

City of Capitola

Planning Commission Meeting Agenda

Thursday, April 02, 2026 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Courtney Christiansen
Vice Chair: Nathan Kieu
Commissioners: Paul Estey, Matthew Howard, TJ Welch

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

2. Additions and Deletions to the Agenda

3. Oral Communications

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

4. Planning Commission/Staff Comments

5. Consent Calendar

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

A. Approval of March 5, 2026 Planning Commission Minutes

B. 115 San Jose Avenue

Project Description: Request to Continue Master Sign Program for the Capitola Mercantile site located within the MU-V (Mixed Use Village) zoning district. Application does not include the adjacent "Mercantile Annex" property fronting Stockton Avenue. This project is in the Coastal Zone but does not require a Coastal Development Permit. Environmental Determination: Categorical Exemption.

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

6. Public Hearings

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

A. 714 Escalona Drive

Project Description: Coastal Development Permit, Design Permit, Variance and Accessory Dwelling Unit (ADU) Application No. 25-0484 for an attached ADU and addition to an existing single-family residential unit located at 714 Escalona Drive (APN 036-141-23), within the Single-Family Residential (R-1) zone district. A Variance is requested to reduce the rear setback for the garage from 22 feet to four feet. This project is located within an Environmentally Sensitive Habitat Area (ESHA) and the appealable Coastal Zone and requires a Coastal Development Permit.

Recommended Action: Planning Commission consider Permit #25-0484, and approve Coastal Development Permit, Design Permit, Variance, and the ADU pursuant to the findings and analysis included in the staff report and subject to the Conditions of Approval.

B. 2178 41st Avenue

Project Description: Conditional Use Permit, Design Permit and Sign Permit #24-0407 for the demolition of an existing convenience store, construction of a new convenience store, and new signs on a 0.80-acre site located at 2178 41st Avenue (APN 034-221-02), within the Regional Commercial (C-R) zone district. The gas pumps, fuel canopy, and fuel tanks will remain. This project is not located within the Coastal Zone.

Recommended Action: Planning Commission consider Permit #24-0407, and approve Conditional Use Permit, Design Permit, and Sign Permit #24-0407 pursuant to the findings and analysis included in the staff report and subject to the Conditions of Approval.

7. Director's Report

8. Adjournment – Adjourn to the next regularly scheduled meeting of the Planning Commission on May 7, 2026 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=NmlrdGZRU2tnYXRjeSs5SIZweUIOQT09>

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

Meeting ID: 844 1230 2975

Meeting Passcode: 161805

How to Provide Comments to the Planning Commission

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

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

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

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

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

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

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

City of Capitola

Planning Commission Meeting Minutes

Thursday, March 05, 2026 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Courtney Christiansen
Vice Chair: Nathan Kieu
Commissioners: Paul Estey, Matthew Howard, TJ Welch

1. **Roll Call and Pledge of Allegiance** - *The meeting was called to order at 6:00 PM. In attendance: Commissioners Estey, Howard, Welch, Vice Chair Kieu, and Chair Christiansen.*

2. **Additions and Deletions to the Agenda** - *The Deputy City Clerk announced that one staff memorandum and sixteen emails were received as additional materials for Item 6A.*

3. Oral Communications

- Goran Klepic

4. Planning Commission/Staff Comments

Director Herlihy informed the Commission of a special City Council meeting scheduled for March 16 regarding the rezoning of the Capitola Mall property, and announced that the Stockton Avenue bridge will have traffic impacts from March 9th-20th.

5. Consent Calendar

A. Approval of February 5, 2026 Planning Commission Minutes

B. 115 San Jose Avenue

Project Description: Request to Continue. Application #25-0398. APN: 035-221-17; -18. Master Sign Program for the Capitola Mercantile site located within the MU-V (Mixed Use Village) zoning district. Application does not include the adjacent "Mercantile Annex" property fronting Stockton Avenue. This project is in the Coastal Zone but does not require a Coastal Development Permit. Environmental Determination: Categorical Exemption.

Recommended Action: Continue item to the next regularly scheduled Planning Commission meeting on April 2, 2026.

C. 417 Capitola Avenue

Project Description: Application #26-0055 APN: 035-131-04. Two-year permit extension of #23-0330 for a Design Permit to demolish an existing commercial building (Baash) and construct a new single-family dwelling with a Variance request for the floor area ratio, a Minor Modification request for the maximum driveway width, and exception requests to the rear and side setbacks. The project is located within the MU-N (Mixed Use Neighborhood) zoning district. The project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission.

Recommended Action: Consider application #26-0055 and approve the two-year permit extension maintaining the original Findings and updated Conditions of Approval.

Permit Extension Finding:

- A. The applicant has proceeded in good faith and exercised due diligence in efforts to exercise the permit in a timely manner, and the time extension is consistent with all applicable provisions of the zoning code.**

Community Development Staff and Planning Commission have reviewed the applicant’s request for permit extension and find the applicant has proceeded in good faith and exercised due diligence in efforts to exercise the permit in a timely manner. The extension is consistent with all applicable provisions of the zoning code as permitted with a variance and minor modification.

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 the garage floor area, a Minor Modification for the maximum driveway width, 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 the garage floor area, a Minor Modification for the maximum driveway width, and exception requests for the rear and side setbacks, the proposed single-family residence will comply with, the project complies with all applicable provisions of the zoning code and municipal code.

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

Section 15303(a) of the CEQA Guidelines exempts 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 contemporary design 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 417 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 417 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 commercial 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, closer to a half-lot in terms of floor area. The property is also irregular in shape with angled front, side, and rear lot lines. The property is also located within a flood zone, which limits new development of habitable space below the base flood elevation. The ground-floor hallway is located below the base flood elevation, and although counted as a part of the heated space and the floor area ratio, is prohibited from being habitable. Although the code exempts up to 250 square feet of garage area for small lots such as 417 Capitola Avenue, the subject property has a larger two-car garage to meet its full parking requirements.

- 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 have limited front setbacks but do not provide covered parking or the full amount of required parking. The subject property has limited adequate space for both parking and driveway access. Development standards and design considerations of the MU-N zone also suggest structures should be located along the street frontage with parking areas away from the public view and primary entrances should be oriented towards and visible from the street to support an active public realm and an inviting pedestrian environment. The applicant is seeking a variance to floor area for the enclosed second parking space in an effort to comply with zoning standards and design considerations.

- 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 limited front setbacks but do not provide covered parking or the full amount of required parking. The subject property has limited adequate space for both parking and driveway access. Development standards and design considerations of the MU-N zone also emphasize forward massing along the street with parking areas away from the public view. Granting a variance for the floor area enables the subject property to bring the structure massing towards the street, limit open parking area in the front yard, and still meet all parking requirements.

- 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 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: There are several R-1 and MU-N zoned properties in the vicinity that exceed the maximum allowed floor area ratio, even after accounting for garage floor area credits due to lot size. Several properties behind the subject property exceed their allowed FAR, including two on Blue Gum Avenue and another on Riverview Avenue. A mixed-use structure at 411 Capitola Avenue also exceeds the maximum allowed FAR.

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

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

Minor Modification Findings:

A. The modification will be compatible with adjacent structures and uses and is consistent with the character of the neighborhood or district where it is located.

Staff Analysis: The proposed 10-foot, seven-inch driveway is compatible with the immediate surroundings and provides a minimum necessary width for a functioning driveway.

B. The modification will not adversely impact neighboring properties or the community at large.

Staff Analysis: The proposed deviation will not reduce offsite parking and will improve vehicle movement and transition to and from the street.

C. The modification is necessary due to unique characteristics of the subject property, structure, or use.

Staff Analysis: The portion of Capitola Avenue is known for small, narrow properties that warrant additional flexibility regarding dimensional standards. Lot limitations along this portion of Capitola Avenue are already acknowledged in the zoning code, which allows reduced setbacks without the approval of a variance or minor modification. Driveway width limitations are directly related to unique lot dimensions and granting a deviation would enhance driveway function and traffic flow.

D. The modification will be consistent with the purpose of the zoning district, the general plan, local coastal program, and any adopted area or neighborhood plan.

Staff Analysis: The proposed minor modification allows for a driveway that is consistent with residential driveways in Capitola.

E. The modification is consistent with the general plan, local coastal program, and any applicable specific plan or area plan adopted by the city council.

Staff Analysis: The modification is consistent with the general plan and local coastal program.

F. The modification will not establish a precedent.

Staff Analysis: A 10-foot, seven-inch wide driveway will not establish a precedent or special privilege. The driveway is comparable to or narrower than many properties along Capitola Avenue that have driveways.

G. The modification will not adversely impact coastal resources.

Staff Analysis: The proposed driveway and minor modification will not impact coastal resources.

Conditions of Approval:

1. The project approval consists of a permit extension of #23-0330 for the construction of a new 1,700 square-foot single-family dwelling. The maximum Floor Area Ratio for the 1,700 square foot property is 100% (1,700 square feet). The total FAR of the project is 100% with a total of 1,700 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 5, 2026, 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 the building permit, all Planning fees associated with permits #23-0330 and #26-0055 shall be paid in full.
7. 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.
8. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
9. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
10. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
11. 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.
12. 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.

13. 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.
14. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
15. 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.
16. Prior to issuance of building permits, submit construction plans showing the area to be used for scaffolding etc. during construction of the 2nd and 3rd story to ensure necessary OSHA clearances from power lines are met.
17. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
18. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
19. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
20. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
21. 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.
22. 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.
23. 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.

24. 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.

D. 3890 Reposa Avenue

Project Description: Application #25-0567. APN: 034-162-03. Design Permit for the construction of an attached two-story Accessory Dwelling Unit (ADU) located within the R-1 (Single-Family Residential) zoning district. This project is in the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Recommended Action: Consider application #25-0567 and approve the project based on the Findings and Conditions of Approval.

Accessory Dwelling Unit Design Permit Findings:

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

The project complies with the objective design requirements for ADUs, including standards for attached ADUs.

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

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

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

The proposed project is a two-bedroom attached ADU on a site with existing parking for the primary dwelling which are permitted uses. The project will maintain parking capacity in excess of the three required spaces for a single-family residence and full-standards ADU. Therefore, the ADU will not create excessive noise, traffic, or parking congestion.

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

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

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

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

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

The proposed ADU is located on top of the existing residence with massing comparable to a typical second-story addition and complies with applicable development standards. Therefore, the ADU maintains compatible relationship with adjacent properties.

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

The external staircase is integrated into the structure between the existing residence and the attached garage, such that the entry provides limited visual presence to the surrounding properties and mutual privacy.

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

The proposed ADU is sited within the footprint of an existing structure and is consistent with applicable development policies of the general plan and development standards in CMC §17.74.080. The project is within the coastal zone but does not require a Coastal Development Permit.

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

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

California Environmental Quality Act (CEQA) Finding:

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

Section 15303(a) of the CEQA Guidelines exempts new construction or conversion of existing structures for a single-family residence or second dwelling and is subject to Section 753.5 of Title 14 of the California Code of Regulations. This project involves remodel of a single-family residence and addition of an attached ADU within the R-1 (Single-Family Residential) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

Conditions of Approval:

1. The project approval consists of construction of a 788 square-foot attached, upper-story accessory dwelling unit (ADU) and remodel of the existing single-family residence. The maximum Floor Area Ratio (FAR) for the 5,349 square foot property is 59% (2,621 square feet). The total FAR of the project is 40.6% with a total of 2,506 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 5, 2026, except as modified through conditions imposed by the Planning Commission during the hearing.

2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.
7. Prior to issuance of a Certificate of Occupancy, the applicant shall complete landscape work to reflect the approval of the Planning Commission. Specifically, required landscape areas, all required tree plantings, privacy mitigations, erosion controls, irrigation systems, and any other required measures shall be addressed to the satisfaction of the Community Development Director.
8. Prior to issuance of building permit, all Planning fees associated with permit #25-0567 shall be paid in full.
9. 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.
10. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, City of Santa Cruz Water District, and Central Fire Protection District.
11. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection. Site runoff shall not drain onto adjacent parcels or over sidewalks.
12. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
13. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.

14. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
15. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
16. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
17. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
18. This permit shall expire 24 months from the date of issuance unless exercised. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
19. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
20. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
21. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties.
22. Prior to a Building Department final and/or issuance of a Certificate of Occupancy, final inspections by the Planning and Public Works Departments are required.
23. Accessory Dwelling Units shall not be used for vacation rentals (terms of less than 30 days) as defined in Chapter 17.160 (Glossary).

Motion to approve Items 5A, B, and D: Commissioner Welch
Second: Commissioner Howard
Voting Yea: 5-0

Chair Christiansen recused herself from Item 5C due to her employment with Fuse Architecture.

**Motion to approve Item 5C: Commissioner Kieu
Second: Commissioner Welch
Voting Yea: 4-0-1 (Chair Christiansen – Abstain)**

6. Public Hearings

A. 1475 41st Avenue and 1404 38th Avenue

Project Description: Minor Design Permit, Conditional Use Permit, Sign Permit, and Coastal Development Permit No. 25-0464 for the remodel (including exterior façade upgrades) of an existing tenant space within the King’s Plaza Shopping Center (former Rite Aid) to accommodate Vehicle Sales (Tesla) and designated employee parking located at 1475 41st Avenue (APN 034-151-20) and 1404 38th Avenue (APN 034-164-41), within the Community-Commercial (CC) zoning district (the “Project”).

This project is located within the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission.

Recommended Action: Staff recommend the Planning Commission:

Find the Project exempt from the California Environmental Quality Act (“CEQA”), and

Consider Permit #25-0464, and approve the Coastal Development Permit, Minor Design Permit, Sign Permit, and Conditional Use Permit pursuant to the findings and analysis included in the staff report and subject to the Conditions of Approval.

Principal Planner Gina Paolini presented the staff report.

Public Comment:

- **Speaker**
- **Beverly Deschaux**
- **Speaker**
- **Don Schiller**
- **Travis Esquivel**
- **Mark Sauntag**
- **William Ow**
- **Narendra Dev**
- **Benjamin Ow**
- **George Ow Jr.**

The Commission discussed the application.

**Motion to approve the Coastal Development Permit, Minor Design Permit, Sign Permit, and Conditional Use Permit pursuant to the findings and analysis included in the staff report and subject to the Conditions of Approval, with the amendments included in the staff memorandum dated March 2, 2026, and a request that the storefront match the windows: Commissioner Estey
Second: Commissioner Welch
Voting Yea: 5-0**

Coastal Development Permit Findings:

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

The proposed project 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 project will not have an impact on public views, as no permanent structures are proposed at 1404 38th Avenue, and Kings Plaza is developed with existing structures that will not be enlarged.

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

The project site does not contain coastal vegetation, habitats, or resources; therefore, there would be no impact on these resources.

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

The project is not located adjacent to the beach or ocean, and does not provide public recreation access. There would be no impact to recreation access from the project.

E. The project maintains or enhances opportunities for visitors.

The Tesla Dealership will serve Santa Cruz County and surrounding coastal communities. The project will not impact visitor opportunities.

F. The project maintains or enhances coastal resources.

The proposed project will not impact coastal resources, as the project is located inland adjacent to commercial development.

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 Tesla Dealership will fill a void within Kings Plaza which occurred when Rite Aid (an anchor tenant) vacated the site in December 2023. Tesla will add to the City’s economic base. The project is consistent with the LCP and will not obstruct public access and has no impact on recreation or visitor opportunities and experiences.

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).

See G above.

Design Permit Findings:

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

The Community Development Department, Development and Design Review Committee, RRM Design Group, and Planning Commission have reviewed the project. The proposed project, as conditioned, is consistent with local long range and implementation planning documents. The project complies with the City’s Design Review Criteria.

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

The Community Development Department, Design and Development Review Committee, and Planning Commission have reviewed the project. The proposed project complies with all development standards of the CC zoning district. The proposed project

complies with all applicable requirements of local law and is conditioned to comply with any relevant approvals and permits from the City of Capitola.

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

The project is categorically exempt from the provisions of CEQA pursuant to Sections 15303 (New Construction or Conversion of Small Structures) not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. None of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2). The project will not have a significant adverse effect on the environment.

