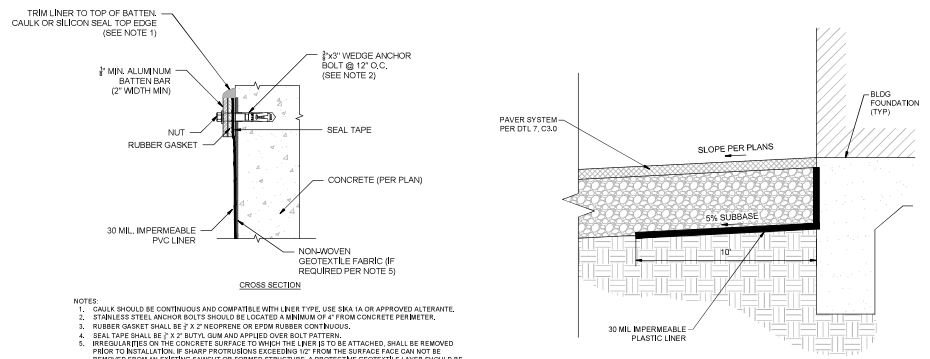


DOWEL DETAIL
NTS

4

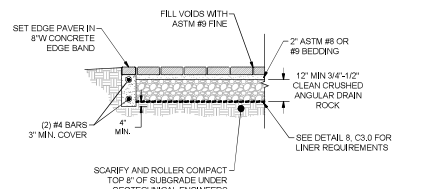


3



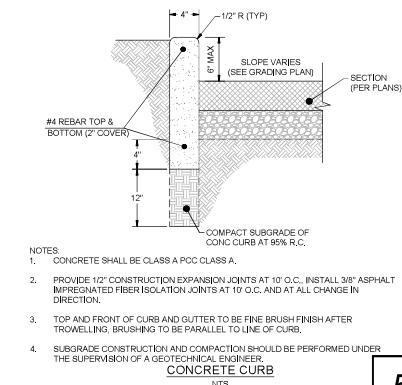
PAVER ADJACENT TO FOUNDATIONS
NTS

8



PERVIOUS PAVERS DETAIL
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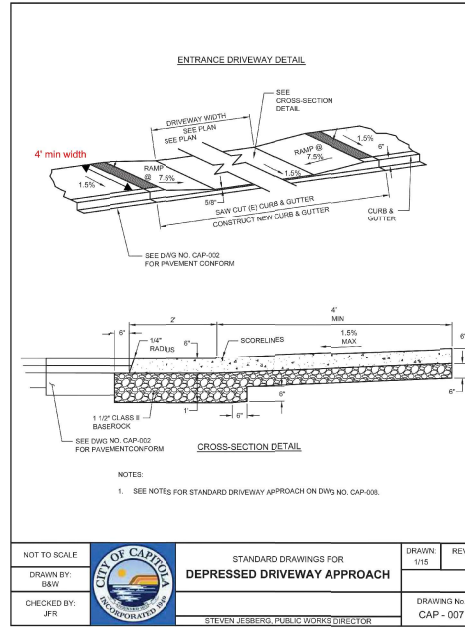
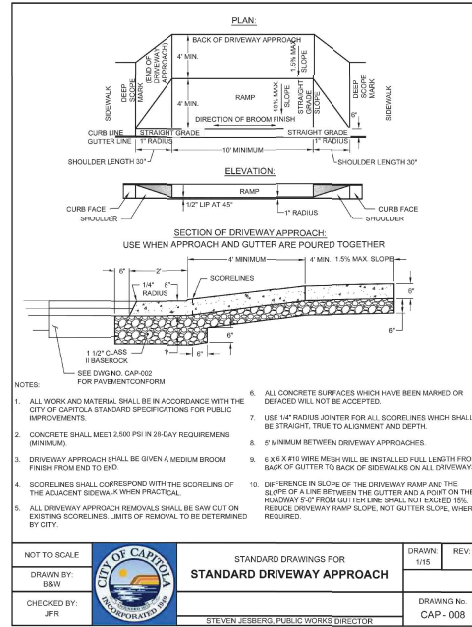
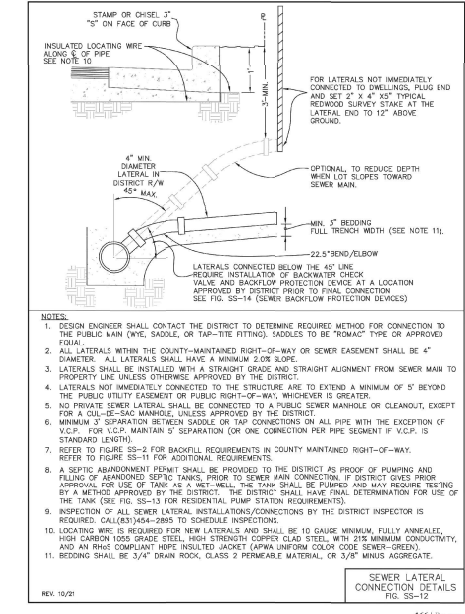
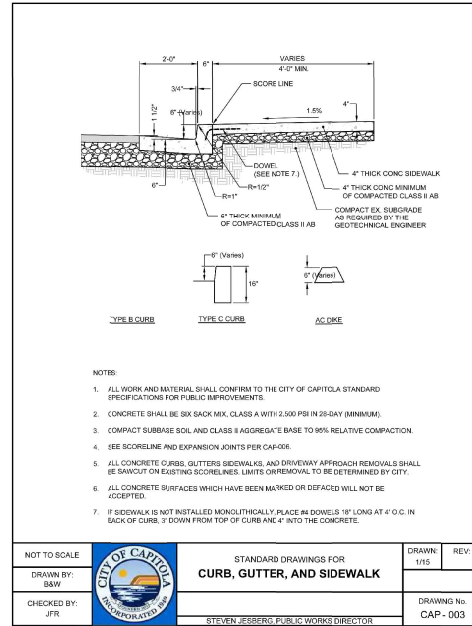
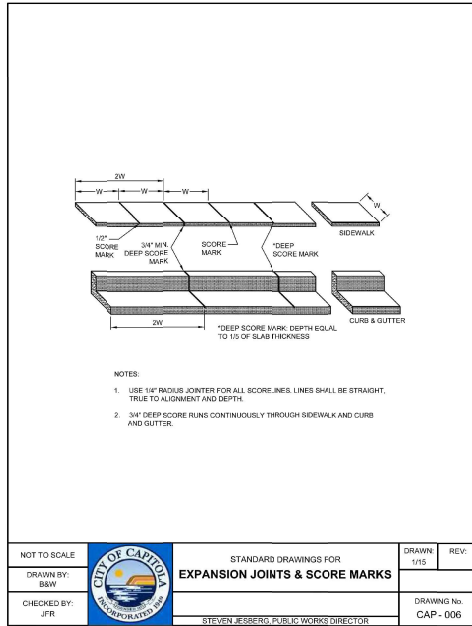
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- NOTES:
1. CONCRETE SHALL BE CLASS A PCC CLASS A.
2. PROVIDE 1/2" CONSTRUCTION EXPANSION JOINTS AT 10' O.C. AND AT ALL CHANGE IN DIRECTION.
3. TOP AND FRONT OF CURB AND GUTTER TO BE FINE BRUSH FINISH AFTER TROWELING. BRUSHING TO BE PARALLEL TO LINE OF CURB.
4. SUBGRADE CONSTRUCTION AND COMPACTION SHOULD BE PERFORMED UNDER THE SUPERVISION OF A GEOTECHNICAL ENGINEER.

CONCRETE CURB
NTS

5



RAMSEY
CIVIL ENGINEERING INC.

CIVIL ENGINEERING
PROJECT MANAGEMENT
CONSTRUCTION SUPPORT
GIS AND GPS SERVICES

2905 KRISTIE COURT
SANTA CRUZ, CA 95065
TEL (831) 462-2905
www.ramseycivilengineering.com



DAVID RAMSEY DATE
RCH 7/3/25

APN# 035-431-33
PLAN TYPE
RESIDENTIAL

PEARSON RESIDENCE
413 CAPITOLA AVENUE, CAPITOLA, CA. 95010

DATE	11/02/2023
SCALE	AS NOTED
PROJECT NO.	22-261
SHEET	

DRAWN BY: GS
DESIGNED BY: DMR
DATE: 11/02/2023
SCALE: AS NOTED
PROJECT NO: 22-261
SHEET:

C3.1



APN# 035-411-33

PLAN TYPE
RESIDENTIAL

EROSION CONTROL PLAN AND DETAILS

PEARSON RESIDENCE

413 CAPITOLA AVENUE, CAPITOLA, CA. 95010

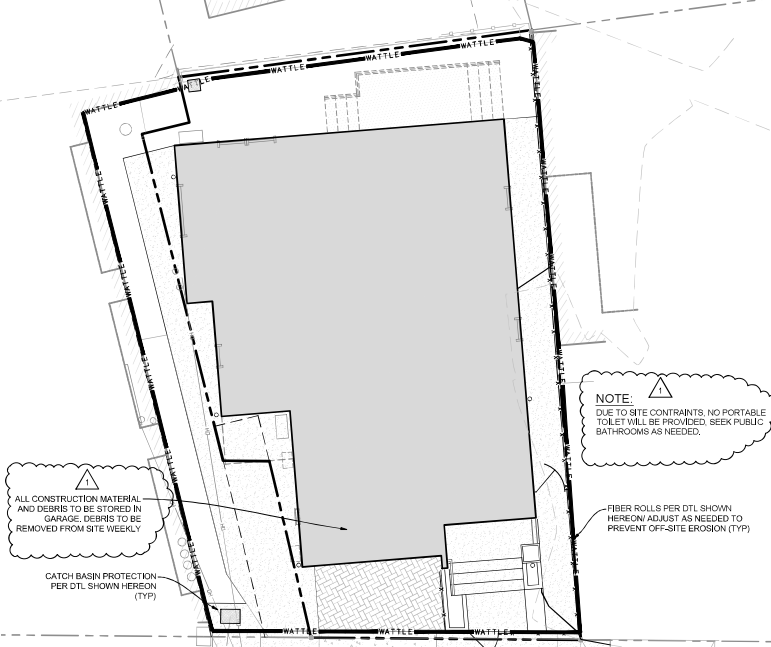
DATE	11/02/2023
SCALE	AS NOTED
PROJECT NO.	22-261
SHEET	

DRAWN BY: GS
 DESIGNED BY: DHR
 DATE: 11/02/2023
 SCALE: AS NOTED
 PROJECT NO: 22-261
 SHEET: C4.0

EROSION CONTROL NOTES

- THE EROSION CONTROL PLAN IN THIS SET SHALL BE REVIEWED AND IMPLEMENTED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR SHALL ENSURE ALL MONITORING AND INSPECTIONS ARE PERFORMED AS REQUIRED ON-SITE THROUGHOUT CONSTRUCTION.
- NO LAND CLEARING, GRADING OR EXCAVATION SHALL BE DONE BETWEEN OCTOBER 15TH AND APRIL 15TH. ANY DEVIATION FROM THIS CONDITION REQUIRES REVIEW AND APPROVAL OF A SEPARATE WINTER EROSION CONTROL PLAN BY ENVIRONMENTAL PLANNING PRIOR TO BEGINNING CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM ANY ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES BEYOND THOSE SPECIFIED MAY BE REQUIRED BY THE PLANNING DIRECTOR AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
- PRIOR TO ANY FORECAST RAIN AND ANYTIME BETWEEN OCTOBER 15 AND APRIL 15, AT THE END OF EACH WORKDAY, AT THE END OF EACH WORKWEEK, THE DEVELOPER SHALL IMPLEMENT ALL TEMPORARY MEASURES NECESSARY TO PREVENT EROSION AND SILTATION, UNTIL THE PROJECT HAS BEEN FINALIZED. THESE MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO: DIRECT SEEDING OF THE AFFECTED AREAS; STRAW MULCHING; AND/OR INSTALLATION OF STRAW BALES DAMS/SILT FENCES.
- DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO LEAVE THE SITE. USE OF SILT AND GREASE TRAPS, FILTER BERMS, HAY BALES OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
- ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR SEEDING WITH ANNUAL WINTER BARLEY.
- ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.
- ANY MATERIAL STOCKPILED FOR LONGER THAN 14 DAYS DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
- UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY REVEGETATED PER LANDSCAPING PLAN. THE PROTECTION SHALL BE INSTALLED PRIOR TO CALLING FOR FINAL APPROVAL OF THE PROJECT AND AT ALL TIMES BETWEEN OCTOBER 15 AND APRIL 15. SUCH PROTECTION SHALL BE MAINTAINED AT LEAST ONE WINTER UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- EXPOSED SOIL ON SLOPES GREATER THAN 20% SHALL BE SEEDING COVERED WITH 2 INCHES OF STRAW AND AN EROSION CONTROL BLANKET. THE EROSION CONTROL BLANKET SHALL BE STAKED IN PLACE.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
- ALL SPILLS AND/OR LEAKS SHALL BE IMMEDIATELY CLEANED UP AND MITIGATED PER THE CONTRACTORS O&M STANDARDS.

NOTE: DUE TO SITE CONSTRAINTS, NO PORTABLE TOILET WILL BE PROVIDED. SEEK PUBLIC BATHROOMS AS NEEDED.



ALL CONSTRUCTION MATERIAL AND DEBRIS TO BE REMOVED FROM SITE WEEKLY

CATCH BASIN PROTECTION PER DET. SHOWN HEREON (TYP)

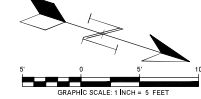
FIBER ROLLS PER DET. SHOWN HEREON ADJUST AS NEEDED TO PREVENT OFF-SITE EROSION (TYP)

PLACE FIBER ROLLS OR SAND BAGS IN GUTTER DURING FRONTAGE IMPROVEMENT INSTALLATION

CAPITOLA AVENUE

HOUSEKEEPING REQUIREMENTS

- CONSTRUCTION MATERIALS**
- ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPOILS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.
 - ALL CHEMICALS SHALL BE STORED IN WATER-TIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
 - EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PAIRS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
 - BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.
- WASTE MANAGEMENT**
- DISPOSAL OF ANY RISE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PROHIBITED.
 - SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER. AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
 - SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
 - COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT. DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
 - STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
 - PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
 - EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY, AND
 - CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.
- VEHICLE STORAGE AND MAINTENANCE**
- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAIN, OR SURFACE WATERS.
 - ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ON-SITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.
 - LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.
- LANDSCAPE MATERIALS**
- CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
 - CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
 - DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 7 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.
 - APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWN, EDUCABLE AND EXPERIENCED FIELD PERSONNEL.
 - STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

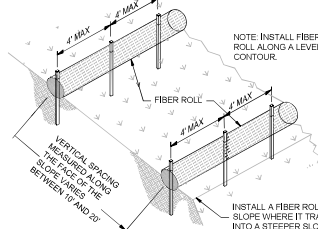
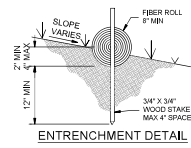


FIBER ROLLS CONSTRUCTION SPECIFICATIONS

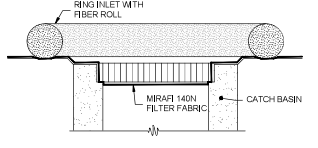
- PREPARE SLOPE BEFORE THE FIBER ROLL PROCEDURE IS STARTED. SHALLOW GULLIES SHOULD BE SMOOTHED AS WORK PROGRESSES.
- DO SMALL TRENCHES ACROSS SLOPE ON CONTOUR. TO PLACE FIBER ROLLS IN THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE FIBER ROLL, WHEN THE SOIL IS LOOSE AND UNCOMPACTED. THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE FIBER ROLL 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE. IT IS CRITICAL THAT FIBER ROLLS ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.
- START BUILDING TRENCHES AND INSTALL FIBER ROLLS FROM THE BOTTOM OF THE SLOPE AND WORK UP.
- CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF THREE TO EIGHT FEET APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES.
- LAY THE FIBER ROLL ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE FIBER ROLL. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE FIBER ROLL AND INTO THE SOIL FOR THE WOODEN STAKES.
- DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE FIBER ROLL. IF USING WILLOW STAKES REFER TO USDA SOIL CONSERVATION SERVICE TECHNICAL GUIDE, BIOENGINEERING, FOR GUIDELINES TO PREPARING LIVE WILLOW MATERIAL.
- INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH FIBER ROLL. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY ERODIBLE OR VERY STEEP SLOPES.