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

The proposed development will not have an impact on public health, safety, and welfare. The buildings will be fire sprinkled and will be served by all necessary public utilities.

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

The Community Development, Design and Development Review Committee, RRM Design Group, and Planning Commission have reviewed the project. The proposed project and supporting improvements will comply with the applicable design review criteria as described by RRM Design Group.

Conditional Use Permit Findings:

A. The proposed use is allowed in the applicable zoning district.

The Tesla vehicle sales with ancillary vehicle storage area, the designated five (5) parking spaces for test drive vehicles and exclusive lot for employee parking within the integrated commercial complex are allowed with the issuance of a Conditional Use Permit, which are permitted within the CC zone district.

B. The proposed use is consistent with the general plan, local coastal program, zoning code, and any applicable specific plan or area plan adopted by the city council.

The Community Development Department, Design and Development Review Committee, and Planning Commission have reviewed the project. The proposed project complies with all development standards of the CC zoning district. The proposed project complies with all applicable requirements of local law and is conditioned to comply with any relevant approvals and permits from the City of Capitola.

C. The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and planned land uses in the vicinity of the property.

The Community Development, Design and Development Review Committee, RRM Design Group, and Planning Commission have reviewed the project. The proposed project and supporting improvements will comply with the applicable design review criteria as described by RRM Design Group.

D. The proposed use will not be detrimental to the public health, safety, and welfare.

The proposed project, with the implementation of the attached Conditions of Approval, will not have an impact on public health, safety, and welfare, and all designated parking areas will be appropriately signed for exclusive use.

E. The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.

The proposed use is within the City and is adequately served by existing infrastructure.

Conditions of Approval:

General Conditions

1. The project approval consists of a Coastal Development Permit, Design Permit and Conditional Use Permit for the remodel of an existing tenant space within the King’s Plaza Shopping Center (former Rite Aid) to accommodate a Tesla auto dealership, and associated signage located at 1475 41st Avenue (APN 034-151-20) and vehicle storage area at 1404 38th Avenue (APN 034-164-41). Coastal Development Permit, Design Permit and Conditional Use Permit No. 25-0464, are approved as indicated on the final plans reviewed and approved by the Planning Commission on March 5, 2026, except as modified through conditions imposed by the Planning Commission during the hearing.
2. This permit shall expire 24 months from the date of issuance unless exercised. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
3. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
4. At the time of submittal for building permit review, the Conditions of Approval must be printed in full on the construction plans.
5. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B.
6. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
7. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

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

Planning Department Conditions

10. Prior to making any changes to the approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
11. Prior to issuance of a building permit, all Planning fees associated with Permit #25-0464 shall be paid in full.
12. Air-conditioning equipment or other mechanical equipment shall be screened from view and shall operate within allowable city-permitted decibel levels of 60 Ldn. Additional details showing equipment locations and any mechanical screens shall be shown on the building permit plans.
13. Outdoor luminaires shall be energy-efficient fixtures controlled by motion sensors and incorporate cut-off controls and outdoor lighting controls. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties.
14. Prior to issuance of a building permit, the Building Permit plans will be routed for plan approval to the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District and Central Fire Protection District.
15. The Applicant or permittee shall defend, indemnify, and hold harmless the City of Capitola, its agents, officers, and employees from any claim, action, or proceeding against the City of Capitola or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval; provided, however, that the Applicant’s or permittee’s duty to so defend, indemnify, and hold harmless shall be subject to the City’s promptly notifying the Applicant or permittee of any said claim, action, or proceeding and the City’s full cooperation in the Applicant’s or permittee’s defense of said claims, actions or proceedings.
16. Prior to occupancy, the Landscape Architect shall certify in writing that the landscaping and irrigation has been installed in accordance with all aspects of the approved landscape plans, subject to final approval by the Community Development Director.

17. Pursuant to CMC Section 17.72.070 (Landscape Maintenance), the property owner shall replace dead and dying plants, and add mulch to the landscaped areas along the south and east property line and existing paved lot for employee parking, as required by the Community Development Director. All planting shall be maintained, as required by CMC Section 17.72.070.
18. At time of submittal for demolition and/or building permit review, the applicant shall include a demolition work of scope statement and a demolition plan clearly identifying all areas of walls and floors to be demolished. The City may require a letter from a structural engineer. Any modifications to the demolition plans, including modifications to the scope of work, means and methods of demolition/construction, or changes to the framing, windows, or any other exterior elements shall be submitted to the Building Department for review and approval prior to proceeding with demolition and/or construction. In the course of construction, the City may require additional plans as they deem necessary.
19. Any sign illumination must be screened from direct view, so that the illumination does not shine into adjacent property or distract motorists or pedestrians.
20. Wall signs shall use illumination within the lettering and logo only. The background must be solid and may not be illuminated.
21. All sign illumination must comply with the standards of the sign ordinance and municipal code. Animated signs and moving lights are prohibited. No sign shall have an intensity of more than fifty foot-candles as measured from the ground level.
22. The site and improvements shall be well maintained and kept free of litter, debris, weeds and graffiti. Any graffiti shall be removed within 72 hours of discovery in a manner which retains the existing color and texture of the original wall or fence as most practically feasible.
23. All loading must take place on-site. No loading may take place in the street or block any sidewalk.
24. Hours for deliveries to the store shall be limited to 6:00 A.M. – 10:00 P.M. to minimize noise impacts to neighboring residents. Delivery vehicles shall not be permitted to remain at idle during non-delivery hours, shall utilize the loading zone at the rear of the property, and shall not stop or park within 200 feet of residential property boundaries.
25. The vehicle service center shall not exceed noise levels of sixty dBA as measured from the property line of a residentially zoned property. The service center shall not exceed noise levels of seventy dBA measured from all other property lines. Prior to issuance of building permit, A licensed acoustical engineer shall certify that the improvements within the building and the building itself will attenuate all noise occurring within the building so that the noise level outside of the building does not exceed 60 decibels during any period. If the study finds noise levels will exceed 60 decibels, the licensed acoustical engineer shall provide necessary mitigation measures to insure that exterior noise levels do not exceed 60 decibels, with possible mitigation including but not limited to insulating and enclosing necessary mechanical devices and and/or insulating the actual structure. All exterior doors, including maintenance doors, shall remain closed except when a vehicle is entering or exiting the service center.
26. Tesla shall maintain the Capitola location as a point-of-sale retail outlet in accordance with the provisions of the California Sales and Use Tax Regulations now in effect and as amended from time to time.

Public Works Department Conditions

27. 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.
28. 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 9:00 p.m. and 7:30 a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between 9:00 a.m. and 4:00 p.m. or emergency work approved by the building official. §9.12.010B.
29. Keep work site clear of debris and be aware of tracking mud, dirt, gravel into the street, and sweep daily, cover all stockpiles and excavation spoils. Practice Capitola Public Works Department good housekeeping and maintain temporary construction BMPs.
30. Prior to project final, any areas onsite with disturbed soils or denuded of vegetation must be stabilized or replanted so as to inhibit erosion by wind or water and are consistent with the project's approved drainage plan.
31. Prior to project final, all driveway approaches, curb, gutter, or sidewalk shall meet current Accessibility Standards. Any cracked or broken driveway approaches, curbs, gutters, or sidewalks must be identified, documented, and replaced per Public Works Standard Details. All areas that require replacement will be done per the Public Works Standard Details and to the satisfaction of the Public Works Department. A pre-construction inspection by Public Works staff is required to review and approve these conditions. All replaced features shall meet current Accessibility Standards. Public Works Standard Details can be accessed on the City's website:
<https://www.cityofcapitola.org/publicworks/page/standard-details-public-works>
32. Prior to any work in the City right-of-way (most often roads and sidewalks), an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the City right-of-way. To apply for an encroachment permit, please visit the City's website:
<https://www.cityofcapitola.org/publicworks/page/encroachment-permits>
33. Encroachment Permits – all proposed work interfacing with the public right of way or outside of the limits of the private property will require an Encroachment Permit review. Standard Encroachment Permit – any work in the City right-of-way. Revocable Encroachment Permit – any work between the limits of the private property and City right-of-way.
34. All exterior doors, including maintenance doors, shall remain closed except when a vehicle is entering or exiting the service center.
35. No car repairs shall be made during the hours of 11:00 P.M. to 6:00 A.M.
36. All employees will receive necessary training to eliminate accidentally setting off car alarms.

- 37. The project shall be designed to eliminate any horn honking when going around building corners. Applicant shall install mirrors or other devices as necessary to eliminate the need to honk a horn to safely go around a corner.
- 38. No public address system will be used at this dealership. No outside public address speakers should be allowed.
- 39. The applicant is encouraged to work with staff update the windows on the front façade of the building to be consistent with either picture windows with no mullions or have matching mullion design throughout.

7. Director's Report

Director Herlihy announced that there will be a virtual community meeting regarding the 41st Avenue Corridor Study on March 18th at 5:00 PM.

- 8. Adjournment** – *The meeting adjourned at 6:56 PM. The next regularly scheduled meeting of the Planning Commission is on April 2, 2026, at 6:00 PM.*

Capitola Planning Commission

Agenda Report

Meeting: April 2, 2026

From: Community & Economic Development Department

Address: 115 San Jose Avenue



Project Description: Request to Continue. Application #25-0398. APN: 035-221-17; -18. Master Sign Program for the Capitola Mercantile site located within the MU-V (Mixed Use Village) zoning district. Application does not include the adjacent “Mercantile Annex” property fronting Stockton Avenue. This project is in the Coastal Zone but does not require a Coastal Development Permit. Environmental Determination: Categorical Exemption.

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

Capitola Planning Commission

Agenda Report

Meeting: April 2, 2026

From: Community and Economic Development Department

Address: 714 Escalona Drive



Project Description: Coastal Development Permit, Design Permit, Variance and Accessory Dwelling Unit (ADU) Application No. 25-0484 for an attached ADU and addition to an existing single-family residential unit located at 714 Escalona Drive (APN 036-141-23), within the Single-Family Residential (R-1) zone district. A Variance is requested to reduce the rear setback for the garage from 22 feet to four feet. This project is located within an Environmentally Sensitive Habitat Area (ESHA) and the appealable Coastal Zone and requires a Coastal Development Permit.

Recommended Action: Planning Commission consider Permit #25-0484, and approve Coastal Development Permit, Design Permit, Variance, and the ADU pursuant to the findings and analysis included in the staff report and subject to the Conditions of Approval.

Property Owner: Trevor Whitcomb, Owner

Applicant Proposal: The project consists of a Coastal Development Permit (CDP), Design Permit (DP), Variance, and ADU Permit for an attached ADU and addition to an existing single-family residential unit. The project would include the demolition of the existing 496 square foot garage; construction of a new 912 square foot garage, a 154 square foot entry addition, and a 993 square foot attached ADU; and legalization of a 333 square foot unpermitted detached ADU. A Variance is requested to reduce the rear setback from the required 22 feet to four feet, to allow the new garage to be constructed in the existing garage location. Project plans are included as Attachment 1.

The project site is located in the R-1 zone district within Depot Hill. The subject site is bordered to the north, south, and west by residential development. A eucalyptus grove ends beyond the site to the east. The property is at the end of Escalona Drive and located within ESHA due to the proximity of the eucalyptus grove just beyond the property.

Background: The 15,942 square foot lot is developed with an existing 1,303 square foot single-family residential unit, a detached garage, an unpermitted ADU, paved driveway, and landscaping. The Planning Department received the subject application on October 22, 2025. The application was deemed complete on March 10, 2026.

Development and Design Review: The project was reviewed by the Development and Design Review team on March 11, 2026, and the following directions and recommendations were made:

Public Works Representatives, Erika Senyk and Kailash Mozumder: Mr. Mozumder noted the portion of Escalona Drive in front of the applicant's property and entrance is private property and not managed by the City. In response to a question about site septic, the property owner clarified that the site was integrated into the county sewer system in 2023.

Building Officials, Lihn Tran and Joe Granda: Inquired about the age and status of electrical and water connections. Mr. Tran believed a one-inch water line may be sufficient for service to the primary unit and two ADUs but must be confirmed by Soquel Creek Water. Tran and Granda noted a number of requirements, including the need for a soil report and fire rated separation and possibly sprinklers, between the attached units. They informed the applicant the plans would be reviewed by Central Fire during building plan review.

Sean Sesanto, Associate Planner: Mr. Sesanto discussed setbacks and survey requirements, to which the owner noted a new boundary survey had been prepared. He also discussed the Variance request for the rear setback and its relation to site limitations due to ESHA. The property owner inquired into project timing and the possibility of separate processing of detached dwelling unit.

Development Standards: The following table outlines the Zoning Code requirements for development in the R-1 zoning district and for ADU's. Based upon this analysis, the proposed project complies with the City's standards.

Development Standards			
	Development Requirement	Proposed	Compliance
Building Height			
	25 feet	22 feet	Two-story ADUs greater than 16 feet in height require a Design Permit.
Floor Area Ratio (FAR)			
Maximum FAR	Lot Size: 15,942 sq. ft. 48% or 7,652 sq. ft.	20% or 3,199 sq. ft.	Complies
Primary Dwelling/Garage			
Setbacks			
Entry Addition	20 feet	27 feet	Complies
Front Yard 2nd Story and Garage	20 feet	67 feet	Complies
Side Yard	10% of width or no greater than 7 feet (lot width 145 feet)	10 feet	Complies
Rear Yard	20% of lot depth or 22 feet (lot depth 110 feet)	4 feet	Variance Requested
Attached Accessory Dwelling Unit			
Unit Size, Maximum-More than one bedroom	50% of existing primary dwelling or 1,000 sq. ft., whichever is greater	993 sq. ft.	Complies
Setbacks			
Front	20 feet	67 feet	Complies
Interior/Exterior Side/Rear	4 feet	4 feet	Complies
Detached Unpermitted Accessory Dwelling Unit			
Unit Size, Maximum	1,200 sq. ft.	333 sq. ft.	Complies
Setbacks			
Front	20 feet	78 feet	Complies
Interior/Exterior Side/Rear	4 feet	Less than 4 feet	For existing structures within four feet of a property line, a survey must demonstrate the structure does not cross the property line.
Encroachments			
Decks	Extend over the property line.		To be removed with permit.

Development Standards			
	Development Requirement	Proposed	Compliance
Private Open Space			
Minimum Open Space for each ADU	48 square feet	48 square feet	Complies
Parking			
Primary Unit 2 ADUs	4 total	2 covered, 2 uncovered	Complies
Underground Utilities: Required with 25% increase in area		96%	Required

Discussion: The project consists of a new garage, an attached ADU, and the legalization of an unpermitted detached ADU. ADUs are often exempt from Planning Commission review; however, the attached ADU is two stories, and the property is in the Coastal Appeal Zone and ESHA and is therefore subject to Planning Commission review.

Building Height: Pursuant to CMC Section 17.48.020.A (Measurement of Height), height is measured as the vertical distance from the assumed ground surface to the highest point of the building. Assumed ground surface means a line on the exterior wall of a building that connects the points where the perimeter of the wall meets the finished grade. The project is proposing a 22-foot building height. The roof of the main structure has a 5.5:12 pitch. The attached ADU is on the “rake” end of the gable which has a slope of 3.9:12. The ADU roof will run parallel to the existing eaves. A design permit is required for a two-story ADU greater than 16 feet in height. The application complies with the maximum height limit of 25 feet within the R-1 zone district.

Private and Common Open Space: Pursuant to CMC Section 17.74.080, each ADU is required to have at minimum 48 square feet of private open space. The project has been designed with private open space for each unit, compliant with the code requirements.

Parking Requirements: In accordance with Table 17-76-2 of CMC Chapter 17.76 (Parking and Loading), each single-family dwelling must provide two parking spaces. Each ADU requires one parking space. The project will provide two covered spaces for the single-family dwelling and two uncovered parking spaces for the ADUs.

Unpermitted ADU: The existing detached ADU is unpermitted and located partially over the rear property line. The City cannot deny a permit for an unpermitted ADU; however, it can require compliance with Health and Safety Code. The application has been conditioned to require the detached unit be connected to sanitary sewer (Condition No. 21) and to remove all encroachments crossing the property line (Condition No. 22). The applicant will be required to submit a survey demonstrating that the structure does not cross the property line prior to issuance of building permit (Condition No. 23).

Design Permit: A Design Permit is required for the new garage, as it exceeds 400 square feet. When considering a Design Permit, the Planning Commission shall evaluate the project to ensure that it satisfies the Design Review Criteria provided in CMC Section 17.120.070 (Attachment 4), complies with the City’s development standards, conforms to policies of the general plan, the local coastal program, and any applicable specific plan, and is consistent with any other policies or guidelines adopted by the City.

The project is subject to the Design Review Criteria, with the following specific criteria applicable to the project, as follows in underline:

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 Analysis: The existing garage would be demolished, with a new attached garage with second-story ADU replaced in the same location. The proposed design, roof elements, and decks have been designed to be compatible and attached to the existing structure seamlessly. The garage will be wrapped in a stone veneer, and the garage door will have a wood finish. The scale of the existing structure and proposed addition is consistent with other homes in the Depot Hill neighborhood.

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 Analysis: The garage and second-story attached ADU with upper story deck would be setback 67 feet from the front property line. The second-story deck extends from the primary residence and wraps around the front and east side of the attached ADU. The attached ADU is setback from the street and complies with the City's applicable development standards. The proposed second-story deck would not impact adjacent properties.

ADU Objective Design Standards: The proposed attached ADU is subject to the objective design standards provided in CMC Section 17.74.090 (effective within the coastal zone), as outline below in underline:

- A. Entrance Orientation. Not applicable to attached ADUs.
- B. Privacy Impacts. To minimize privacy impacts on adjacent properties, the following requirements apply to walls with windows within eight feet of an interior side or rear property line abutting a residential use:
 - 1. For a single-story wall or the first story of a two-story wall, privacy impacts shall be minimized by either:
 - a. A six-foot solid fence on the property line; or
 - b. Clerestory or opaque windows for all windows facing the adjacent property.
 - 2. For a second-story wall, all windows facing the adjacent property shall be clerestory or opaque.

Staff Analysis: The property backs up to the Santa Cruz Branch Rail Line right-of-way and Park Avenue, with no neighboring structures at the rear of the site. No window openings are proposed on the north elevation. There is a single-family home located to the west of the property. The attached ADU is located over 50 feet away from the adjacent property, therefore these privacy standards are not applicable to the west elevation of the attached ADU.

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

Staff Analysis: The proposed ADU includes a second-story deck that extends from the primary residence and wraps around the front and east side of the attached ADU. The attached ADU is setback from the street and complies with the City's applicable development standards. The proposed second-story deck would not impact adjacent properties.

- D. Architectural Details. The following table outlines the applicable architectural detail requirements for an Attached ADU as specified in CMC Table 17.74-2:

Architectural Detail Standards: Non-Historic Property		
Requirement	Attached ADU	Compliance
Primary Exterior Materials	Same as primary dwelling	Complies
Window and Door Materials	No requirement	Not applicable
Window Proportions	No requirement	Not applicable
Window Pane Divisions	No requirement	Not applicable
Roof Material	Same as primary dwelling	Complies
Roof Pitch	No requirement	Not applicable

The project has demonstrated compliance with the City's objective design standards for attached ADUs.

Coastal Development Permit: Pursuant to CMC Section 17.44.080 (CDP exemptions) a CDP is required for improvements to existing single-family residences in the following cases because they involve a risk of adverse environmental effects:

1. Improvements to a single-family residence if the residence and/or improvement is located on a beach, in a wetland, seaward of the mean high tide line, within an ESHA, in an area designated highly scenic in the LCP, or within fifty feet of the edge of a coastal bluff.
2. Any significant alteration of land forms including removal or placement of vegetation on a beach, wetland, or sand dune, within fifty feet of the edge of a coastal bluff, or within an ESHA.
3. The expansion or construction of water wells or septic systems.
4. On property not included in subsection (A)(1) of this section that is located between the sea and the first public road paralleling the sea, or within three hundred feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance, or in significant scenic resources areas as designated within the land use plan, when one of the following circumstances apply:
 - a. Improvement that would result in an increase of ten percent or more of internal floor area of an existing structure.
 - b. An additional improvement of ten percent or less where an improvement to the structure has previously been undertaken pursuant to this section.
 - c. An increase in height by more than ten percent of an existing structure and/or any significant non-attached structure such as garages, shoreline protective works, or docks.

The project site is located within an ESHA and is between the sea and the first public road paralleling the sea, and would result in an increase of ten percent or more of the internal floor area of the existing structure; and therefore, requires a CDP, which is appealable to the Coast Commission. A CDP may be granted by the Planning Commission upon finding the proposal is consistent with the City's Local Coastal Program and as applicable consistent with the finding for approval outlined in 17.44.130, which are included in the findings section at the end of the staff report.

ESHA: The site is in a developed residential setting in Capitola and consists primarily of existing structures, paved surfaces, and landscaped vegetation. Ornamental shrubs and trees are planted throughout the site. The eastern portion of the site includes an intermittent stream and is primarily composed of blue gum eucalyptus (*Eucalyptus globulus*) and pittosporum (*Pittosporum* spp.) trees with a mix of barren and invaded understory. The existing home and driveway in the middle of the site are surrounded by various ornamental shrubs and trees, a few native trees, and ruderal herbaceous vegetation.

Pursuant to CMC Section 17.64.030.G, a Biological Resources Assessment by the City's consultant, Dudek, was prepared for the project. Dudek's biologist conducted a reconnaissance-level field survey of the project site on December 22, 2025. The focus of the survey was to identify existing biological resources, including vegetation and wildlife habitat values and habitat suitability for special-status plant and wildlife species, as well as to document the presence of aquatic resources or sensitive natural

vegetation communities. Dudek concluded the following within the biological study area (BSA):

- No special-status plant species were identified in the BSA.
- Approximately 10 foraging monarch butterflies were observed in the BSA. While no monarch overwintering clusters were observed, the BSA is within a known overwintering location for monarch butterflies, and suitable trees are present within the BSA.
- Due to the absence of suitable habitat conditions and existing developed and disturbed conditions on and in the vicinity of the project site, no special-status plant or wildlife species are expected to occur within the BSA.
- The BSA offers potential nesting habitat for native migratory birds.
- A potentially jurisdictional intermittent stream was identified adjacent to the BSA.
- No sensitive natural communities were identified on the BSA.
- The proposed project will have no effect on critical habitat since the project site is not located within a designated critical habitat unit (USFWS 2025a). The nearest proposed critical habitat for monarch butterfly is at Moran Lake County Park in Santa Cruz (overwintering site #2983, Unit 5 – Santa Cruz County), approximately two miles southwest of the site (89 FR 100662).

Best Management Practices and standard conditions of approval have been included in the project approval to address nesting and migratory birds, the Monarch butterfly, and potentially jurisdictional aquatic resources. These conditions include the following:

Condition No. 28 Preconstruction Surveys for Nesting Birds. Within 14 days prior to any ground-disturbing activities or vegetation clearing during the nesting season (February 1 to August 31), a qualified biologist or biological monitor shall conduct a pre-construction nesting bird survey of all potential nesting habitat within the BSA, including a 100-foot buffer for passerine species and a 300-foot buffer for raptors. If there is a lapse between the survey time and initiation of work activities of 14 days or greater, the nesting bird survey shall be repeated. If active nests are found during the survey, work in that area shall stop and a qualified biologist or biological monitor shall determine an appropriate no-work buffer around the nest based on the activity and species and mark the buffer using flagging, pin flags, lathe stakes, or similar marking method. No work shall occur within the buffer until the young have fledged or the nest(s) are no longer active, as determined by the biologist or biological monitor.

Condition No. 29 Preconstruction Surveys for Monarch Overwintering Clusters. If construction occurs during the monarch butterfly overwintering period (October to March), a qualified biologist or biological monitor shall conduct a preconstruction survey for clusters of overwintering monarchs within the BSA. All large trees shall be inspected for butterflies clustering in dense groups on branches, leaves, and trunks. If any overwintering monarch clusters are found during the survey, the qualified biologist or biological monitor shall establish a 100-foot no-construction buffer around the occupied tree and mark the buffer using flagging, pin flags, lathe stakes, or similar marking method. No construction activity shall occur within the buffer until the end of the overwintering period, with confirmation by the biologist that roosting has concluded.

Condition No. 30 Avoidance of the Intermittent Stream. All construction activities shall occur outside of the potentially jurisdictional stream. Best Management Practices (BMPs) for stream avoidance (e.g., no-work buffers) should be incorporated into the project description to prevent impacts to potentially jurisdictional aquatic resources.

Variance: The applicant is requesting a Variance to the rear yard setback for the new garage, with attached second-story ADU. The applicant is requesting to reduce the required 22-foot rear yard setback to four feet, consistent with the ADU setbacks and consistent with the existing garage location. To approve a Variance, the Planning Commission must make all the findings specified in CMC Section 17.128.060, as follows in underline:

- 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 subject property is located within an environmentally sensitive habitat area (ESHA). The new garage and second-story ADU have been sited in the area of the existing garage to avoid impacts within the habitat area, including excessive grading and tree removal. The sensitive habitat area is a unique physical feature to the subject property warranting the granting of the setback variance, thereby avoiding impacts to the ESHA.

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

Staff Analysis: The property backs up to the Santa Cruz Branch Rail Line right-of-way and Park Avenue. Although the garage would have a reduced rear setback, the second story ADU above the garage would comply with the rear yard setback. There are approximately 16 properties located along Escalona Drive that have nonconforming rear yard setbacks. The granting of the variance would allow the project to be developed with similar setbacks as other residential improvements along Escalona Drive.

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

Staff Analysis: The 0.36-acre lot is large for the Depot Hill neighborhood; however, the ESHA limits the development opportunities for the property. Due to the ESHA located on the subject property, the Variance is necessary to allow the property to be improved similar to other properties in the neighborhood, while avoiding impacts to the ESHA.

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

Staff Analysis: The project would comply with Best Management Practices and standard conditions of approval that address Nesting and Migratory Birds, the Monarch Butterfly, and Potentially Jurisdictional Aquatic Resources. The granting of the variance for a reduced rear yard setback would have no materially detrimental impact on the public or surrounding improvements because the new garage structure would remain in the current location while avoiding impacts on the ESHA.

- 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: The granting of the Variance would not constitute a grant of special privilege, as there are approximately 16 properties located along Escalona Drive that have nonconforming rear yard setbacks.

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

Staff Analysis: The project would not have an adverse impact on coastal resources, as the project would comply with Best Management Practices and standard conditions of approval that address nesting and migratory birds, the Monarch butterfly, and potentially jurisdictional aquatic resources.

California Environmental Quality Act (CEQA): This project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15303(b) - New Construction, and 15304(b) - Minor Alterations to Land. The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

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. Specifically, the project would comply with Best Management Practices and standard conditions of approval that address Nesting and Migratory Birds, the Monarch Butterfly, and Potentially Jurisdictional Aquatic Resources.

B. The project maintains or enhances public views.

Improvements, including the new garage and attached ADU have been designed to maintain public views, with a greater front yard setback along Escalona Drive.

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

The project site is located within an ESHA. The project will maintain or enhance vegetation, will not negatively affect natural habitats or natural resources, and would comply with Best Management Practices and standard conditions of approval that address Nesting and Migratory Birds, the Monarch Butterfly, and Potentially Jurisdictional Aquatic Resources.

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

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

E. The project maintains or enhances opportunities for visitors.

The project involves the construction of a new garage with attached ADU and will not negatively impact visitor serving opportunities.

F. The project maintains or enhances coastal resources.

The project has been designed with consideration to adjacent coastal resources and the ESHA, and would comply with Best Management Practices and standard conditions of approval that address Nesting and Migratory Birds, the Monarch Butterfly, and Potentially Jurisdictional Aquatic Resources.

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

With the granting of variance to allow a reduction of the rear setback from 22 feet to four feet, the proposed residential project complies with all applicable design criteria, design guidelines, area plans, and development standards. The operating characteristics are consistent with the R-1 (Single-Family Residential) zone.

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

The project involves reconstruction of an existing garage, with attached ADU. The project is consistent with the LCP goals for appropriate coastal development and land uses, and would comply with Best Management Practices and standard conditions of approval that address Nesting and Migratory Birds, the Monarch Butterfly, and Potentially Jurisdictional Aquatic Resources. The use is an allowed use consistent with the R-1 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.

The subject property is located within an environmentally sensitive habitat area (ESHA). The new garage and second-story ADU have been sited in the area of the existing garage to avoid impacts within the habitat area, including excessive grading and tree removal. The sensitive habitat area is a unique physical feature to the subject property warranting the granting of the setback variance,

thereby avoiding impacts to the ESHA.

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.

The property backs up to the Santa Cruz Branch Rail Line right-of-way and Park Avenue. Although the garage would have a reduced rear setback, the second story ADU above the garage would comply with the rear yard setback. There are approximately 16 properties located along Escalona Drive that have nonconforming rear yard setbacks. The granting of the variance would allow the project to be developed with similar setbacks as other residential improvements along Escalona Drive.

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

The 0.36-acre lot is large for the Depot Hill neighborhood; however, the ESHA limits the development opportunities for the property. Due to the ESHA located on the subject property, the Variance is necessary to allow the property to be improved similar to other properties in the neighborhood, while avoiding impacts to the ESHA.

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

The project would comply with Best Management Practices and standard conditions of approval that address Nesting and Migratory Birds, the Monarch Butterfly, and Potentially Jurisdictional Aquatic Resources. The granting of the Variance for a reduced rear yard setback would have no materially detrimental impact on the public or surrounding improvements because the new garage structure would remain in the current location while avoiding impacts on the ESHA.

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.

The granting of the Variance would not constitute a grant of special privilege, as there are approximately 16 properties located along Escalona Drive that have nonconforming rear yard setbacks.

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

The project would not have an adverse impact on coastal resources, as the project would comply with Best Management Practices and standard conditions of approval that address Nesting and Migratory Birds, the Monarch Butterfly, and Potentially Jurisdictional Aquatic Resources.

Design Permit Findings:

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

The Community Development Department, Development and Design Review Committee, and Planning Commission have reviewed the project. The proposed project, as conditioned, is consistent with local long range and implementation planning documents. The project complies with the City's Design Review Criteria.

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

The Community Development Department, Design and Development Review Committee, and Planning Commission have reviewed the project. The proposed garage with attached ADU complies with all development standards of the R-1 zoning district, except for the identified rear

setback variance. The proposed project complies with all applicable requirements of local law and is conditioned to comply with any relevant approvals and permits from the City of Capitola.

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

The project is categorically exempt from the provisions of CEQA pursuant to Sections 15303(b) - New Construction, and 15304(b) - Minor Alterations to Land. None of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2). The project will not have a significant adverse effect on the environment.

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

The proposed development will not have an impact on public health, safety, and welfare. The buildings will be fire sprinkled and will be served by all necessary public utilities.

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

The Community Development, Design and Development Review Committee, and Planning Commission have reviewed the project. The proposed project and supporting improvements will comply with the applicable design review criteria as described within the staff report.

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

The project site is located within the R-1 zoning District, surrounded by residential uses. The design complies with the City of Capitola standards. The proposed use would not introduce any new or unusual impacts.

Conditions of Approval:

General Conditions

1. The project consists of a Coastal Development Permit, Design Permit, Variance, and ADU Permit for an attached ADU, and addition to an existing single-family residential unit. The project would include the demolition of the existing 496 square foot garage, construction of a new 912 square foot garage, a 154 square foot entry addition, a 993 square foot attached ADU, and legalization of a 333 square foot unpermitted detached ADU. A Variance is requested to reduce the rear setback from the required 22 feet to four feet, to allow the new garage to be constructed in the existing location at 714 Escalona Drive. Coastal Development Permit, Design Permit, Variance and Accessory Dwelling Unit (ADU) Permit No. 25-0484, is approved as indicated on the final plans reviewed and approved by the Planning Commission on April 2, 2026, except as modified through conditions imposed by the Planning Commission during the hearing.
2. This permit shall expire 24 months from the date of issuance unless exercised. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
3. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
4. At the time of submittal for building permit review, the Conditions of Approval must be printed in full on the construction plans.

5. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B.
6. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
7. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
8. The project applicant shall designate a “disturbance coordinator” who will be responsible for responding to any local complaints regarding construction noise or activity. The coordinator (who may be an employee of the general contractor) will determine the cause of the complaint and will require that reasonable measures warranted to correct the problem be implemented. The name and telephone number of the disturbance coordinator shall be conspicuously posted at the construction site fence and on any notifications sent to neighbors. The sign/banner must also list an emergency after-hours contact number for emergency personnel.
9. Green Waste is the City’s exclusive hauler for recycling and disposal of construction and demolition debris. For all debris boxes, contact Green Waste. Using another hauler may violate City Code Section 8.04 and result in Code Enforcement action.
10. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.

Planning Department Conditions

11. Prior to making any changes to the approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
12. Prior to issuance of a building permit, all Planning fees associated with Permit #25-0484 shall be paid in full.
13. Air-conditioning equipment or other mechanical equipment shall be screened from view and fall within allowable city-permitted decibel levels. Additional details showing equipment locations and any mechanical screens shall be shown on the building permit plans.
14. Outdoor luminaires shall be energy-efficient fixtures controlled by motion sensors and incorporate cut-off controls and outdoor lighting controls. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties.
15. Prior to issuance of a building permit, the Building Permit plans will be routed for plan approval to the following entities: Santa Cruz County Sanitation Department, Santa Cruz County

Environmental Health Services, Soquel Creek Water District, and Central Fire Protection District.

16. The Applicant shall indemnify, defend and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter "City") from any claim, action or proceeding (hereinafter "Proceeding") brought against the City to attack, set aside, void or annul the City's actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and/or any mitigation monitoring program, or brought against the City due to actions or omissions in any way connected to the Applicant's Project ("Challenge"). City may, but is not obligated to, defend such Challenge as City, in its sole discretion, determines appropriate, all at Applicant's sole cost and expense. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and costs of suit, reasonable attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the Applicant, City, and/or parties initiating or bringing such Proceeding. If the Applicant is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City. The City shall promptly notify Applicant of any Proceeding and shall cooperate fully in the defense.
17. Prior to issuance of building permits, the building plans must show that any existing overhead utility lines within the property, and any new utility lines will be underground to the nearest utility pole.
18. At time of submittal for demolition and/or building permit review, the applicant shall include a demolition work of scope statement and a demolition plan clearly identifying all areas of walls and floors to be demolished. The City may require a letter from a structural engineer. Any modifications to the demolition plans, including modifications to the scope of work, means and methods of demolition/construction, or changes to the framing, windows, or any other exterior elements shall be submitted to the Building Department for review and approval prior to proceeding with demolition and/or construction. In the course of construction, the City may require additional plans as they deem necessary.
19. No building permit record exists for the existing detached ADU with exterior decks as shown on site plan. A separate building permit shall be obtained for the unpermitted ADU, and it shall comply with Health and Safety Code requirements as determined by the Building Official prior to building final.
20. Final plans shall clearly show the locations of all existing OWTS components (serving the unpermitted ADU) to be abandoned and provide procedures for the OWTS' proper abandonment in conformance with Santa Cruz County Environmental Health Services.
21. It is required that all buildings intended for human habitation or used by human beings shall be connected to an available public sewerage system in accordance with the Uniform Plumbing. The unpermitted ADU shall be connected to the City's available public sewerage system, and all permits for connection shall be obtained prior to issuance of a building permit.
22. All encroachments crossing the property line shall be removed prior to building final.
23. A wet-stamped and wet-signed survey shall be prepared for the project site by a registered civil engineer or surveyor. The survey shall include the following:
 - a. Property boundaries with bearings, distance, monuments, iron rods, or other markers shown;
 - b. Show existing and proposed lot lines;
 - c. North, date, scale, dimensions, and record boundaries of ownership;

- d. Location of the existing OWTS;
 - e. All existing improvements; and,
 - f. All easements, deed restrictions, and description of adjacent uses.
24. Upon plan check approval of demolition plans, the applicant shall secure a demolition permit from the City. The applicant shall comply with all conditions related to demolition imposed by the Building Official.
 25. Prior to demolition of the existing structure, a pest control company shall resolve any pest issue and document that all pest issues have been mitigated. Documentation shall be submitted to the City at time of demolition permit application.
 26. The project developer shall utilize licensed subcontractors and ensure that all asbestos-containing materials and lead-based paints encountered during demolition activities are removed, transported, disposed of in full compliance with all applicable federal, state, and local regulations.
 27. Prior to issuance of a Certificate of Occupancy for an accessory dwelling unit, the property owner shall file with the county recorder a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:
 - a. The accessory dwelling unit may not be used for vacation rentals;
 - b. The accessory dwelling unit shall not be sold separately from the primary dwelling; and
 - c. The deed restriction shall lapse upon removal of the accessory dwelling unit.
 28. Within 14 days prior to any ground-disturbing activities or vegetation clearing during the nesting season (February 1 to August 31), a qualified biologist or biological monitor shall conduct a pre-construction nesting bird survey of all potential nesting habitat within the BSA, including a 100-foot buffer for passerine species and a 300-foot buffer for raptors. If there is a lapse between the survey time and initiation of work activities of 14 days or greater, the nesting bird survey shall be repeated. If active nests are found during the survey, work in that area shall stop and a qualified biologist or biological monitor shall determine an appropriate no-work buffer around the nest based on the activity and species and mark the buffer using flagging, pin flags, lathe stakes, or similar marking method. No work shall occur within the buffer until the young have fledged, or the nest(s) are no longer active, as determined by the biologist or biological monitor.
 29. If construction occurs during the monarch butterfly overwintering period (October to March), a qualified biologist or biological monitor shall conduct a preconstruction survey for clusters of overwintering monarchs within the BSA. All large trees shall be inspected for butterflies clustering in dense groups on branches, leaves, and trunks. If any overwintering monarch clusters are found during the survey, the qualified biologist or biological monitor shall establish a 100-foot no-construction buffer around the occupied tree and mark the buffer using flagging, pin flags, lathe stakes, or similar marking method. No construction activity shall occur within the buffer until the end of the overwintering period, with confirmation by the biologist that roosting has concluded.
 30. All construction activities shall occur outside of the potentially jurisdictional stream. Best Management Practices (BMPs) for stream avoidance (e.g., no-work buffers) should be incorporated into the project description to prevent impacts on potentially jurisdictional aquatic resources.
 31. If archaeological resources from either precontact or historic eras are exposed during site clearing or construction-related ground disturbance operations shall stop within 50 feet of the find.
 - a. A qualified archaeologist shall be contacted as quickly as possible to assess the discovery and make recommendations for treatment.
 - b. The property owners and/or project manager shall notify the Community Development Department immediately.

- c. If the find is determined to be potentially significant, appropriate mitigation measures will be formulated and implemented, to the satisfaction of the Community Development Department.
32. If human bones are discovered during geologic testing or during construction, work shall immediately cease and the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. Section 7050.5 requires notification of the coroner. If the coroner determines that the remains are those of a Native American, the applicant shall notify the Native American Heritage Commission by phone within 24 hours. Following notification of the Native American Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.

Public Works Department Conditions

33. Submit a site drainage plan, completed and stamped by a licensed civil engineer or a licensed landscape architect competent in site grading and drainage, which includes the following:
- a. Drainage plan including the location of all existing and proposed downspouts and indicate direction of flow. Incorporate a runoff reduction measure into the site plan (e.g., disperse runoff to vegetated area, pervious paving, install rain barrels);
 - b. Notation that site runoff shall not drain onto adjacent parcels or over sidewalks; and,
 - c. Notation that plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
34. The City's Post Construction Requirements (CMC Section 13.16.090) require all projects to incorporate a runoff reduction measure into the site plans (e.g., disperse runoff to vegetated area, pervious pavers, rain barrel, or cistern). Complete and include on a plan sheet the Storm Water and Low Impact Development Assessment Checklist. Clearly mark all LID design measures on the site plans.
35. Prior to issuance of building permits, submit a site plan that includes stormwater temporary construction sediment and erosion control measures (e.g., access to construction site, equipment and material storage locations and duration of placement, stockpile protection location and detail, wattle locations and detail, inlet protection detail, containment of trash/debris, location of portable toilet and containment/protection, etc.). The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
36. Public Works Standard Detail STRM-BMP (Stormwater Pollution Prevention and Protection for Construction Projects) shall be printed in full and incorporated as a sheet in the Public Works Department construction plans with the date and signature. All construction shall be done in accordance with the Public Works Standard Detail STRM-BMP. Public Works Standard Details can be accessed on the City's website at the following link: <https://www.cityofcapitola.org/publicworks/page/standard-details-public-works>

Public Works Project Conditions (to be printed in the plan set)

37. 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.
38. 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 9:00 p.m. and 7:30 a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between 9:00 a.m. and 4:00 p.m. or emergency work approved by the building official. §9.12.010B.

39. General Site Maintenance: Keep work site clear of debris and be aware of tracking mud, dirt, gravel into the street, and sweep daily, cover all stockpiles and excavation spoils. Practice good housekeeping and maintain temporary construction BMPs.
40. Prior to project final, any areas onsite with disturbed soils or denuded of vegetation must be stabilized or replanted so as to inhibit erosion by wind or water and are consistent with the project's approved drainage plan.
41. Prior to project final, any cracked or broken driveway approaches, curbs, gutters, or sidewalks must be identified, documented, and replaced pursuant to Public Works Standard Details and approved by the Public Works Department. A pre-construction inspection by Public Works staff is required to review and approve these conditions. All replaced features shall meet current Accessibility Standards. Public Works Standard Details can be accessed on the City's website: <https://www.cityofcapitola.org/publicworks/page/standard-details-public-works>
42. Prior to any work in the City right-of-way (most often roads and sidewalks), an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the City right-of-way. To apply for an encroachment permit, please visit the City's website: <https://www.cityofcapitola.org/publicworks/page/encroachment-permits>

Encroachment Permits – all proposed work interfacing with the public right of way or outside of the limits of the private property will require an Encroachment Permit review.

Standard Encroachment Permit – any work in the City right-of-way.

Revocable Encroachment Permit – any work between the limits of the private property and City right-of-way.

Attachments:

1. 714 Escalona Drive-Project Plans
2. 714 Escalona Drive-Applicant's Variance Findings
3. 714 Escalona Drive-Applicant's Design Review Findings
4. Design Review Criteria

Report Prepared By: Gina Paolini, Principal Planner

Reviewed By: Rosie Wyatt, Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director

714 ESCALONA ADU

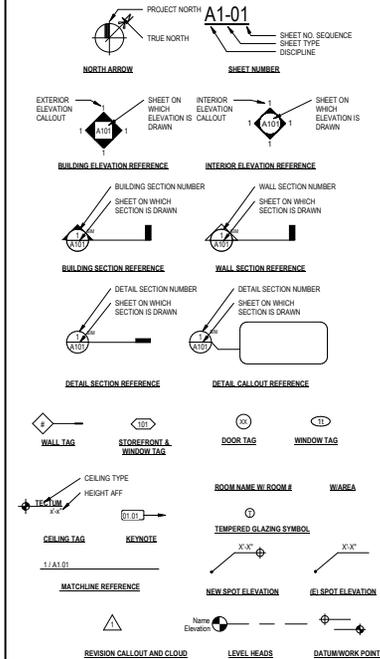
714 ESCALONA DR
CAPITOLA, CA 95010



GENERAL NOTES

- INTERPRETATION OF DRAWINGS AND DOCUMENTS: EACH CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE BEFORE EXECUTING ANY WORK AND SHALL NOTIFY THE OWNER AND ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING. THE ARCHITECT SHALL BE NOTIFIED OF ANY UNUSUAL OR UNFORESEEN CONDITIONS OR SITUATIONS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OR SAFETY OF THE PROJECT.
- ADHERENCE TO PLANS: STRICT ADHERENCE TO THE CONSTRUCTION DOCUMENTS MUST BE MAINTAINED. NO CHANGES SHALL BE MADE IN THE PROJECT WHICH DEVIATE FROM THE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE OWNER. NO STRUCTURAL CHANGES SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
- WORKING DRAWING: FIGURED DIMENSIONS AND DETAILED DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO SCALE MEASUREMENTS. IN CASE OF ANY DISCREPANCY BETWEEN THE CONTRACTOR AS TO THE EXACT MEANING OF THE DRAWINGS AND THESE SPECIFICATIONS, HE SHALL APPLY TO THE ARCHITECT FOR AN INTERPRETATION BEFORE PROCEEDING WITH HIS WORK.
- SHOP DRAWINGS: CONTRACTOR SHALL SUBMIT COPIES OF ALL SHOP DRAWINGS FOR REVIEW BY ARCHITECT PRIOR TO CONTRACTOR'S APPROVAL FOR CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE ALL SHOWING AND BRACING REQUIRED TO PROTECT PERSONNEL AND ADJACENT PROPERTY AND TO INSURE SAFETY OF THE PROJECT WORK.
- WHEREVER IN THESE DRAWINGS ANY MATERIAL OR PROCESS IS INDICATED, I.T.S. FOR THE PURPOSE OF FACILITATING DISCUSSION OF THE MATERIAL OR PROCESS DESIRED. THE CONTRACTOR MAY OFFER ANY MATERIAL OR PROCESS WHICH SHALL BE DEEMED EQUIVALENT BY THE ENGINEER AND ARCHITECT TO THAT MATERIAL OR PROCESS INDICATED OR SPECIFIED.
- UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE NEW AND BOTH WORKMANSHIP AND MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS. THE CONTRACTOR SHALL, IF REQUIRED, FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS.
- IT SHALL BE THE DUTY OF THE GENERAL CONTRACTOR TO SEE THAT ALL SUB-CONTRACTORS ARE FULLY INFORMED IN REGARD TO THE GENERAL CONDITIONS AND PRELIMINARY SPECIFICATIONS.
- PERMITS AND REGULATIONS
 - EACH CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED BY LOCAL AUTHORITIES BEFORE PROCEEDING WITH HIS RESPECTIVE INSTALLATION AND SHALL ARRANGE AND PAY FOR ANY INSPECTIONS AND EXAMINATIONS REQUIRED BY THOSE AUTHORITIES.
 - ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM BUILDING CODE, AND LAWS, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL BODIES WITH JURISDICTION OVER THE PROJECT.
 - IF THE DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE WITH ANY FEDERAL, STATE AND LOCAL OR MUNICIPAL LAWS, ORDINANCES, RULES OR DEPARTMENTAL REGULATIONS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT WORK. IF ANY OF THE CONTRACTOR'S WORK SHALL BE DONE CONTRARY THERETO WITHOUT SUCH NOTICE HE SHALL BEAR ALL COST ARISING THEREFROM.
- PROTECTION OF WORK & PROPERTY
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL VIOLATIONS OF CITY ORDINANCES AND STATE LAWS INVOLVED IN THE PERFORMANCE OF HIS WORK. HE SHALL PROVIDE, DURING THE PROGRESS OF HIS WORK, EVERY AND ALL SAFEGUARDS AND PROTECTION AGAINST ACCIDENTS, INJURY AND DAMAGE TO THE WORK AND PROPERTY INCLUDING ADJACENT PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND EVERY PART THEREOF, AND FOR ALL MATERIALS, TOOLS, APPLIANCES AND PROPERTY OF EVERY DESCRIPTION USED IN CONNECTION THEREWITH.

SYMBOLS LEGEND



PROJECT DESCRIPTION

LEGALIZATION OF EXISTING DETACHED ADU. NEW 993 SF (1000 SF MAX) ATTACHED ADU OVER EXISTING GARAGE. GARAGE EXPANSION OF 416 GSF. ENTRY RELOCATION AND ADDITION 161 GSF.