INSTALLATION AND MAINTENANCE

- INSPECT THE FIBER ROLL AND THE SLOPES AFTER SIGNIFICANT STORMS. MAKE SURE THE FIBER ROLLS ARE IN CONTACT WITH THE SOIL.
- REPAIR ANY ROLLS OR GULLIES PROMPTLY.
- RESEED OR REPLANT VEGETATION IF NECESSARY UNTIL THE SLOPE IS STABILIZED.



FIBER ROLLS



INSPECTION AND MAINTENANCE

- FILTER FABRIC BARRIERS SHALL BE INSPECTED WEEKLY AFTER EACH SIGNIFICANT STORM - 1 INCH RAINFALL (25.4 MM) IN 24 HOUR PERIOD. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 3" MAXIMUM HEIGHT. AT THAT TIME INSPECT THE FILTER MATERIAL FOR TEARS AND CLEAN OR REPLACE AS REQUIRED.
- THE REMOVED SEDIMENT SHALL BE DISTRIBUTED EVENLY ACROSS AREAS ON-SITE, CONFORM WITH THE EXISTING GRADE AND BE REVEGETATED OR OTHERWISE STABILIZED PER EROSION CONTROL NOTES.

CATCH BASIN PROTECTION

NTS

Painting, Varnish & Application of Solvents & Adhesives

Paints, varnishes, 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

- Keep paint, varnish, solvents and adhesive products and wastes away from the gutter, street and storm drains.
When there is a risk of a spill reaching the storm drain, nearby storm drain inlets must be protected prior to starting work.

Removal of Surface Coatings

- 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.

Clean Up of Surface Coatings

- Never clean brushes of masonry paint 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.

Disposal of Surface Coatings

- 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.

Re-work & Paving

- Protect nearby storm drain inlets and manholes prior to re-paving 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.

- Effective filtration devices, barriers, and settling devices shall be selected, installed and maintained properly.
Silt fences must be installed so that the drainage around each fence does not create additional erosion and fills down slope of the fence.
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 bales) and that the siltar pieces are not carried into the storm drain system.

Earth Moving Activities & Heavy Equipment

- Soil excavation and grading operations loose large amounts of soil that can be transported into storm drains when handled improperly.
Effective erosion control practices reduce the amount of runoff causing a site and slow the flow with check dams or roughened ground surfaces.
Other, earthmoving 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

- Maintain all heavy equipment, inspect frequently for leaks, and repair leaks immediately upon discovery.
Perform 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.

Practices During Construction

- 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 Sediment Control Measures, Association of Bay Area Governments (ABAG), and Construction Best Management Practices (CBMP) Handbook, California Stormwater Quality Association (CASQA).

Spill Clean Up

- 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.

- 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 dust.
If portable toilets are used, ensure that the leasing company properly maintains the toilets and promptly makes repairs. Conduct visual inspections for leaks.
Protect vegetation and trees from accidental damages from construction activities by surrounding them with fencing or tree armoring.

Advanced Planning

- Site development must 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.
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, excavator and grading shall not be conducted during rainy weather. All rainy season grading shall be in accordance with Capicola Municipal Code Chapter 15.08.
Control the amount of runoff creating your site especially during excavation by using berms or temporary drainage ditches or bio-swales to divert runoff flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate.

Materials & Waste Handling

- 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.

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

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 algaecides. Water treated with these chemicals is toxic to aquatic life and should never be discharged to the storm drain.

Landscaping & Garden Maintenance

- Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.
Schedule erosion and excavation during dry weather.
Use temporary check dams or ditches to direct runoff away from storm drains or drainage channels.

Ponds/Fountains/Pool/Spa Maintenance

- When draining a pool, 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.

Preventing Water & Sediment Runoff

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 levers. 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 (CBMP) Handbook, California Stormwater Quality Association (CASQA).

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 spilled, 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 volume 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 remodeled 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 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 of equal to or greater than one acre, requires coverage under the CGP. Construction activities associated with Linear Intermodal Programs (LIP) also require coverage under the CGP. It should be noted that SWPPP development and implementation (inspections, tracking) associated with sites subject to the CGP (excluding waterways) must be done by a qualified SWPPP developer (QSD), respectively. More information on the CGP and QSD/QSPs may be found at: http://www.waterboards.ca.gov/water_issues/programs/constructors/colregs.html

General Construction & Site Supervision

All construction BMPs, sediment and erosion control must be installed prior to beginning construction and maintained throughout the project duration. Compliance with the CGP and below BMPs is required year-round.

General Principles

- 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 dust 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

Good Housekeeping Practices

- 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 and other materials tracked or dropped on city streets must be removed immediately 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 covers. 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 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 perimeter of the dumpster or place them under temporary roofs. Never clean out a dumpster by hosing it down on the construction site.

Concrete, Cement, & Masonry Products

- Concrete, cement, masonry products, sediment or pollutant laden water shall never be discharged into or allowed to reach the storm drain system.
Avoid mixing excess amount of fresh concrete or cement mortar on-site.
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. Dump slurry must be cleaned up and disposed of properly.
Concrete, cement, and masonry mixing containers may not be washed or rinsed into the street or storm drain system. If a concrete transit mixer is used, a suitable washout box, excavation or self-washing mixer able to contain waste material shall be provided on-site.
Never wash or rinse mixing containers and tools into the gutter, street, storm drain inlet, drainage ditch or water body.
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.
When the job is completed, collect all unused or waste materials and dispose of properly. Never leave or abandon materials on-site. Ensure that nothing has drifted towards the street, gutter or catch basin.

Site Clean Up

- Clean up by sweeping instead of hosing down whenever possible. Dispose of filter and debris in the garbage.
The street, sidewalk and other paved areas may not be cleaned by washing or by discharging 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 alleyway work, materials stockpiles must be removed and cleaned up by the end of each work day.
Discard 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
Signed: _____ Date: _____
Print Name: _____

Table with columns: NOT TO SCALE, DRAWN BY: M.P., CHECKED BY: S.E.J., STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION, DRAWING No.: STRV-BMP-4, DRAWN 2/14, REV.

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

Table with columns: NOT TO SCALE, DRAWN BY: M.P., CHECKED BY: S.E.J., STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION, DRAWING No.: STRV-BMP-2, DRAWN 2/14, REV.

Table with columns: NOT TO SCALE, DRAWN BY: M.P., CHECKED BY: S.E.J., STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION FOR CONSTRUCTION PROJECTS, DRAWING No.: STRM-BMP-1, DRAWN 2/14, REV.

RAMSEY CIVIL ENGINEERING INC. CIVIL ENGINEERING, PROJECT MANAGEMENT, CONSTRUCTION SUPPORT, QSD AND QSP SERVICES. 2905 KRISTIE COURT, SANTA CRUZ, CA 95065, TEL: (831) 462-2905, www.ramsey-engineering.com