APPLICABLE CODES

PROJECT SHALL COMPLY WITH 2025 CBC AND CITY OF CAPITOLA MUNICIPAL CODE.
 THE CALIFORNIA ELECTRICAL CODE, 2025 EDITION
 THE CALIFORNIA MECHANICAL CODE, 2025 EDITION
 THE CALIFORNIA PLUMBING CODE, 2025 EDITION
 THE CALIFORNIA FIRE CODE, 2025 EDITION
 THE CALIFORNIA RESIDENTIAL CODE, 2025 EDITION
 THE 2025 CALIFORNIA REFERENCED STANDARDS CODE
 THE CALIFORNIA ENERGY CODE 2025 EDITION
 THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2025 EDITION

SHEET INDEX

GENERAL	COVER SHEET
A0-00	SURVEY
A0-01	
ARCHITECTURAL	
A1-00	EXISTING SITE PLAN
A1-01	EXISTING & DEMO - MAIN HOUSE AND GARAGE
A1-02	EXISTING & DEMO - DETACHED ADU
A2-00	PROPOSED SITE PLAN
A2-01	PROPOSED FLOOR PLANS
A2-02	PROPOSED ROOF PLAN
A2-03	PROPOSED GARAGE PLANS
A4-01	ADU ELEVATIONS
A4-02	ADU ELEVATIONS
A4-01	BUILDING SECTIONS

PROJECT DATA

APN 036-141-23
 ZONING: R-1
 SETBACKS:
 FRONT: 15 FT.
 FRONT GARAGE: 20 FT.
 FRONT SECOND STORY: 20 FT.
 SIDE GROUND FLOOR: 10% OF PARCEL WIDTH
 SIDE SECOND STORY: 15% OF PARCEL WIDTH
 REAR: 20% OF PARCEL DEPTH, 25 FT. MAX.
 ADU: 4' THROUGHOUT

PROJECT TEAM

ARCHITECT:
 MEGAN CAMPBELL
 PO BOX 7554
 TORRANCE, CA 90504
 TEL: 805.858.8508

OWNER:
 TREVOR WATCOMB
 714 ESCALONA DRIVE
 CAPITOLA, CA 95010
 TEL: 925.823.1459

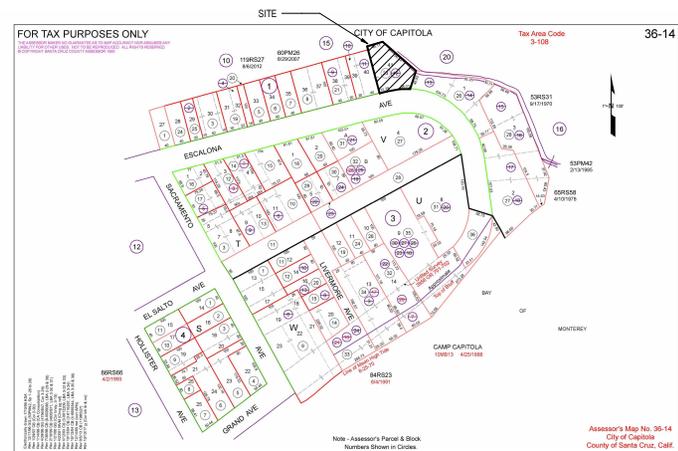
15,942.96 SF LOT AREA

807 SF	EXISTING SINGLE FAMILY RESIDENCE
498 SF	EXISTING GARAGE
333 SF	EXISTING DETACHED ADU
333 SF	EXISTING DETACHED ADU (TO BE BROUGHT INTO COMPLIANCE)
807 SF	PROPOSED SINGLE FAMILY RESIDENCE (NO CHANGE)
993 SF	PROPOSED ATTACHED ADU
164 SF	FRONT ENTRY ADDITION
202 SF	REAR GARAGE
3,159 SF	TOTAL BUILDING AREA

3,159 / 15,942.96 = 0.20 TOTAL FLOOR AREA RATIO

*NOTE: ADU IS CALCULATED AS INTERIOR LIVING SPACE PER GOV. CODE, § 66021

ASSESSOR'S MAP



714 ESCALONA ADU
 714 ESCALONA DR
 CAPITOLA, CA 95010

COVER SHEET

SCALE: As indicated

DESIGNER:

Campbell
 ARCHITECTS

03.23.26 PLANNING

DRAWN BY: E.P.

REV. # DATE DESCRIPTION

1 03/23/26 PLANNING #1

2 03/23/26 PLANNING #2

3 03/23/26 PLANNING #3

4 03/23/26 PLANNING #4

5 03/23/26 PLANNING #5

6 03/23/26 PLANNING #6

7 03/23/26 PLANNING #7

8 03/23/26 PLANNING #8

9 03/23/26 PLANNING #9

10 03/23/26 PLANNING #10

A0-00

All titles, drawings and plans published or reproduced by these drawings are the sole property of the architect and were created and developed for use in connection with the specified project. None of such titles, drawings or plans shall be used for any purpose whatsoever without the written permission of the architect.



CITY OF CAPITOLA

VARIANCE INFORMATION

CITY OF CAPITOLA COMMUNITY DEVELOPMENT DEPARTMENT
420 CAPITOLA AVENUE, CAPITOLA, CA 95010
831-475-7300 WWW.CITYOFCAPITOLA.ORG

Variance Overview

A Variance allows an adjustment to specific development standards of the Zoning Code. A Variance may be granted only when it can be demonstrated that there are unique circumstances applicable to a property such as lot shape or topography which make it impractical to meet zoning requirements. Variance applications are considered by the Planning Commission in a publicly noticed hearing.

Application Requirements

Applicants who request a Variance must submit a [Master Application](#), Variance Application (including findings), and submit necessary fees as established in the City's adopted [Fee Schedule](#).

Variance Eligibility

Applicants may request a Variance to limited development standards, including but not limited to, building setbacks, height, parking requirements, sign regulations, lot dimensions, open space requirements, and landscaping. Variances may not be granted to allow additional density, to reduce required lot size, or to allow an unpermitted use type.

Variance Findings

Findings as outlined in section 17.66.090 of the Capitola [Zoning Code](#) must be made in order to approve a Variance application:

1. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification;
2. That the grant of a variance permit would not constitute a grant of special privilege inconsistent with the limitations upon other

properties in the vicinity and zone in which subject property is situated.

Variance Process

City staff will process Variance requests concurrently with any other discretionary permits such as a Design Permit or a Conditional Use Permit. Staff will review the Variance request to determine if there are special circumstances related to the property which warrant granting of a Variance. Staff will make a recommendation to the Planning Commission based on whether or not they believe findings can be made.

Time and Cost

Variance applications typically require 60-90 days to process. A Variance requires a \$1,587 fee.

Public Hearing Process

Applicants for a Variance should attend the Planning Commission hearing with their architect or designer, as applicable, and be prepared to present information to support their request. City staff will present its analysis of the request with a recommendation to approve or deny the Variance. The applicant and their representatives will then have an opportunity to present their case. The public will also have an opportunity to comment, either in support or in opposition of the proposal. After the Planning Commission receives all public testimony, the public hearing is closed and the Commission deliberates on the merits of the proposal. The Planning Commission then renders a decision to approve or deny the proposal. Decisions of the Planning Commission may be appealed to the City Council.



CITY OF CAPITOLA VARIANCE APPLICATION FORM

Item 6 A.

VARIANCE SUMMARY

Please explain your Variance request and the development standards which you would like to modify:

REQUIRED FINDINGS

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

1. That because of special circumstances applicable to subject property, including size, shape, topography, location or surroundings, the strict application of this title is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification;

2. That the grant of a variance permit would not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated.

SIGNATURE 

DATE _____

RESPONSE TO PLAN CHECK COMMENTS
Reviewed February 26, 2026

Permit Number: 25-0484
Project Address: 714 Escalona Drive, Capitola, CA 95010
Project Description: ADU

02 March 2026

Dear Gina Paolini,

Please see below responses. Changes have been clouded on the plans under delta #1. Feel free to contact me with any questions.

Documentation

1. Project Description. Provide a detailed project description, including demolition work that will occur with the project and place on the cover sheet of the plans.
Project description updated, see A0-00
2. Demolition Plan. Provide a detailed demolition plan.
Demolition information provided, see sheets A1-01 and A1-02.
3. Unpermitted ADU. The previous plans indicated that this would remain an ADU; however, the current plans indicate that this will be an accessory structure. If to be an ADU and brought into compliance with building code requirements; a floor plan is required. Please update plans with detailed information, if applicable.
Information added to A1-01. The ADU will be brought into compliance. No work proposed (unless required by building or fire for life safety)
4. Parking for Detached ADU. Provide the required parking space for the unpermitted ADU, if to be legitimized.
Provided as surface parking in front of garage, see A2-00.
5. Private open space. Identify private open space for the unpermitted ADU (48 square feet required).
Provided in front, sheet A1-02.
6. Attached ADU. In accordance with Capitola Municipal Code (CMC) Table 17.74-1, attached ADU's shall be 50 percent of the existing primary dwelling or 1,000 square feet, whichever is greater. The submitted plans indicated that the new

attached ADU would exceed 1,000 square feet. Please reduce the unit size to comply with the requirements or request a deviation from the Planning Commission in accordance with CMC Section 17.74.100 (Deviation from standards).

Per the updated Gov. Code, § 66321, ADUs are calculated as interior livable space. The previous application was using the gross SF. Revised sf of the ADU is 993 sf, see A0-00 and room schedule on A2-01.

7. Discretionary Request: In accordance with CMC 17.74.110 (Findings), the Planning Commission must make findings for a two-story attached ADU greater than 16 feet in height, and for an ADU that deviates from one or more standards in CMC Section 17.74.090. Please provide a written statement justifying each request with this project development. Projects requesting a Design Permit require submittal of written findings supporting the request(s)(CMC 17.74.110.B).

Please see below for response to each required findings in CMC 17.74.110.B:

Findings

1. The exterior design of the [accessory dwelling unit](#) is compatible with the primary dwelling on the [parcel](#) through architectural use of [building](#) forms, [height](#), construction materials, colors, [landscaping](#), and other methods that conform to acceptable construction practices.

No deviation from objective design standards – ADU will match the primary dwelling in material, massing, height etc. The roof of the main structure is 5.5:12, however, the ADU attachment is on the ‘rake’ end of the gable which has a slope of ±3.9:12. The new roof at the ADU will run parallel to the existing eaves.

2. The exterior design is in harmony with, and maintains the scale of, the neighborhood.

The neighborhood is primarily 2 story single family residences with higher FARs than the proposed project.

3. The [accessory dwelling unit](#) will not create excessive noise, traffic, or parking congestion.

The existing habitable structures total 1140 sf. With the addition of a 993 sf ADU, the total residential area is 2,133 sf, 4 bedrooms, 3.5 bathrooms, which is quite modest in size for a 15,942 sf lot. There are 4 parking spaces available on the property. There will be no measurable increase to noise, traffic, or parking congestion.

4. The [accessory dwelling unit](#) has or will have access to adequate water and sewer service as determined by the applicable service provider.

The ADU will tie into existing adequately sized utilities.

5. Adequate open space and [landscaping](#) have been provided that are usable for both the [accessory dwelling unit](#) and the primary residence. Open space and [landscaping](#) provide for privacy and screening of [adjacent](#) properties.

The size of the lot provides adequate open space. There are no adjacent neighbors with line of sight to the proposed ADU location.

6. The location and design of the [accessory dwelling unit](#) maintain a compatible relationship to [adjacent](#) properties and do not significantly impact the privacy, light, air, solar access, or parking of [adjacent](#) properties.

The ADU is proposed in the location of an existing structure and has no impact to adjacent properties.

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

The ADU is oriented in a way that windows are not looking directly into the primary residence. There are no neighboring dwellings visible from the proposed ADU.

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

The proposed development maintains the footprint of the existing garage along the North/West sideyard adjacent to the ESHA and in conformance with the recommendations in the Biotics Report prepared by Dudek. The location and massing is consistent with the development policies of coastal zone.

9. The project would not impair public views along the ocean and of scenic coastal areas. Where appropriate and feasible, the [site](#) plan restores and enhances the visual quality of visually degraded areas.

The project is minimally visible from the public ROW or neighbors. The proposed structure is replacing a dilapidated garage will include maintenance and refresh to the exterior of the existing structures throughout the site.

10. The project deviation (if applicable) is necessary due to special circumstances applicable to subject property, including size, shape, topography, location, existing [structures](#), or surroundings, and the strict application of this chapter would deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classification. (Ord. [1043](#) § 2 (Att. 2), 2020)

n/a, no deviation from standards.

Sincerely,
Megan



Megan Campbell, AIA, LEED AP
megan@marchla.com
805.858.8508

Campbell Architects, Inc
PO Box 7554
Torrance, CA 90504
4 of 4

Design Permit Design Review Criteria

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

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

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

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

Capitola Planning Commission

Agenda Report

Meeting: April 2, 2026

From: Community and Economic Development Department

Address: 2178 41st Avenue



Project Description: Conditional Use Permit, Design Permit and Sign Permit #24-0407 for the demolition of an existing convenience store, construction of a new convenience store, and new signs on a 0.80-acre site located at 2178 41st Avenue (APN 034-221-02), within the Regional Commercial (C-R) zone district. The gas pumps, fuel canopy, and fuel tanks will remain. This project is not located within the Coastal Zone.

Recommended Action: Planning Commission consider Permit #24-0407, and approve Conditional Use Permit, Design Permit, and Sign Permit #24-0407 pursuant to the findings and analysis included in the staff report and subject to the Conditions of Approval.

Property Owner: Ed Hadad, Owner

Representative: Muthana Ibrahim, M I Architects, Inc.

Applicant Proposal: The project consists of a Conditional Use Permit, Design Permit, and Sign Permit to replace the convenience store with a larger convenience store while keeping the existing gas station with the gas pumps, fuel canopy and fuel tanks as is. The existing driveways and aisles are to remain in their current locations and to be upgraded to comply with ADA requirements. The drive access to the parcel to the north (access to Pizza My Heart) would remain. The project includes new signs for the rebranding to 7-11. Project plans have been provided (Attachments 1 and 2). The proposed convenience store's architectural style most closely resembles a "Contemporary" architectural style. The project will include new landscaping and a new masonry trash enclosure.

Background: The project site is located within the C-R zone district, within the 41st Avenue commercial corridor. The subject site is bordered to the north, south and west by commercial development. Residential development borders to the east, at the rear of the site. The existing site includes a 2,091 square-foot fuel canopy structure and a 1,679 square-foot convenience store. The Planning Department received the subject application on October 18, 2024. The application was deemed complete on March 18, 2026.

Development and Design Review: On June 25, 2025, the Development and Design Review team reviewed the application and provided the applicant with the following direction and recommendations:

Public Works Representatives, Kailash Mozumder: K. Mozumder explained that the project would require full ADA compliance along the full street frontage and driveway aprons. In addition, any required trenching for service lines would be required through a single trench line.

Contract Building Official, Robin Woodman: R. Woodman inquired into the grade change along the rear of the property shared with the residential properties.

Associate Planner, Sean Sesanto: S. Sesanto requested an updated title report, and discussed options for the bollards proposed along the building frontage. It was requested that the applicant comprehensively address the design review comments prepared by the City design review consultant and resubmit updated elevations.

Discussion: The property is located along the 41st Avenue commercial corridor, near the 41st Avenue and Gross Road intersection and Highway 1 interchange. The site abuts commercial uses along the commercial corridor, as well as a shared rear boundary with three residential properties. The existing site includes a 2,091 square-foot fuel canopy structure and a 1,679 square-foot convenience store.

As stated above, the project includes a Conditional Use Permit to replace and enlarge the retail store associated with the “gas and service station”, a Design Permit for a new commercial structure, and a Sign Permit to replace the existing signs with new 7-11 signs.