DAVID RAMSEY DATE: RCH 7/3/25

APN# 035-413-33

PLAN TYPE: RESIDENTIAL

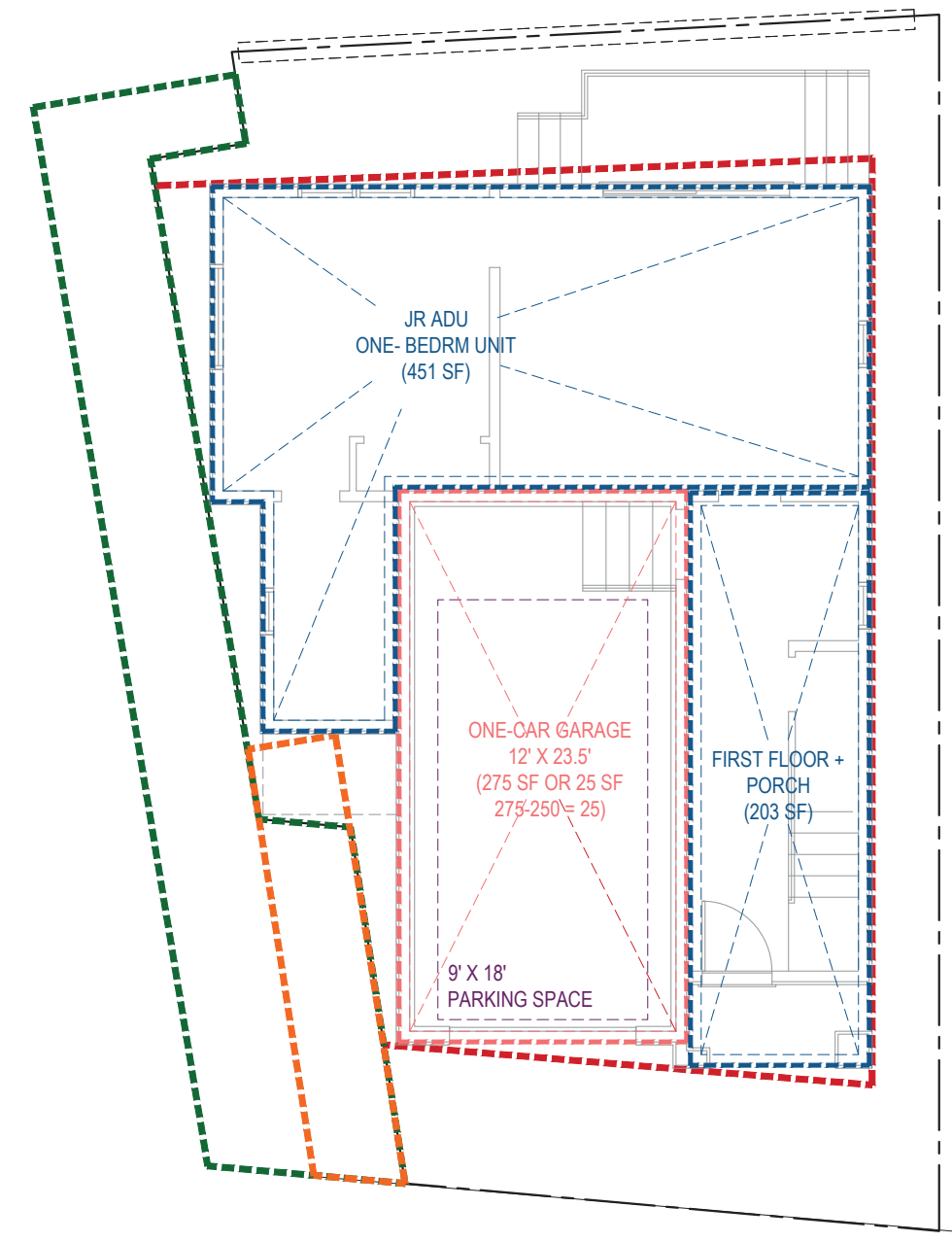
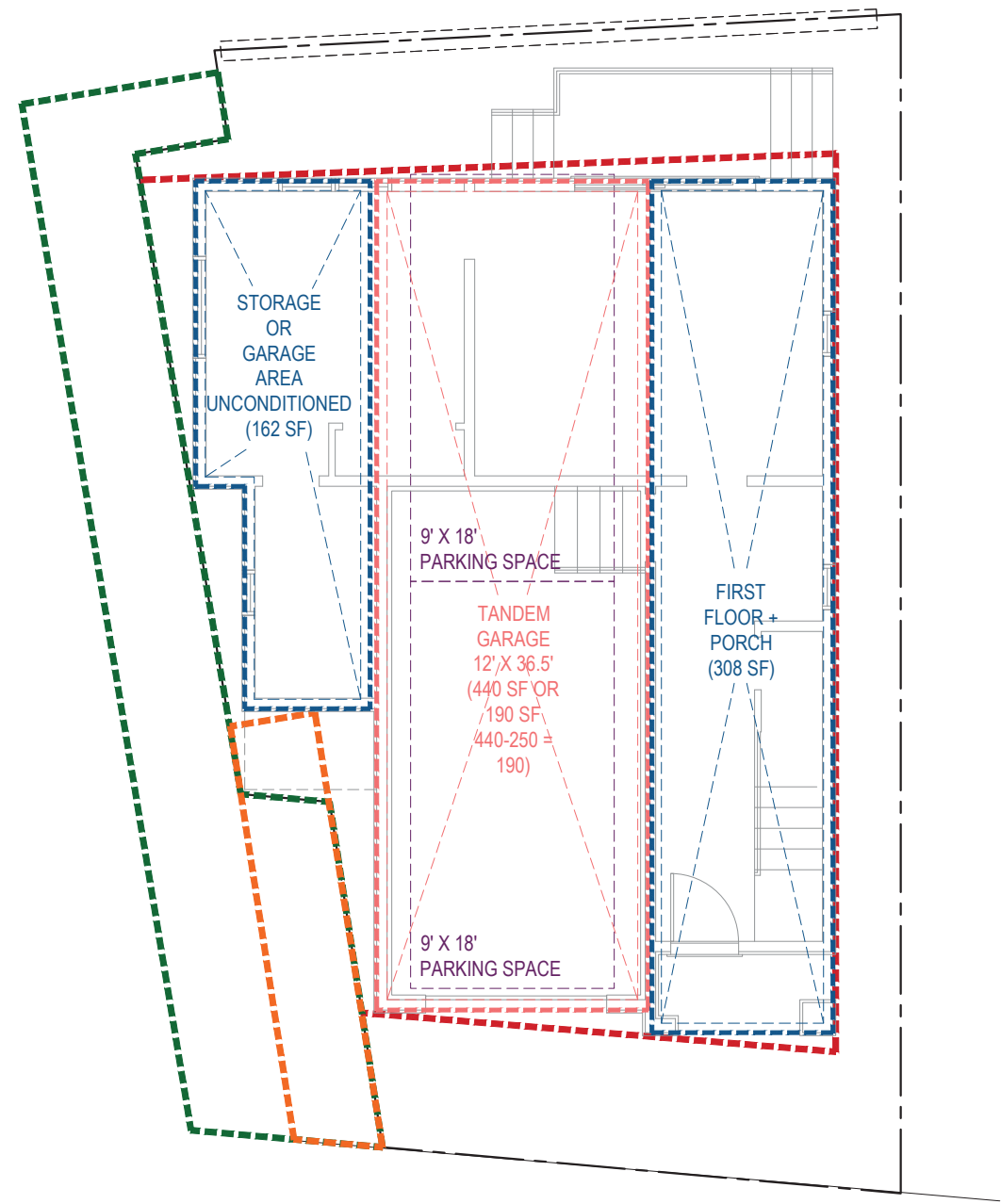
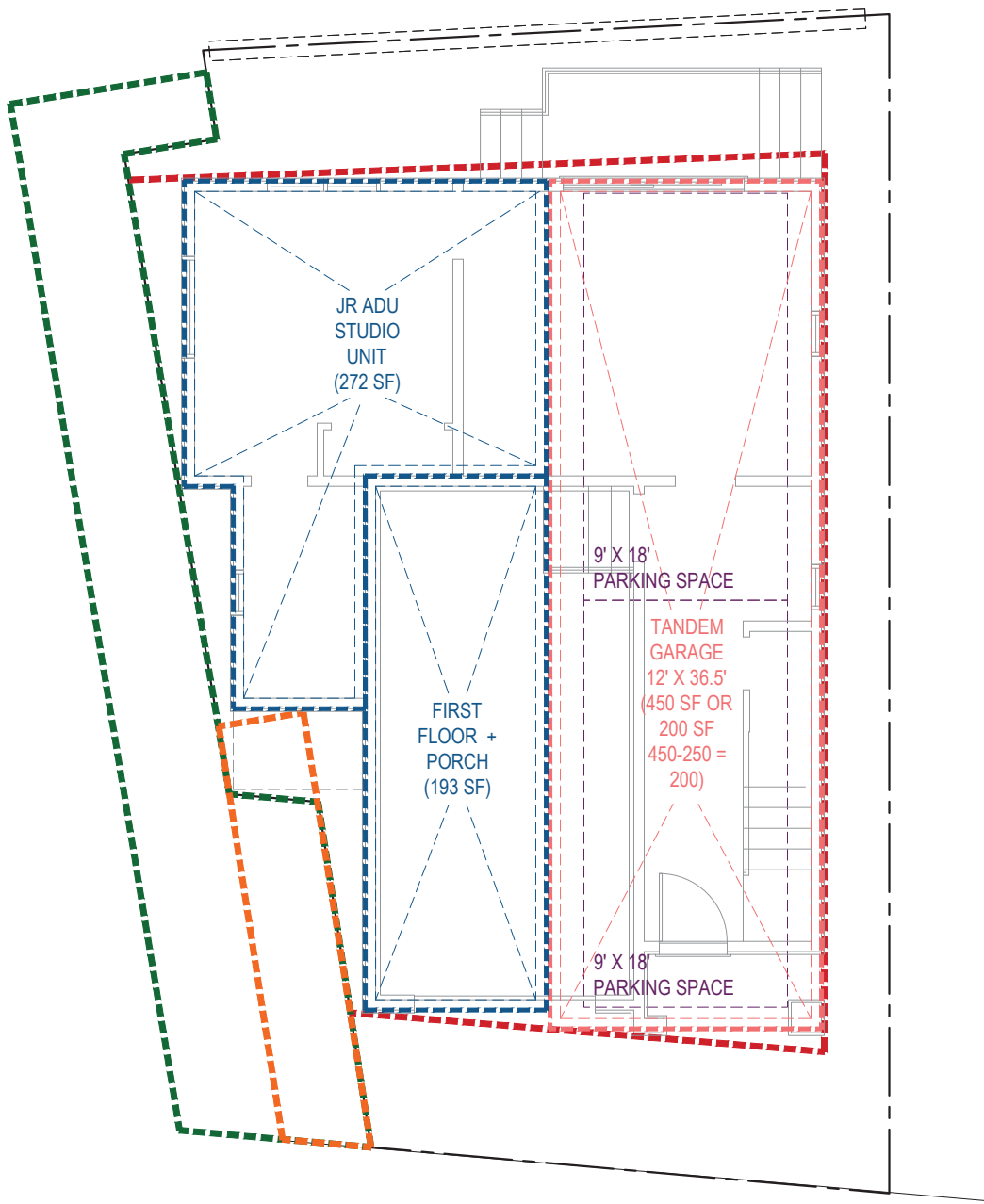
PEARSON RESIDENCE 413 CAPITOLA AVENUE, CAPITOLA, CA. 95010

BMP NOTES

Table with columns: DATE, CITY COMMENTS BY, NUMBER, REVISION BLOCK

DRAWN BY: GS, CHECKED BY: DATE: 11/02/2023, SCALE: AS NOTED, PROJECT NO: 22-261, SHEET:

C4.1



PARKING DIAGRAM 3 - TANDEM GARAGE

CONS OF TANDEM GARAGE

- ENTRY/FRONT PORCH LOCATED ON EASEMENT SIDE - NOT IDEAL DUE TO ADJACENT BUILDING UTILITIES + MAINTENANCE EASEMENT + SERVICE VEHICLES
- ADU WILL BE LIMITED TO STUDIO LAYOUT WITH MINIMAL COMMON AREA
- STAIRS LOCATED IN THE MIDDLE OF SECOND FLOOR + SPLITS FLOW OF HABITABLE SPACE



PARKING DIAGRAM 2 - TANDEM GARAGE

CONS OF TANDEM GARAGE

- SUB-STANDARD TANDEM GARAGE
- LIMITED AREA FOR TRASH/RECYCLE BINS, OUTDOOR BINS NOT IDEAL
- SPLITS FIRST FLOOR
 - NO USABLE ADU LAYOUT
 - EXCESSIVE AREA FOR STORAGE/GARAGE, UNCONDITIONED SPACE



PARKING DIAGRAM 1 - ONE CAR GARAGE

PROS OF ONE-CAR GARAGE

- USABLE GARAGE, ROOM FOR INDOOR TRASH/RECYCLE BINS
- ENTRY/PORCH OPPOSITE OF UTILITY EASEMENT
- STAIR PLACEMENT FOR UPPER LEVEL ALLOWS FOR FLOW
- ALLOWS FOR ONE-BEDROOM ADU + SEPARATE COMMON AREA

LEGEND	
	PROPERTY LINE
	BUILDING SETBACK
	MAINTENANCE + UTILITY EASEMENT
	2ND EASEMENT

Froelich, Brian

From: ed pearson <epearsonz@outlook.com>
Sent: Tuesday, February 27, 2024 10:22 AM
To: Froelich, Brian
Subject: [PDF] Revised diagram and items 1 - 4.
Attachments: Response to Comment #8_rev.pdf

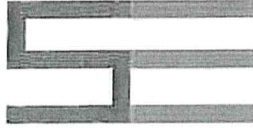
Brian, please see attachment that shows 3 possible garage scenarios and why we feel ours is the most functional in several ways..

1. Makes for a standard size single car garage with room for trash/recycle bins (no visible trash bins outside) and has stairs leading into house.
2. Porch/entry can be on the north side of the house, away from neighbor's trash cans, utility meters and parking easement.
3. Makes for a very reasonable size/livable Jr adu, not a tiny single room space.
4. The depth of the site is not quite enough to make a reasonable 2 car tandem garage. No added storage, no trash bins, no stairs into house from garage and would need to be limited for compact size cars only.

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From: Ana Manzo <ana@studio-three.com>
Sent: Tuesday, February 27, 2024 9:58:48 AM
To: Ed Pearson <epearsonz@outlook.com>
Cc: Bess Wiersema <bess@studio-three.com>
Subject: Revised- Response to Comment #8



5 December 2023

Letter of Justification

413 Capitola Ave, Capitola CA 95010

To: Planner and Design Review Committee:

The proposed demo of an existing sub-par structure and construction of a new single family residence with attached J-ADU can best be described as an urban infill project. The zoning is MUN, and the property sits between a recently updated 2 story commercial / mixed use structure, a proposed new two story home, and backs to R-1 residential zoning and homes.

The proposed home has been designed to accommodate all neighboring properties, while adding to the housing stock in Capitola with a J-ADU and creating a structure that is safe and meets current flood plane codes. Front and side setbacks conform to adjacent neighbors, with the right side (3' at the NW side, 1' at the SE side) allowing a comfortable and private path of travel to the J-ADU. The proposed rear setback is increased to 6', matching the setback of the 2-story residence behind and protecting both rear yards. The home has been designed so that bedroom/bathroom windows only are on the rear façade, further keeping the rear of the property more private in use.

The size of the home has been designed to fit under the maximum allowed Floor Area (1455 SF allowed, JADU allowed = 500 SF), with the main residence at 1407 SF and the J-ADU at 451 SF. The building has been designed with a flat roof, and sits just under the allowed 27' at 26'-11", and slopes down at the rear to 25' to manage the daylight roof.

The overall proposed aesthetic pays homage to the colorful downtown of Capitola while maintaining a clean coastal vibe, with modern Mediterranean details and architectural elements. The front facing upper level balcony does not create a privacy factor to neighbors yet adds some dimension and depth to the otherwise simple structure, and allows for the opportunity to bring in additional greenery and useful outdoor space for the resident. The sides of both the street level entry and upper balcony are articulated with a modular open tile block that allows for some filtered light and transparency while protecting the privacy of both the neighbors and the owner. Additional architectural details such as coordinated trellis structures, arbor, gate, tile inset details at recessed arches, etc further enhance the façade. Tile detailing at the front porch adds character with relevant materials further articulating the style. Some garden space at the front stoop also provides separation from the driveway and softens the street level.

The color palette is fresh and coastal with crisp, white stucco, blue painted accents at the carriage house styled garage door and wood trellis details, blue and terra cotta block and tile, light stained wood entry door, dark bronze metal accents at metal railings/ light fixtures and copper down spouts. The home has been designed to be sensitive to it's neighbors while enhancing the inherent character of Capitola.

Warm Regards,

Bess Wiersema, principal + owner

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Design Permit Design Review Criteria

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

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

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

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

Capitola Planning Commission

Agenda Report

Meeting: March 7, 2024

From: Community Development Department

Subject: Housing Element Update, Implementation Plan, and Annual Report



Project Description: Certification and Implementation of the City of Capitola 6th Cycle Housing Element.
Recommended Action: Accept the presentation.

Background: On November 9, 2021, the City Council unanimously adopted the [6th Cycle Housing Element](#) and authorized staff to submit the document to the State Department of Housing and Community Development (HCD) for Certification.

On January 12, 2024, staff received comments from HCD recommending further items be addressed prior to HCD certification (Attachment 1). In addition to requests for clarification and additional analysis on minor topics, the HCD letter specifically references the Capitola Mall and asks the City to “commit to establishing heights that encourage redevelopment” and modifications to Chapter 17.88: Incentives for Community Benefits to “remove governmental constraints to the development of housing.”

Capitola Municipal Code Chapter 17.88: Incentives for Community Benefits establishes incentives of additional height and floor area ratio in exchange for community benefits. The City’s Municipal Code provides incentives for the redevelopment of the Capitola Mall because it qualifies as a community benefit. The current incentives include increasing the maximum permitted building height from 40 to 50 feet and the maximum permitted floor area ratio from 1.5 to 2.0 on the Mall site (CMC § 17.88.050.).