Conditional Use Permit: Pursuant to CMC § 17.24.020.A, a Conditional Use Permit is required for gas and service stations within the C-R zone district. A “gas and service station” is defined as a retail business establishment supplying gasoline and oil and minor accessories for automobiles. Included in this definition are incidental food and beverage and car wash facilities. The project includes the demolition of the existing retail establishment associated with the gas station, and replacement with a larger facility; therefore, a Conditional Use Permit is required.

The applicant has provided a detailed project description (Attachment 3). The existing facility operates with three employee shifts to staff the facility for 24 hours. There are three full-time employees for the first shift and two full-time employees for the second and third shifts. There are seven full-time employees five days a week and two part-time employees two days a week. There will be no change in the staffing with the new convenience store. The gas station will be open 24 hours per day, seven days of the week.

Pursuant to CMC §17.124.060, when evaluating a Conditional Use Permit, the Planning Commission shall consider the following underlined characteristics of the proposed use:

- A. Operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).
Staff Analysis: The gas station will continue selling fuel, with no proposed modifications to the fueling canopy or fueling facility. Fuel deliveries will be received seven days a week. The gas station and convenience store will operate 24 hours a day. Exterior lighting will be down directed and shielded, and will not spill onto adjacent properties. The project is designed to have adequate on-site circulation. The traffic generated by the proposed use would not impose an undue burden on surrounding streets.
- B. Availability of adequate public services and infrastructure.
Staff Analysis: Public services and infrastructure are available at the site.
- C. Potential impacts to the natural environment.
Staff Analysis: The application is for the demolition and redevelopment of the onsite convenient store. The proposed project is exempt pursuant to the California Environmental Quality Act (CEQA) Sections 15303 and 15311(a), which is described in the CEQA section below.
- D. Physical suitability of the subject site for the proposed use in terms of design, location, operating characteristics, shape, size, topography.
Staff Analysis: The size and shape of the property are adequate for the proposed use, as the site would be able to accommodate the parking and circulation related to the expanded convenient store without creating detrimental effects on adjacent properties. The proposed modifications would not change the existing circulation on the site. The Public Works team and Building Official have reviewed the site improvement plans and determined that the project would comply with the City’s codes, as conditioned.

Sign Permit: Pursuant to CMC § 17.80.070.A, each business may have a mix of the sign types allowed by CMC § 17.80.080 (standards for specific types of signs) provided the area of all signs on the property does not exceed the maximum established signs allowed within the zoning district. For the C-R district,

the project is allowed one square foot of signage per linear foot of building frontage or 50 square feet maximum. Table 1 provides the proposed sign details for the project:

Table 1- Sign Details		
Improvement	Existing Development	Proposed Development
SIGNAGE		
Sign A-Welcome Vinyl	N/A	9.92 square feet
Sign B – ATM Sign	N/A	3.20 square feet
Sign C – Existing Main ID Sign	15.29 square feet	15.29 square feet
Sign D – Channel Letter	N/A	21.30 square feet
Existing Directional Sign	Located within Public Right-of-Way	Conditioned to be removed with project
Canopy Sign-North	6.9 square feet	Conditioned to be removed with project
Canopy Sign-South	6.9 square feet	Conditioned to be removed with project
Total Proposed Signage:		44.71 square feet

Figure 1 shows the location of proposed signs A, B and D and Figure 2 is the proposed fuel ID and price sign, to replace the existing sign.

Figure 1: West Elevation Proposed Signage (Signs A, B and D)

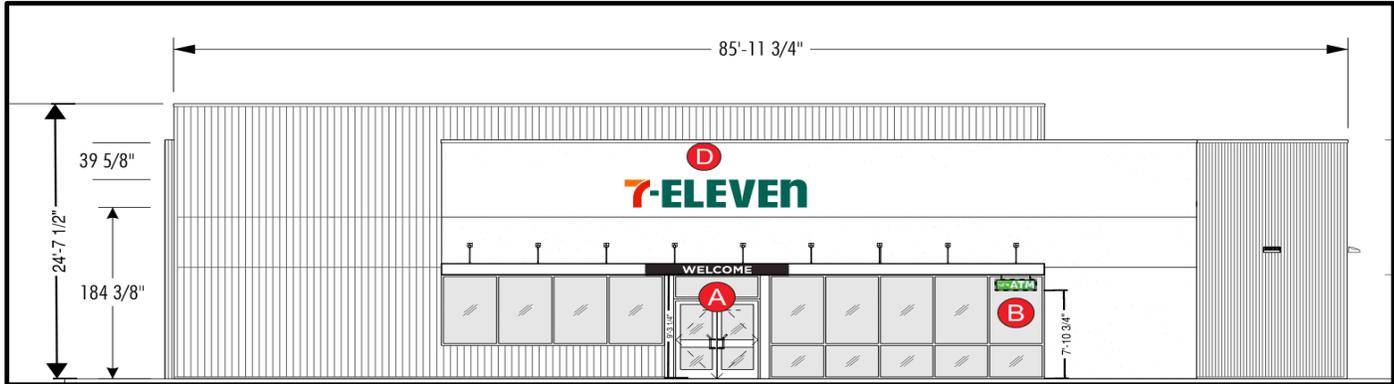
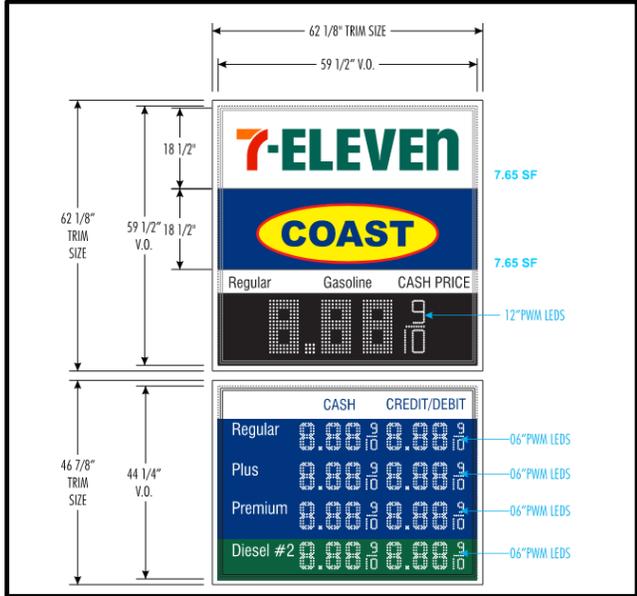


Figure 2: Proposed Fuel ID and Price Sign



The project includes conditions to remove the existing directional sign located within the public right-of-way, and the canopy signs. With these conditions, the project would comply with the 50 square foot maximum requirement.

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

Development Standards: Table 2 outlines the Zoning Code requirements for development in the C-R zoning district. Based upon this analysis, the proposed project complies with the standards of the C-R zone district.

Table 2- C-R Zoning Conformance			
Development Requirement	Allowed/Required	Proposed	Comments
SETBACKS			
Front	15 feet from curb or street edge; minimum 10-foot sidewalk along property frontage.	Existing Canopy- 17.8 feet New Store-126.6 feet	Complies
Rear	20 feet	32.6 feet	Complies
Side	0 feet	North-58.6 feet South- 20.25 feet	Complies
SITE DEVELOPMENT			
Floor Area Ratio	1.5	0.19	Complies
Building Height	40 feet	24.6 feet	Complies
Landscaping	5 percent	22 percent	Complies
PARKING			
Automobile- Two spaces for gas station plus one space per 100 square feet of retail space	Station: 2 spaces Retail: 2,319 square feet retail/100 = 23 spaces Total Required: 25 spaces	25 spaces	Complies
Bicycle - Short-Term: 10 percent of required automobile spaces. Long-Term: One per 20 required automobile spaces.	Short Term- 3 spaces (2.5 rounded up) Long Term- 1 space	Short Term- 2 spaces Long Term- 2 spaces	Project conditioned to provide one additional Short-Term space.

Parking and Loading Requirements: The existing drive aisles and parking spaces will be re-organized and re-striped to accommodate the new convenience store location. Adequate on-site pedestrian pathways are provided that connect the primary entrance to the public sidewalk via a striped crosswalk and raised private walkway located along the northern property line. In accordance with Table 17-76-2 of CMC Chapter 17.76 (Parking and Loading), the gas station would require two parking spaces, the retail component of the project would require an additional 23 parking spaces, for a total of 25 required parking spaces. An on-site loading space is not required for the retail component, as the retail space is less than 10,000 square feet.

Bicycle Parking: Pursuant to CMC § 17.76.080, the project is required to provide short-term and long-term bicycle parking. The project is required to provide three short-term spaces; however, the plans provide for two bicycle racks. The project has been conditioned to require one additional short-term bicycle rack. Two long-term spaces would be provided within a metal bicycle vault. All bicycle parking will be required to comply with the design standards specified for both short-term and long-term bicycle parking.

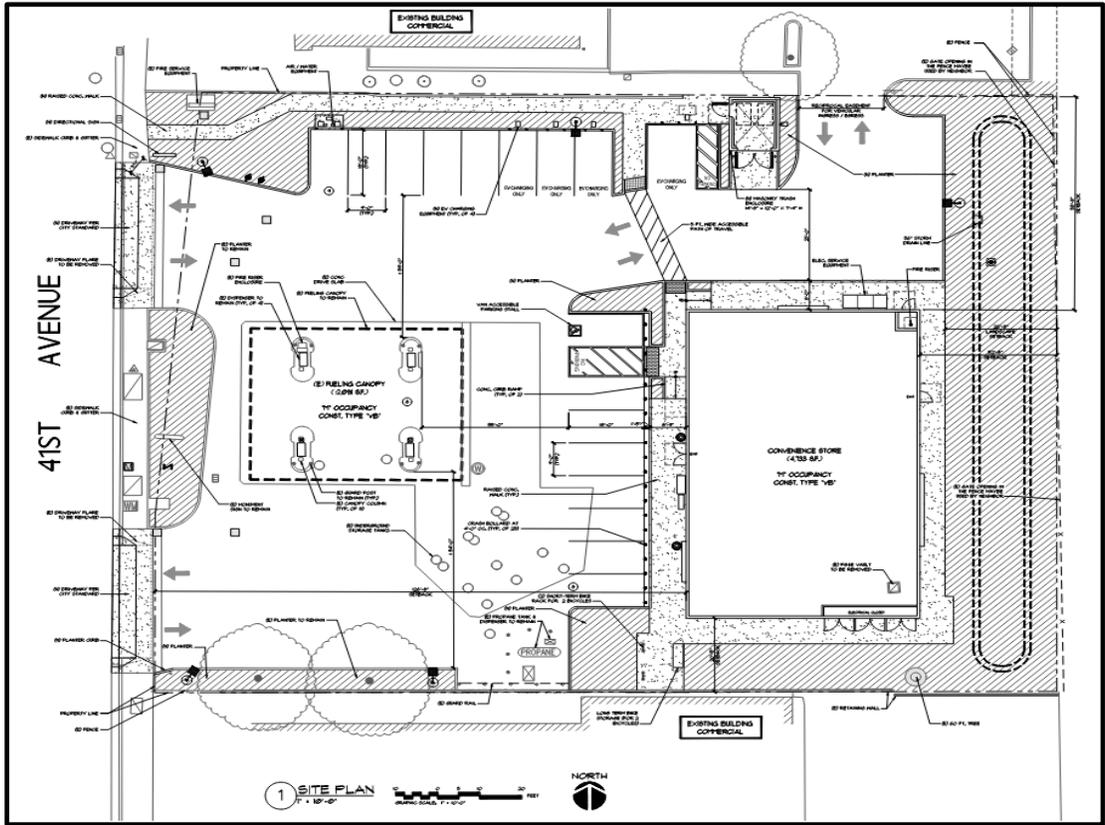
Parking Lot Lighting: The project is required to provide adequate illumination for public safety over the entire parking area. All parking space area lighting is required to be directed away from residential properties to minimize light trespass and fixtures are to be hooded and downward facing. The building will have wall packs and the parking lot will have 16-foot pole light fixtures. The project has provided a photometric plan to demonstrate compliance with the City's lighting requirements.

Design Review: Design Permits for commercial projects are reviewed by a City-contracted design professional prior to review and action by the Planning Commission. RRM Design Group was contracted by the City to complete the third-party review, and overall architectural evaluation of the project in accordance with CMC Section 17.120.070 (Design Review Criteria). RRM Design Group prepared a detailed evaluation for the project dated May 20, 2025 (Attachment 4). The applicant responded and made modifications to the project based upon the recommendations (Attachment 5).

Site Planning: The project proposes to demolish the existing convenience store and construct a new, larger convenience store pushed closer to the rear property line. The existing drive aisles and parking spaces will be re-organized and re-stripped to accommodate the new convenience store location. Adequate on-site pedestrian pathways are provided that connect the primary entrance to the public sidewalk via a striped crosswalk and raised private walkway running along the northern property line. New planter areas will be provided near the parking spaces adjacent to the proposed convenient store entrance that enhance the overall site appearance.

RRM Design Group recommended that the applicant consider reducing the number of bollards located between the proposed parking spaces and walkway running along the primary entrance or alternatively incorporating wheel-stops to avoid the need for the large amount of bollards proposed to improve the physical appearance of the proposed structure from the public realm. The applicant has indicated that the bollards are required for the project to deter traffic from accidentally driving on to the sidewalk in front of the store and are necessary for the safety of the use. The site plan is provided in Figure 3.

Figure 3: Proposed Site Plan



Architecture: When reviewing the project, RRM Design Group indicated that the design had incorporated minimal massing strategies to remove the “box-like” appearance. The west elevation provides variation in massing through a change in wall plane height, and it was suggested that the applicant consider a similar strategy on the east elevation facing single-family residential uses to further improve the projects appearance to neighboring dwelling units (CMC 17.120.070 B). Additionally, it was recommended that the applicant consider furring-out wall planes more than six inches when transitioning materials to ensure all materials terminate at-inside corners and further break-up the proposed structure on all elevations. The applicant added the wall projection and changed the wall plane, as recommended.

The applicant is proposing to use a flat roof style with a 3.25 foot parapet to introduce variation in the roof line appearance. To establish a sense of variation along the east elevation roof line, RRM Design Group recommended that the applicant incorporate a parapet, similar to the usage on the west elevation, to break up the current monotonous appearance of the unbroken roof line. As recommended, the applicant modified the project plans.

The primary entry is provided on the street facing west elevation, defined by a covered awning and surrounded by large transparent windows. RRM Design Group recommended further accentuation of the canopy through enlargement or further incorporation of the canopy into the proposed signage. As recommended, the canopy has been accentuated.

The applicant is proposing clear glass and black aluminum storefront doors and black aluminum storefront windows, considered consistent with the proposed contemporary architectural style. To further enhance the street facing west elevation, RRM Design Group recommended the possibility of applying windows above the proposed awning to establish transparency and elevate the project design. The project design has been modified to add clear story windows.

The project proposes the use of the following colors and materials: “Versatile Gray” cement plaster finish; “Burned Slate” corrugate metal panel; “Matte Black” aluminum fascia awning; “Coal Black” pre-finish metal coping; “Cedar” fiber cement siding; “Tricorn Black” exterior roof access ladder. RRM Design Group recommended incorporating additional color or material on the east elevation to avoid the appearance of a large blank stucco box facing the single-family dwellings to the east (CMC 17.120.070 K). Potential solutions to improve the east elevation could include incorporating a furred-out wall plane along the right-hand side of the elevation donned with the “Burned Slate” corrugate metal panel or “Cedar” fiber cement siding. The project has been modified to include additional color and materials on the east elevation, with an additional projection.

The applicant has incorporated the recommended changes primarily recommended to the east and west elevations provided in Figures 4 and 5.

Figure 4: Proposed West Elevation

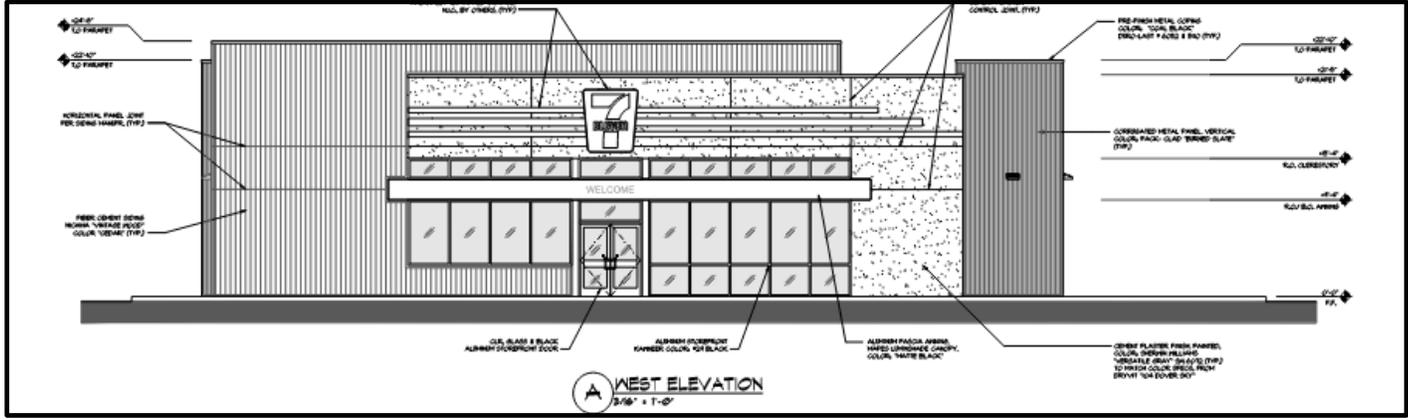
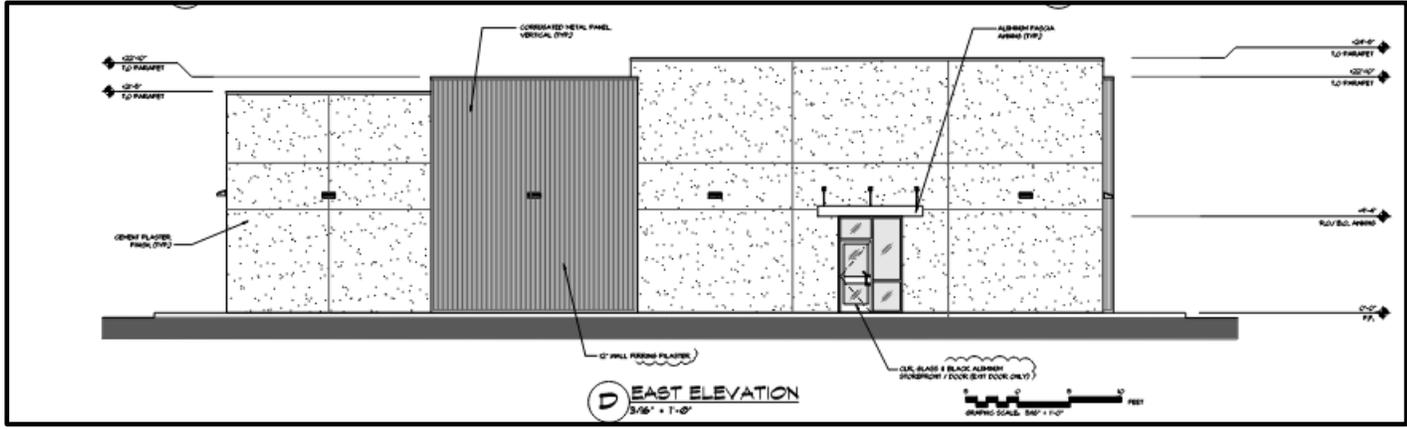


Figure 5: Proposed East Elevation

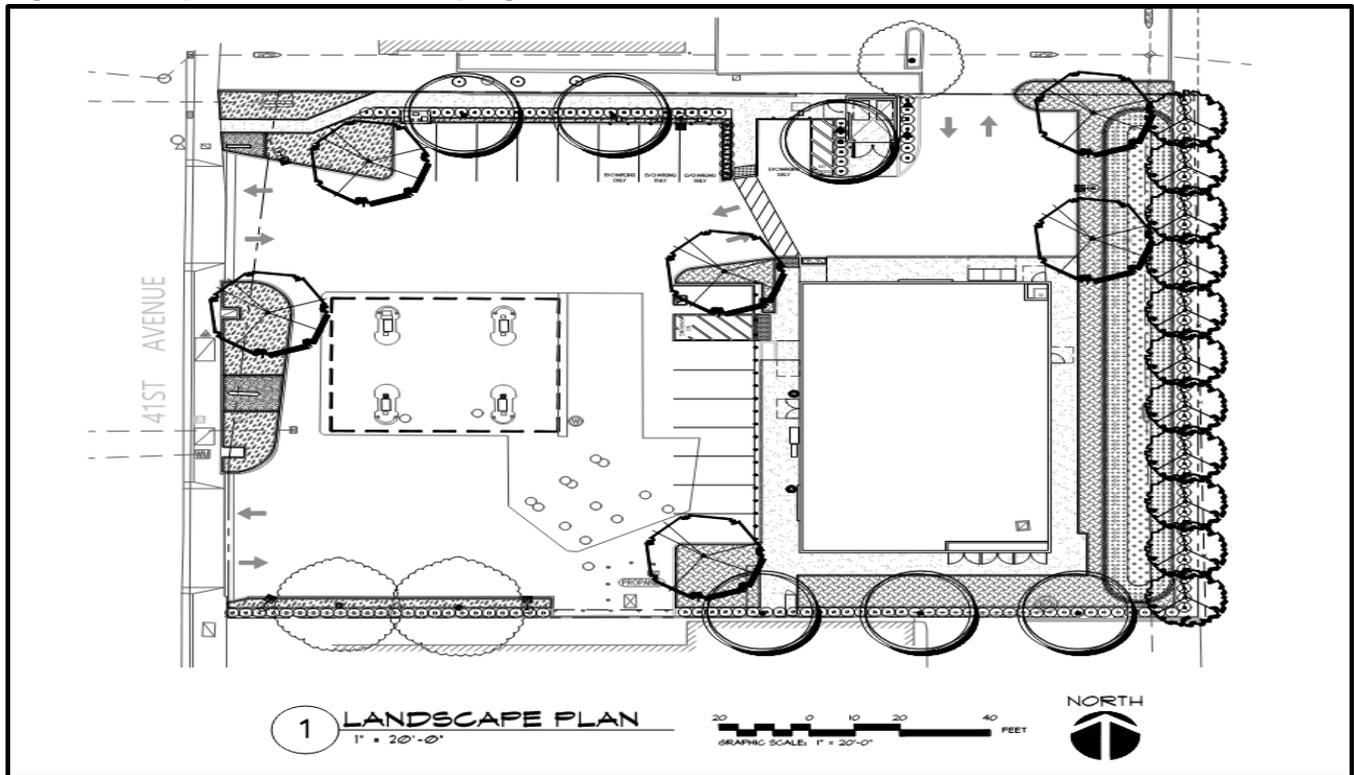


Landscaping: Pursuant to CMC Section 17.120.070.M, landscaping is an integral part of the overall project design, is appropriate to the site and structures, and enhances the surrounding area. In addition, the C-R zone district requires minimum landscape requirements. Table 3 outlines the applicable landscape requirement for the proposed development in the C-R zoning district.

Table 3 –CC Zoning Conformance			
Development Requirement	Allowed/Required	Proposed	Compliance
Site Requirements			
LANDSCAPING			
Overall Project Site	5 percent (34,848 square feet x .05= 1,742 square feet)	23.6 percent (8,237 square feet)	Complies
Parking Lot	16 to 30 parking spaces = 10 percent	11 percent (3,851 square feet)	Complies

The project will be providing the required perimeter landscaping, with significant planting at the rear of the site, where the project borders residential development. The project will be providing a 26.6-foot landscape buffer, planting 11 Dodonea Vicosa trees (15 gallon) and two Lagerstroemia indca 'Tuscarora' (24-inch box), along with other various shrubs and groundcover. The existing fence separating the commercial and residential uses will remain. The required shade trees will be planted within the parking area and along the north and south property lines. The landscape plan includes 8,237 square feet of landscaping, exceeding the City's requirement. Figure 6 provides the proposed landscape details.

Figure 6: Proposed Site Landscaping



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

California Environmental Quality Act (CEQA): Regulatory agencies direct corrective actions and evaluate site conditions for leaking underground storage tank (UST) petroleum cases to safeguard human health, safety, and the environment, as mandated by Health and Safety Code section 25296.10, subdivision (g). Through over 40 years of investigating and remediating petroleum UST releases, the State Water Resources Control Board (State Water Board) has identified specific site conditions and characteristics that, when met, generally guarantee the protection of human health and the environment while leaving limited residual hydrocarbons in the ground that naturally degrade over a reasonable time. Cases that meet these criteria are deemed "low-threat" and may be proposed for case closure.

The State Water Board adopted the Low-Threat Underground Storage Tank Case Closure Policy (Policy) on May 1, 2012 (Resolution No. 2012-0016), and the Policy became effective on August 17, 2012. The Policy outlines standardized criteria to meet low-threat closure conditions and is accompanied by three Technical Justifications for groundwater, soils, and soil vapor, that detail how these criteria were determined. This Policy is essential for ensuring consistent statewide standards when closing low-threat petroleum UST cases in California.

In 2014, the property owner took corrective action regarding a UST. The Central Coast Regional Water Quality Control Board (CCR WQCB) issued a Case Closure Letter (Case No. 2457) on February 4, 2014 (Attachment 6). The closure letter did indicate that there would be residual contamination, and any associated risks are expected to reduce with time. There are no open cases on the site. The project is 0.80 acres in size. The site has a total of 26,141 square feet of impervious area. The area of disturbance is limited to the demolition of the existing commercial structure and existing impervious areas. The 4,324 square foot impervious area containing the fueling facility, canopy and fuel tanks will remain unaltered. The site would have 26,625 square feet of impervious area post construction. Approximately 200 cubic yards would be exported from the site. Because the site is considered a "low threat" as determined by

the CCR WQCB, and because there will be limited site disturbance, it has been determined that further environmental analysis is not warranted for the project.

The project has been conditioned to notify the Santa Cruz County Environmental Health Division (SCCEHD) Environmental Cleanup Program and CCR WQCB prior to issuance of a building permit to determine whether the agencies would require the preparation of a Health Risk Assessment.

This project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to 15303-(New Construction or Conversion of Small Structures) and Section 15311(a) (On-premise signs). The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

Conditional Use Permit Findings:

- A. **The proposed use is allowed in the applicable zoning district.**
Gas and service stations, with the sale of incidental food and beverage are allowed with the issuance of a Conditional Use Permit in the C-R zone district.
- B. **The proposed use is consistent with the general plan, local coastal program, zoning code, and any applicable specific plan or area plan adopted by the city council.**
The Community Development Department, Design and Development Review Committee, and Planning Commission have reviewed the project. The proposed project complies with all development standards of the C-R zoning district. The proposed project complies with all applicable requirements of local law and is conditioned to comply with any relevant approvals and permits from the City of Capitola.
- C. **The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and planned land uses in the vicinity of the property.**
The Community Development, Design and Development Review Committee, RRM Design Group, and Planning Commission have reviewed the project. The proposed project and supporting improvements will comply with the applicable design review criteria as described by RRM Design Group.
- D. **The proposed use will not be detrimental to the public health, safety, and welfare.**
The proposed Gas station with convenience store will not have an impact on public health, safety, and welfare, as there will be no modifications to the fueling facility or canopy.
- E. **The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.**
The proposed use is within the City and is adequately served by existing infrastructure.

Design Permit Findings:

- A. **The proposed project is consistent with the general plan, local coastal program, and any applicable specific plan, area plan, or other design policies and regulations adopted by the city council.**
The Community Development Department, Development and Design Review Committee, RRM Design Group, and Planning Commission have reviewed the project. The proposed project, as conditioned, is consistent with local long range and implementation planning documents. The project complies with the City's Design Review Criteria.
- B. **The proposed project complies with all applicable provisions of the zoning code and municipal code.**
The Community Development Department, Design and Development Review Committee, and Planning Commission have reviewed the project. The proposed project complies with all

development standards of the C-R zoning district. The proposed project complies with all applicable requirements of local law and is conditioned to comply with any relevant approvals and permits from the City of Capitola.

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

The project is categorically exempt from the provisions of CEQA pursuant to Sections 15303 – New Construction or Conversion of Small Structures and Section 15311(a) Accessory Structures. None of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2). The project will not have a significant adverse effect on the environment.

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

The proposed development will not have an impact on public health, safety, and welfare. The new commercial building will be fire sprinkled and will be served by all necessary public utilities.

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

The Community Development, Design and Development Review Committee, RRM Design Group, and Planning Commission have reviewed the project. The proposed project and supporting improvements will comply with the applicable design review criteria as described by RRM Design Group.

Sign Permit Findings:

A. The proposed signs are consistent with the general plan, local coastal program, zoning code, and any applicable specific plan or area plan adopted by the city council.

The Community Development Department and the Planning Commission have reviewed the sign application and determined that the proposed signs will secure the purposes of the zoning ordinance, design standards, and general plan.

B. The proposed signs comply with all applicable standards in Chapter 17.80 (Signs).

The Community Development Department, Design and Development Review Committee, and Planning Commission have reviewed the project. The proposed signs comply with all applicable development standards in Chapter 17.80 (Signs). The proposed project complies with all applicable requirements of local law and is conditioned to comply with any relevant approvals and permits from the City of Capitola.

C. The proposed signs will not adversely impact the public health, safety, or general welfare.

The proposed signs will not have an impact on public health, safety, and welfare. Building permits will be obtained for all new signage and all signs will be located on the property, and will not obstruct the public right-of-way.

D. The number, size, placement, design, and material of the proposed signs are compatible with the architectural design of buildings on the site.

The Community Development Department and the Planning Commission have reviewed the sign application and determined that the proposal is compatible with the architectural design of the structure on the site.

E. The proposed signs are restrained in character and no larger than necessary for adequate identification. (Ord. 1043 § 2 (Att. 2), 2020)

The Community Development Department and the Planning Commission have reviewed the sign application and determined the proposed sign designs are not larger than necessary for adequate identification.

Conditions of Approval:

General Conditions

1. The project approval consists of a Conditional Use Permit, Design Permit and Sign Permit for the demolition of an existing convenience store, construction of a new store, and new signs on a 0.80-acre site located at 2178 41st Avenue (APN 034-221-02). The fuel station canopy and fuel facilities to remain unchanged. Conditional Use Permit, Design Permit and Sign Permit No. 24-0407, is approved as indicated on the final plans reviewed and approved by the Planning Commission on April 2, 2026, except as modified through conditions imposed by the Planning Commission during the hearing.
2. This permit shall expire 24 months from the date of issuance unless exercised. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
3. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
4. At the time of submittal for building permit review, the Conditions of Approval must be printed in full on the construction plans.
5. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the Building Official. §9.12.010B.
6. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
7. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
8. The project applicant shall designate a “disturbance coordinator” who will be responsible for responding to any local complaints regarding construction noise or activity. The coordinator (who may be an employee of the general contractor) will determine the cause of the complaint and will require that reasonable measures warranted to correct the problem be implemented. The name and telephone number of the disturbance coordinator shall be conspicuously posted at the construction site fence and on any notifications sent to neighbors. The sign/banner must also list an emergency after-hours contact number for emergency personnel.

9. Green Waste is the City's exclusive hauler for recycling and disposal of construction and demolition debris. For all debris boxes, contact Green Waste. Using another hauler may violate City Code Section 8.04 and result in Code Enforcement action.