The Housing Element identifies 645 housing units within the Capitola Mall sites, 419 of which are affordable. The 645 units within the Capitola Mall were all located on Merlone Geier Partners (MGP) properties, the majority property owner at the mall. The housing element did not include parcels at the mall not owned by MGP, other than the Macy’s parking lot.

The City’s Housing Element consultants confirmed the development of 645 units can be accommodated within a height limit of 50 feet and a floor area ratio of 2.0. However, the Mall redevelopment project may not be economically feasible under the current development standards with 419 of the units required to be affordable.

MGP indicated within public comment that an increase in the maximum permitted building height for the mall site to 75 feet would improve project feasibility. A height limit of 60 - 75 feet could result in 1,000 - 1,300 total units on MGP property. The mall owner also requested an exception to the floor area ratio calculation to exclude parking garages. This modification would incentivize onsite parking. At a time when the state is decreasing/removing parking requirements, having incentives for parking in the code may assist in the development of onsite parking. The visual impacts of parking garages can be mitigated through objective design standards.

On February 1, 2024, the Planning Commission held a work session and discussed HCD input regarding Chapter 17.88: Incentives for Community Benefits relative to the Capitola Mall. The Commission expressed unanimous support for the request to increase the height limit to 75 feet and add an exception for parking garages from the floor area ratio to encourage redevelopment. The Planning Commission also supported adding design mitigations that include stepping the massing of the building from the street frontage, wrapping parking garages into the site architecture, and limiting the 75-foot height to the Mall site.

On February 8, 2024, the City Council received an update on the Housing Element and echoed the Planning Commission's direction related to height, floor area calculations, and additional design mitigation. During the City Council meeting, an MGP representative raised an additional issue regarding the number of affordable units identified in the sites inventory on the MGP properties. Following public comment, the City Council directed staff to work with MGP related to the number of units while preparing an updated draft of the Housing Element for HCD review.

Discussion: The purpose of this agenda item is to provide the Planning Commission with an update on the City's Housing Element, the implementation plan for the housing element, and an annual report on housing development.

6th Cycle Housing Element: Since the February meetings, staff has been working with RRM Design and VTA to revise the housing element sites inventory to include all mall properties located within the boundaries of 41st Avenue, Clares Street, and Capitola Road, except the Kohl and the parking area near the food court due to a long-term lease agreement and parking agreement. Previously, the sites inventory included the MGP properties and the Macy's parking lot. The updated housing element will distribute the affordable housing requirements throughout with a 15 percent low-income requirement and a five percent moderate-income estimate.

During the March 7, 2024, Planning Commission meeting, staff will provide an update on the modifications to the housing element. Staff continues to meet with HCD and Merlone Geier Partners on the revisions with the intent to publish an updated draft on approximately March 15, 2024. The update includes changes to the site's inventory which triggers updates to numerous tables and maps throughout the entire document.

Housing Element Implementation Plan: The 6th Cycle Housing Element includes a housing plan that outlines goals, policies, and programs. The new housing plan includes 80 items that must be implemented in the first three years of the 8-year housing cycle from 2023 to 2031 (Attachment 3). The following table outlines the broader implementation items and projected timing for completion.

Item	Timing	Who
Agency Coordination	Ongoing	City Staff
Developer Interest Outreach	Annually	City Staff and Local Housing Organizations
Emergency Rental Assistance	Annually	3 rd Party
Fee study update	2026	3 rd Party
Funding Opportunities	Ongoing	City Staff
Home Buyer Assistance Program	2024/2025	Legal and 3 rd Party
Home Buyer Assistance Administration	Ongoing	3 rd Party
Incentives – Develop Regulatory Incentive	December 2025	City Staff
Mobile Home Programs	Ongoing	City Staff
Progress Reports and Monitoring	Annually	City Staff
Public Information	Annually	City Staff and Local Housing Organizations
Rehabilitation Program	December 2025	Legal

Rehabilitation Projects	Annually	3 rd Party
Security Deposit Program	Annually	3 rd Party
Technical Guides (ADU & SB9)	Update w Building Code	3 rd Party
Municipal Code Update	2024/2025	3 rd Party

Annual Housing Report: The City is required to submit an annual housing report to HCD by April 15th of each year (Attachment 4). The following table includes all new units which received building permits within 2023. Projects that were entitled in 2023 but did not receive a building permit, are not included in the annual reporting as qualifying toward the City's Regional Housing Needs Allocation. In 2023, 15 additional units received building permits including 1 single-family home and 14 accessory dwelling units. Within the 5th Cycle planning period, there were 75 units developed of the 143 assigned under RHNA. Of note, the 36-unit, 100% affordable development at 4401 Capitola Road is not included toward the 2023 RHNA due to the building permit being issued in January of 2024. It will be included in the 6th cycle reporting.

Address	Permit #	Type	Income
529 Capitola Ave	20230032	ADU	Above Mod
402 McCormick Ave	20220273	ADU	Above Mod
402 McCormick Ave	20220273	ADU	Above Mod
621 Gilroy Dr	20220414	ADU	Above Mod
825 Columbus Dr	20220415	ADU	Above Mod
4180 Clares St	20220507	ADU	Above Mod
113 Oakland Ave	20230302	ADU	Above Mod
603 Escalona Dr	20230290	ADU	Above Mod
109 Central Ave	20230138	ADU	Above Mod
435 Monterey Ave	20230140	ADU	Above Mod
2202 Derby Ave	20230110	ADU	Above Mod
1410 Prospect Ave	20230107	SFD	Above Mod
4855 Topaz St	20220542	ADU	Above Mod
1385 Prospect Ave	20220506	ADU	Above Mod
106 Cliff Ave	20220435	ADU	Above Mod
511 Escalona Dr	20190433	ADU	Above Mod

Attachments:

1. January 12, 2024, HCD Letter
2. 6th Housing Element List of Items to be completed
3. Annual Housing Report RHNA units (5th Cycle)

Report Prepared By: Katie Herlihy, Community Development Director

Reviewed By: Austin Westly, Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



January 12, 2024

Katie Herlihy, Director
Community Development Department
City of Capitola
420 Capitola Avenue
Capitola, CA 95010

Dear Katie Herlihy:

RE: City of Capitola's 6th Cycle (2023-2031) Adopted Housing Element

Thank you for submitting the City of Capitola's (City) housing element that was adopted November 9, 2023 and received for review on November 15, 2023. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from PerkinsCoie on behalf of Merlone Geier Partners pursuant to Government Code section 65585, subdivision (c).

The adopted element addresses many statutory requirements that were described in HCD's October 3, 2023; however, revisions will be necessary to substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq). The revisions needed to comply with State Housing Element Law are as follows:

1. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services...(Gov. Code, § 65583, subd. (c)(1).)

Suitability of Nonvacant Sites and Zoning for Lower-Income Households: The element includes sites in the R-1 zone (with a maximum density of 8.7 du/ac) with existing congregational or educational uses currently listed as sites appropriate to meet the lower-income RHNA. The element mentions that recent legislation (SB 4) would allow development at appropriate densities (at least 20 units per acre). However, densities should be based on locally adopted densities.

As a result, the element should either provide an analysis based on factors such as market demand, financial feasibility, and development experience within identified zones, remove the sites or add programs to rezone the sites at appropriate densities, including meeting all by right requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i).

In addition, the element must still evaluate the extent existing uses impede additional development. To address this requirement, the element should demonstrate the potential for redevelopment based on current market demand for the existing use, existing leases or contracts that would perpetuate the existing use or prevent additional residential development and other indicators of property turnover such as property for sale, vacancy, abandoned space, structural conditions, expressed interest in residential development, lack of improvements and frequent turnover. This analysis can be done on a site-by-site, corridor, or other planning area basis.

Publicly-Owned Sites: The element now generally discusses why publicly-owned sites were chosen but should still discuss their suitability for development in the planning period, including status, anticipated schedule, and any known barriers to development in the planning period. Based on the outcomes of this analysis, programs should be added or modified to comply with surplus land act requirements, if applicable, target numerical objectives consistent with the inventory and commit to a schedule of actions to facilitate development, including alternative actions, if necessary, by a specified date.

Electronic Sites Inventory: For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. While the City submitted the sites inventory in the appropriate form, any changes to the inventory should be reflected in the form and the form should be re-submitted as part of adoption. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Programs: Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised, as follows:

- *Program 1.7 (Shopping/Commercial Center Redevelopment)*: While the element now includes actions to evaluate whether the Capitola Mall site redevelopment is achievable, an evaluation should instead evaluate whether redevelopment will occur in the planning period. In addition, as part of establishing land use policies, zoning and development standards, the Program should commit to establishing heights that encourage redevelopment.

- *Program 1.1 (Adequate Housing Sites):* As part of establishing incentives to encourage lot consolidation, the Program should commit to establishing density incentives.
2. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including... ..(Gov. Code, § 65583, subd. (a)(5).)*

Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities... (Gov. Code, § 65583, subd. (c)(3).)

Other Locally Adopted Ordinances – Incentives for Community Benefit: While the element now discusses the discretionary process for incentives, it should still evaluate impacts on housing supply and cost. The analysis should particularly address the impacts on costs for providing community benefits and add or modify programs, as appropriate.

Program 3.4 (Housing for Persons with Disabilities): The Program now appears to limit zoning and permit procedure changes to licensed group homes for seven or more persons. However, the Program should clearly commit to permit group homes for seven or more persons in all zones allowing residential uses and similar to other residential uses of the same type in the same zone. These amendments should be completed regardless of licensing.

The element will meet the statutory requirements of State Housing Element Law once it has been revised, re-adopted, if necessary, submitted and reviewed by HCD to substantially comply with the above requirements pursuant to Government Code section 65585.

Public participation in the development, adoption, and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government’s website and to email a link to all individuals and organizations that have previously requested notices relating to the local government’s housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the hard work and dedication the City's housing element team provided during the update and review. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Jose Ayala, of our staff, at Jose.Ayala@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

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2	Section	Category	Deliverable	Year	Month
3	3.4.e	Agency Coordination	By end of 2025, collaborate with the San Andreas Regional Center to implement an outreach program informing households within the City of housing and services available for persons with developmental disabilities.	2025	December
4	1.5.a	Agency Coordination	Continue to work with local mobile home park residents, owners, and the state to improve mobile home park affordability and sustainability.	Ongoing	Annually
5	2.4.a	Agency Coordination	Continue to participate in the Housing Authority of Santa Cruz County Housing Choice Vouchers Program, with the goal of providing assistance to 240 households by December 2031.	Ongoing	Annually
6	3.1.b	Agency Coordination	Work with the appropriate organizations to ensure the needs of homeless and extremely low-income residents are met.	Ongoing	Annually
7	1.1.h	Agency Coordination	Capitola will work with AMBAG in the 2050 MTP/SCS (scheduled for June 2026) to designate the Capitola Mall as a planned high-quality major transit stop.	2026	June
8	1.1.c	Developer Interest	Meet with property owners and interested developers to pursue housing development in the City.	Ongoing	Annually
9	1.4.a	Developer Interest	Annually meet with property owners and interested developers to pursue mixed-use housing development in the City, especially on sites identified in the sites inventory for RHNA. The sites inventory identifies capacity for 1,298 units on mixed-use properties.	Ongoing	Annually
10	2.5.b	Developer Interest	Annually collaborate with non-profit organizations, private developers, employers, special needs groups, state and federal agencies and other interested parties to pursue affordable housing projects.	Ongoing	Annually
11	4.2.a	Emergency Rental Assistance	Continue funding the City's Emergency Housing Assistance program that offers eviction and foreclosure prevention in the form of non-reimbursable grants to eligible applicants. (Emergency Rental Assistance Program)	Ongoing	Annually
12	4.2.b	Emergency Rental Assistance	Utilizing the Emergency Rental Housing Assistance Program, assist 40 households per year during the planning period	Ongoing	Annually
13	2.7.b	Fee study	ensure that the fees are sufficient to support the development of affordable housing and, if market conditions have changed, to enable the reinstatement of the inclusionary housing requirement on rental housing.	Ongoing	Annually
14	2.8.a	Fee study	Update the feasibility study by October 2026 to ensure that the fees are sufficient to support the development of affordable housing and, if market conditions have changed, to enable the reinstatement of the inclusionary housing requirement on rental housing.	2026	December

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2	Section	Category	Deliverable	Year	Month
15	2.3.a	funding	Annually investigate new funding and financing opportunities to encourage the acquisition/rehabilitation of existing rental housing and conversion into long-term affordable housing.	Ongoing	Annually
16	2.5.c	Funding	Continue to utilize available financing to assist with the planning and development of new affordable housing for all ages and household types. Annually, Community Development staff will monitor federal and state funding sources available for affordable housing projects, and pursue or support the applications for funding.	Ongoing	Annually
17	3.1.c	funding	Prioritize funding and other available incentives for projects that provide housing for homeless and extremely low-income residents whenever possible	Ongoing	Annually
18	3.4.c	funding	Annually seek state and federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with disabilities, including developmental disabilities.	Ongoing	Annually
19	1.3.e	funding	Beginning in 2025, and annually thereafter, pursue funding sources available to enhance ADU affordability with the goal of creating ten affordable ADUs, targeting assistance in lower density neighborhoods.	2025	December
20	4.3.a	Home Buyer Assistance	By December 2025, reinstate City homebuyer assistance program using either city or other funding sources. Assist five households during the planning period.	2025	December
21	3.4.d	Incentives	By the end of 2025, amend the Zoning Code to provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects targeted for persons with disabilities.	2025	December
22	3.5.b	Incentives	Provide regulatory incentives, such as expedited permit processing, and fee waivers and deferrals, to projects that include housing for extremely-low income households.	Ongoing	Annual
23	2.1.a	Mobile homes	Annually monitor the effectiveness of the rent stabilization ordinance in preserving affordability of mobile home park rents.	Ongoing	Annually
24	2.1.b	mobile homes	Annually, provide technical assistance, funding, and/or support for funding applications for resident controlled and nonprofit-owned mobile home parks, and potential tenant/nonprofit acquisition of the remaining park.	Ongoing	Annually
25	2.1.c	mobile homes	Identify funding opportunities through state, city, or nonprofits for financial assistance to mobile home park residents to facilitate their acquisition or conversion efforts. Assist and/or support in funding application.	Ongoing	Annually
26	2.1.d	mobile homes	If conversions of (mobile home) use are contemplated, ensure that resident investment values are preserved and that adequate relocation assistance is provided pursuant to state law. To the extent possible, preserve or replace affordable housing units. (Mobile home park closures are subject to rigorous state regulations.)	Ongoing	Annually

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1	Section	Category	Deliverable	Year	Month
27	2.1.e	mobile homes	Identify necessary infrastructure improvements as part of the acquisition or conversion process.	Ongoing	Annually
28	1.3.f	Progress Report	City's progress in meeting projected ADU units. If the City's ADU construction activities fall behind projection, the City will develop additional incentives, resources, and/or tools to	2027	July
29	1.4.e	Progress Report	Monitor and include an update in the annual Housing Element Progress Report of all mixed-use	Ongoing	Annually
30	2.2.b	Progress Report	Maintain the AB 987 database to include detailed information on all subsidized units, including those that have affordability covenants. Update annually	Ongoing	Annually
31	1.1.b	Public Information	Maintain an inventory of available vacant and prospective sites that can accommodate new housing; update annually.	Ongoing	Annually
32	1.3.a	Public Information	By December 2024, update City ADU webpage to include other resources available, such as the \$40,000 grant for pre-development costs available to lower income homeowners through California Housing Finance Agency (CalHFA).	2024	December
33	1.3.b	Public Information	By July 2024, develop a Fair Housing Factsheet to be included in the ADU webpage and application packet to inform property owners of their responsibility to comply with state and federal fair housing laws.	2024	July
34	2.4.b	Public Information	Annually promote the Housing Choice Voucher (HCV) program to residents and property owners by disseminating program information at City Hall, on the City website and social media accounts. Conduct targeted outreach to property owners in the High and Highest Resource neighborhoods.	Ongoing	Annually
35	2.6.b	Public Information	regarding public hearings, community events, and City projects	Ongoing	Quarterly
36	3.4.f	Public Information	Annually update information on housing and services available for persons with disabilities at City Hall and on the City website.	Ongoing	Annually
37	4.3.b	Public Information	By December 2024, update City website to provide links to homebuying resources available at CalHFA.	2024	December
38	6.1.a	Public Information	Within 30 days of Housing Element adoption, provide a copy of the adopted Element to water and sewer providers, reiterating their obligation to provide priority to affordable housing projects pursuant to state law.	2024	January
39	2.5.f	Public Information	Local Labor. Encourage developers and contractors to evaluate hiring local labor, hiring from or contributing to apprenticeship programs, increasing resources for labor compliance, and providing living wages.		
40	2.6.a	Public Information	Maintain communication channels with City residents, community groups, local housing representatives, and other agencies. Conduct at least one community meeting annually to discuss housing needs and opportunities.	Ongoing	Annually

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2	Section	Category	Deliverable	Year	Month
41	2.6.c	Public Information	Organize community workshops for large development projects.	Ongoing	
42	2.3b	Rehab	Pursue one acquisition/rehabilitation project over 8 years. (Preservation of exiting rental housing)	8 years	
43	2.7.a	Rehab	By December 2025, initiate a City Housing Rehabilitation Loan and Grant Program, to assist with affordable housing project feasibility studies and permanent financing of acquisition/rehabilitation projects and new construction affordable housing projects. Assist 10 households with affordable loans and grants and 25 households through multifamily rehabilitation over 8 years.	2025	December
44	3.5.a	Rehab	Annually seek state and federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for households with extremely low incomes.	Ongoing	Annually
45	5.1.a	Rehab	By December 2025, reinstate a housing rehabilitation program to provide grant assistance to lower income and special needs households.	2025	December
46	5.1.b	Rehab	Annually seek federal and state grants to support a rehabilitation grant program.	Ongoing	Annually
47	5.1.c	Rehab	Assist 16 seniors, disabled, and lower income households during the planning period through the Housing Rehabilitation program	Ongoing	
48	5.2.a	Rehab	Continue to implement a proactive code enforcement program for health and safety violations through the Building Department and inform residents of rehabilitation assistance when available at City Hall and the City's website.	Ongoing	
49	5.2.b	Rehab	Assist 16 households during the planning period through the City's Housing Rehabilitation Program.	Ongoing	
50	1.1.a	RHNA	Facilitate the development of 1,336 housing units over 8 years	8 years	
51	1.3.a	RHNA	Facilitate the development of 50 ADUs over 8 years.	Ongoing	Annually
52	2.5.d	RHNA	Facilitate the development of 430 very low and 282 low-income affordable units over 8 years.	8 years	
53	2.8.c	RHNA	Facilitate the development of 430 very low and 282 low-income affordable units over 8 years.	8 years	
54	4.1.a	Security Deposit Program	Assist 7 to 10 households per year during the planning period. (Security Deposit Program)	Ongoing	Annually
55	4.1.b	Security Deposit Program	Annually seek state and federal funding to expand this program. (security deposit program)	Ongoing	Annually
56	1.3.c	Update Technical Guide	Beginning in 2025 and every three years thereafter, update the ADU Resource Guide.	2025	December
57	1.3.d	Update Technical Plans	Beginning in 2025, and every three years thereafter, update Capitola ADU Prototype Building Plans to comply with building code updates.	2025	December
58	1.1.d	Zoning Update	Develop formal procedure to monitor no net loss in capacity pursuant to SB166	2024	July

	D	E	F	G	H
1					
2	Section	Category	Deliverable	Year	Month
59	1.1.e	Zoning Update	Develop strategies to provide for missing middle housing, such as conversion of second story commercial/office space, live/work housing, and duplex/triplex	2025	December
60	1.1.f	Zoning Update	Develop incentives to encourage lot consolidation. Typical strategies include ministerial approval of lot line adjustments and flexible development standards (such as reduced or alternative parking arrangements) for large sites	2025	December
61	1.1.g	Zoning Update	As part of the Zoning Ordinance update by the end of 2025 remove the Affordable Housing Overlay from the Zoning Code and Zoning Map.	2025	December
62	1.2.a	Zoning Update	By December 2024, amend the Zoning Code to address the replacement housing requirements.	2024	July
63	1.4.b	Zoning Update	By the end of 2025, expand the incentivized zone for increased FAR and Height to facilitate mixed use development, targeting commercial corridors where key sites are identified for RHNA, in exchange for an expanded list of community benefits that complement mixed use residential development (such as child care facilities, recreation areas, etc.)	2025	December
64	1.4.c	Zoning Update	Utilize the City’s newly established Objective Design Standards to streamline review of mixed-use developments.	Ongoing	Annually
65	1.4.d	Zoning Update	By December 2025, incentive development of affordable housing on commercial sites along transit corridors.	2025	December
66	1.5.a	Zoning Update	Encourage and facilitate the development of other alternative housing types, such as factory-built housing, live/work units, SRO units, Small Ownership Units (SOUs), and micro units. By the end of 2025, review and revise as appropriate, the Zoning Code to facilitate alternative housing types.	2025	December
67	1.6.a	Zoning Update	Review and revise as appropriate, requirements such as the minimum unit size, setbacks, parking requirements, and height restrictions to ensure they are necessary and pertinent and do not pose constraints on the development of housing. This includes assessing the maximum densities allowed in the RM-L and RM-M zones to determine if higher densities can help facilitate multi-family development in the City.	2025	December
68	1.6.b	Zoning Update	Revise the multifamily residential parking requirements based on the unit size or number of bedrooms and will also revise the current covered parking requirement for multifamily development. Continue to allow the use of parking studies to request flexibility with mixed use standards, including shared parking with commercial uses.	2025	December
69	1.6.c	Zoning Update	Include reduced parking standards for senior and special needs housing.	2025	December

	D	E	F	G	H
1	Section	Category	Deliverable	Year	Month
70	1.6.d	Zoning Update	Using the results of the Capitola Mall study (see Program 1.7), analyze the zoning and development standards in the Incentives for Community Benefits Ordinance and modify the findings required for Chapter 17.88, Incentives for Community Benefits, to meet objective standards. This will allow project applicants to meet all discretionary permits with the same objective standards. These revisions will occur at the same time the Incentives for Community Benefits zone boundaries are expanded.	2025	December
71	1.6.e	Zoning Update	Corner lot duplexes in the R-1 zone: to allow corner lots in single-family neighborhoods to accommodate duplex units. Such a strategy is intended to provide flexibility compared to SB 9 requirements with objective development standards, with the goal of introducing moderately priced homes in the neighborhoods. Objective development standards will be used for these projects.	2025	December
72	2.5.a	Zoning Update	Facilitate the development of affordable housing through the provision of regulatory concessions and density increases under the City’s Density Bonus Ordinance and the City’s Incentives for Community Benefit Ordinance	Ongoing	
73	2.5.e	Zoning Update	Regularly update the City’s Density Bonus Ordinance to include updates in state law.	Ongoing	Annually
74	2.8.b	Zoning Update	Analyze the zoning and development standards to determine if there are constraints that affect the economic feasibility of affordable rental housing development.	Ongoing	Annually
75	3.1.a	Zoning Update	By December 31, 2024, amend the Zoning Code to permit emergency shelters by-right in the Community Commercial zone and to permit LBNCs in areas zoned for mixed uses and other nonresidential zones permitting multifamily housing.	2024	December
76	3.2.a	Zoning Update	By December 31, 2024, amend the Zoning Code to address the provision of transitional and supportive housing consistent with state law	2024	December
77	3.3.a	Zoning Update	By December 31, 2024, amend the Zoning Code to address the provision of employee housing consistent with state law and revise the types of hobby farming activities allowed in various	2024	December
78	3.4.a	Zoning Update	By December 31, 2025, amend the Zoning Code to permit licensed large residential care facilities in zones where residential uses are permitted.	2025	December
79	3.4.b	Zoning Update	By December 31, 2025, amend the Zoning Code to review the separation requirement and to establish objective criteria for the approval of licensed large residential care facilities as well as reasonable accommodations.	2025	December
80	3.6.a	Zoning Update	By December 2025, study and revise, as appropriate, the Zoning Code to create objective standards for daycares in the commercial districts to allow daycares with a minor use permit.	2025	December
81	3.6.b	Zoning Update	By December 2024, update Density Bonus Ordinance.	2024	December

Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Very Low	Deed Restricted	34	-	-	-	-	-	-	-	-	-	-	7	27
	Non-Deed Restricted		-	-	-	-	2	-	3	1	1	-		
Low	Deed Restricted	23	-	-	-	-	-	-	-	-	-	-	-	23
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	26	-	-	-	-	-	-	-	-	-	-	-	23
	Non-Deed Restricted		-	-	-	1	1	-	-	1	-	-	3	
Above Moderate		60	-	2	1	20	9	7	3	5	3	15	65	-
Total RHNA		143												
Total Units			-	2	1	21	12	7	6	7	4	15	75	73