Planning Department Conditions

10. Prior to making any changes to the approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
11. Prior to issuance of a building permit, all Planning fees associated with Permit #24-0407 shall be paid in full.
12. Air-conditioning equipment or other mechanical equipment shall be screened from view and fall within allowable city-permitted decibel levels. Additional details showing equipment locations and any mechanical screens shall be shown on the building permit plans.
13. Outdoor luminaires shall be energy-efficient fixtures controlled by motion sensors and incorporate cut-off controls and outdoor lighting controls. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties.
14. Prior to issuance of a building permit, the Building Permit plans will be routed for plan approval to the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
15. The Applicant shall indemnify, defend and hold harmless the City, its Council, Planning Commission, advisory boards, officers, employees, consultants and agents (hereinafter "City") from any claim, action or proceeding (hereinafter "Proceeding") brought against the City to attack, set aside, void or annul the City's actions regarding any development or land use permit, application, license, denial, approval or authorization, including, but not limited to, variances, use permits, developments plans, specific plans, general plan amendments, zoning amendments, approvals and certifications pursuant to the California Environmental Quality Act, and/or any mitigation monitoring program, or brought against the City due to actions or omissions in any way connected to the Applicant's Project ("Challenge"). City may, but is not obligated to, defend such Challenge as City, in its sole discretion, determines appropriate, all at Applicant's sole cost and expense. This indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and costs of suit, reasonable attorney's fees and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the Applicant, City, and/or parties initiating or bringing such Proceeding. If the Applicant is required to defend the City as set forth above, the City shall retain the right to select the counsel who shall defend the City. The City shall promptly notify Applicant of any Proceeding and shall cooperate fully in the defense.
16. Prior to occupancy, the Landscape Architect shall certify in writing that the landscaping and irrigation has been installed in accordance with all aspects of the approved landscape plans, subject to final approval by the Community Development Director.

17. At time of submittal for demolition and/or building permit review, the applicant shall include a demolition work of scope statement and a demolition plan clearly identifying all areas of walls and floors to be demolished. The City may require a letter from a structural engineer. Any modifications to the demolition plans, including modifications to the scope of work, means and methods of demolition/construction, or changes to the framing, windows, or any other exterior elements shall be submitted to the Building Department for review and approval prior to proceeding with demolition and/or construction. In the course of construction, the City may require additional plans as they deem necessary.
18. Upon plan check approval of demolition plans, the applicant shall secure a demolition permit from the City. The applicant shall comply with all conditions related to demolition imposed by the Building Official.
19. Prior to demolition of the existing structure, a pest control company shall resolve any pest issue and document that all pest issues have been mitigated. Documentation shall be submitted to the City at time of demolition permit application.
20. The project developer shall utilize licensed subcontractors and ensure that all asbestos-containing materials and lead-based paints encountered during demolition activities are removed, transported, disposed of in full compliance with all applicable federal, state, and local regulations.
21. Any sign illumination must be screened from direct view, so that the illumination does not shine into adjacent property or distract motorists or pedestrians.
22. Wall signs shall use illumination within the lettering and logo only. The background must be solid and may not be illuminated.
23. All illumination must comply with the standards of the sign ordinance and municipal code. Animated signs and moving lights are prohibited. No sign shall have an intensity of more than fifty foot-candles as measured from the ground level.
24. The project shall comply with the City's short-term and long-term bicycle parking requirements pursuant to CMC § 17.76.080 and shall provide at minimum three short-term bicycle spaces and one long-term bicycle space. All bicycle parking will be required to comply with the design standards specified for both short-term and long-term bicycle parking.
25. Any unpermitted signage located within the public right-of-way or onsite shall be removed prior to issuance of a building permit.
26. The signs on the canopy shall be removed from the project site prior to building final.
27. The applicant shall notify Santa Cruz County Environmental Health Services and Central Coast Water Quality Control Board to determine whether the proposed development would necessitate the preparation of a Health Risk Assessment. If a Health Risk Assessment is required, the assessment shall be completed prior to issuance of the Building Permit and all requirements shall be adhered to, as determined by the Santa Cruz County Environmental Health Services and Central Coast Water Quality Control Board.

28. If archaeological resources from either precontact or historic eras are exposed during site clearing or construction-related ground disturbance operations shall stop within 50 feet of the find.
 - a. A qualified archaeologist shall be contacted as quickly as possible to assess the discovery and make recommendations for treatment.
 - a. The property owners and/or project manager shall notify the Community Development Department immediately.
 - b. If the find is determined to be potentially significant, appropriate mitigation measures will be formulated and implemented, to the satisfaction of the Community Development Department.

29. If human bone is discovered during geologic testing or during construction, work shall immediately cease and the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. Section 7050.5 requires notification of the coroner. If the coroner determines that the remains are those of a Native American, the applicant shall notify the Native American Heritage Commission by phone within 24 hours. Following notification of the Native American Heritage Commission, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code shall be followed.

Public Works Department Conditions

30. Prior to issuance of a building permit, the applicant shall provide the driveway dimensions to ensure there is enough space for standard CAP-008. Public Works Standard Details can be accessed on the City's website: <https://www.cityofcapitola.org/publicworks/page/standard-details-public-works>

31. Prior to issuance of a building permit, the applicant shall provide further clarification on how the surface drainage is being handled. On the stormwater control plan sheet there are large arrows labeled "Overland Release" that appear to show on site drainage sheet flowing across the sidewalk and into the street without being routed through the bioretention system. (Public Works does not permit for onsite drainage to be directed over sidewalks).

32. Prior to issuance of a building permit, the applicant shall respond to all questions/comments and complete all required conditions listed by HydroScience Engineers in the HSE Memo Letter, dated January 30, 2026. Address all HSE redlined comments and questions provided on the project's plan set, Stormwater Permit Application Form, and the Stormwater Control Plan (HSE comments dated January 27, 2026).

33. Prior to final occupancy approval the applicant shall submit a final Operation and Maintenance Plan, including any revisions resulting from changes made during construction for review and approval by the Public Works Director and recorded in the Office of the County Recorder. The Operation and Maintenance Plan shall include any agreements identified in the Stormwater Control Plan which pertain to the transfer of ownership, right-of-entry for inspection or abatement, and/or long-term maintenance of the stormwater treatment BMPs.

34. The Engineer of Record shall inspect and provide record drawings of construction of stormwater management improvements and certify to the City that the construction meets the intent of the approved design drawings, Stormwater Control Plan, and City Post Construction Requirements.

35. 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.

36. General Site Maintenance: Keep work site clear of debris and be aware of tracking mud, dirt, gravel into the street, and sweep daily, cover all stockpiles and excavation spoils. Practice good housekeeping and maintain temporary construction BMPs.
37. Prior to project final, any areas onsite with disturbed soils or denuded of vegetation must be stabilized or replanted so as to inhibit erosion by wind or water and are consistent with the project's approved drainage plan.
38. Prior to project final, any cracked or broken driveway approaches, curbs, gutters, or sidewalks must be identified, documented, and replaced pursuant to Public Works Standard Details and approved by the Public Works Department. A pre-construction inspection by Public Works staff is required to review and approve these conditions. All replaced features shall meet current Accessibility Standards. Public Works Standard Details can be accessed on the City's website: <https://www.cityofcapitola.org/publicworks/page/standard-details-public-works>
39. Prior to any work in the City right-of-way (most often roads and sidewalks), an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the City right-of-way. To apply for an encroachment permit, please visit the City's website: <https://www.cityofcapitola.org/publicworks/page/encroachment-permits>

Encroachment Permits – all proposed work interfacing with the public right of way or outside of the limits of the private property will require an Encroachment Permit review. Standard Encroachment Permit – any work in the City right-of-way. Revocable Encroachment Permit – any work between the limits of the private property and City right-of-way.

Attachments:

1. 2178 41st Avenue - Project Plans
2. 2178 41st Avenue – Sign Plans
3. 2178 41st Avenue – Project Description
4. 2178 41st Avenue - RRM Design Review Memo – May 20, 2025
5. 2178 41st Avenue - Response to RRM Design Review Memo
6. 2178 41st Avenue – CCR WQCB Case Closure Letter - February 4, 2014

Report Prepared By: Gina Paolini, Principal Planner

Reviewed By: Rosie Wyatt, Deputy City Clerk

Approved By: Katie Herlihy, Community and Economic Development Director



M I Architects, Inc.
 ARCHITECTURE
 PLANNING
 MANAGEMENT
 DESIGN
 1801 OAKLAND BLVD.,
 SUITE 300
 WALNUT CREEK, CA
 94596
 925-261-1714 Tel
 925-443-1581 Fax
 925-678-1675 Cell
 mshan@miarchitect.com
 www.miarchitect.com

CONVENIENCE STORE ADDITION

2178 41 ST AVENUE
 CAPITOLA, CA 95010

DRAWING INDEX

CS1	COVER SHEET
SD1	SITE PLAN
SD1-L	SITE LIGHTING PHOTOMETRIC
SD2	SITE DETAILS
LA1	LANDSCAPE PLAN
1 of 1	TOPOGRAPHIC SURVEY
1 of 3	PRELIMINARY GRADING & UTILITY PLAN
2 of 3	STORMWATER CONTROL PLAN
3 of 3	CROSS - SECTIONS
A1	FLOOR PLAN
A1S	ROOF PLAN
A2	EXTERIOR ELEVATIONS
A3	BUILDING SECTION

SITE INFORMATION

APN 034-221-02 JURISDICTION CITY OF CAPITOLA, CA CURRENT ZONING COMMERCIAL REGIONAL (C-R)	
SITE AREA:	34,443 S.F. (0.80 ACRES)
LANDSCAPE AREA, TOTAL AREA:	8,376 S.F. (24 %)
ON-SITE:	7,961 S.F.
OFF-SITE:	415 S.F.
BUILDING TOTAL AREA:	16,800 S.F.
(A) CONVENIENCE STORE:	4,194 S.F.
(E) FUELING CANOPY:	12,048 S.F.
PARKING REQUIREMENTS:	
CONVENIENCE STORE (SALES AREA):	29/2 SPACES
0.2M S.F. / 100' = 2 FOR GAS STATION:	25 SPACES
EXISTING REQUIRED:	25
STANDARD PARKING STALLS (9'x18'):	11 SPACES
AIR/WATER PARKING STALL (9'x18'):	1 SPACE
VAN ACCESSIBLE PARKING STALL (7'x18'):	1 SPACE
EV CHARGING STATION (9'x18'):	3 SPACES
EV VAN ACCESSIBLE CHARGING STALL (7'x18'):	2 SPACES
FUEL POSITION (10'x24'):	0 SPACES
PARKING PROVIDED:	25 SPACES
BIKE PARKING REQUIRED:	
SHORT TERM 1/8% OF REQUIRED AUTOMOBILE PARKING:	
18' x 108' = 1.8 - 2	
LONG TERM 1 PER 20 AUTOMOBILE PARKING STALLS:	
18' x 20' = 0.8 - 1	

SITE PLAN LEGEND

	LANDSCAPING
	NEW CONCRETE PAVING
	4 FT. WIDE (MIN) ACCESSIBLE ROUTE OF TRAVEL, SHALL NOT EXCEED 5% SLOPE IN THE DIRECTION OF TRAVEL, AND 2% CROSS SLOPE
	EXISTING TO REMAIN
	EXISTING CURB TO REMAIN
	NEW CONCRETE CURB

PROJECT DIRECTORY

ARCHITECT M I ARCHITECTS, INC. 1801 OAKLAND BLVD., SUITE 300 WALNUT CREEK, CA 94596 TEL: (925) 261-1714 FAX: (925) 943-1581 CELL: (925) 878-1675 MR. NITHANA BRAHMI, ARCHITECT	DEVELOPER MR. ED HADAD 1300 S. BERNARDO AVE # 103 SUNNYVALE, CA 94087 TEL: (408) 641-7411
LANDSCAPE ARCHITECT GIARDIELLA ASSOCIATES 200 CLOCK TOWER PLACE, SUITE 200-A CARROLL, CA 95626 TEL: (650) 328-6100 CELL: (650) 624-6100 MR. RICHARD GIARDIELLA	CIVIL ENGINEER STIKAM CONSULTING ENGINEERS, INC. 1844 COLOMA ROAD SUITE 250C GOLDEN BRIDGE, CA 95626 TEL: (916) 835-5791 FAX: (916) 856-6396 MR. FAREED T. SIDDIQUI, P.E.

VICINITY MAP



NOT FOR CONSTRUCTION

CONVENIENCE STORE ADDITION
 2178 41ST AVE
 CAPITOLA, CA 95010

NO. DATE DESCRIPTION
1 10-18-23 ISSUED FOR CONSTRUCTION
2 10-18-23 ISSUED FOR PLAN CHECK
3 10-18-23 ISSUED FOR PLANNING
4 10-18-23 ISSUED FOR PLANNING
5 10-18-23 ISSUED FOR PLANNING
6 10-18-23 ISSUED FOR PLANNING
7 10-18-23 ISSUED FOR PLANNING
8 10-18-23 ISSUED FOR PLANNING
9 10-18-23 ISSUED FOR PLANNING
10 10-18-23 ISSUED FOR PLANNING
11 10-18-23 ISSUED FOR PLANNING
12 10-18-23 ISSUED FOR PLANNING
13 10-18-23 ISSUED FOR PLANNING
14 10-18-23 ISSUED FOR PLANNING
15 10-18-23 ISSUED FOR PLANNING
16 10-18-23 ISSUED FOR PLANNING
17 10-18-23 ISSUED FOR PLANNING
18 10-18-23 ISSUED FOR PLANNING
19 10-18-23 ISSUED FOR PLANNING
20 10-18-23 ISSUED FOR PLANNING
21 10-18-23 ISSUED FOR PLANNING
22 10-18-23 ISSUED FOR PLANNING
23 10-18-23 ISSUED FOR PLANNING
24 10-18-23 ISSUED FOR PLANNING
25 10-18-23 ISSUED FOR PLANNING
26 10-18-23 ISSUED FOR PLANNING
27 10-18-23 ISSUED FOR PLANNING
28 10-18-23 ISSUED FOR PLANNING
29 10-18-23 ISSUED FOR PLANNING
30 10-18-23 ISSUED FOR PLANNING
31 10-18-23 ISSUED FOR PLANNING
32 10-18-23 ISSUED FOR PLANNING
33 10-18-23 ISSUED FOR PLANNING
34 10-18-23 ISSUED FOR PLANNING
35 10-18-23 ISSUED FOR PLANNING
36 10-18-23 ISSUED FOR PLANNING
37 10-18-23 ISSUED FOR PLANNING
38 10-18-23 ISSUED FOR PLANNING
39 10-18-23 ISSUED FOR PLANNING
40 10-18-23 ISSUED FOR PLANNING
41 10-18-23 ISSUED FOR PLANNING
42 10-18-23 ISSUED FOR PLANNING
43 10-18-23 ISSUED FOR PLANNING
44 10-18-23 ISSUED FOR PLANNING
45 10-18-23 ISSUED FOR PLANNING
46 10-18-23 ISSUED FOR PLANNING
47 10-18-23 ISSUED FOR PLANNING
48 10-18-23 ISSUED FOR PLANNING
49 10-18-23 ISSUED FOR PLANNING
50 10-18-23 ISSUED FOR PLANNING
51 10-18-23 ISSUED FOR PLANNING
52 10-18-23 ISSUED FOR PLANNING
53 10-18-23 ISSUED FOR PLANNING
54 10-18-23 ISSUED FOR PLANNING
55 10-18-23 ISSUED FOR PLANNING
56 10-18-23 ISSUED FOR PLANNING
57 10-18-23 ISSUED FOR PLANNING
58 10-18-23 ISSUED FOR PLANNING
59 10-18-23 ISSUED FOR PLANNING
60 10-18-23 ISSUED FOR PLANNING
61 10-18-23 ISSUED FOR PLANNING
62 10-18-23 ISSUED FOR PLANNING
63 10-18-23 ISSUED FOR PLANNING
64 10-18-23 ISSUED FOR PLANNING
65 10-18-23 ISSUED FOR PLANNING
66 10-18-23 ISSUED FOR PLANNING
67 10-18-23 ISSUED FOR PLANNING
68 10-18-23 ISSUED FOR PLANNING
69 10-18-23 ISSUED FOR PLANNING
70 10-18-23 ISSUED FOR PLANNING
71 10-18-23 ISSUED FOR PLANNING
72 10-18-23 ISSUED FOR PLANNING
73 10-18-23 ISSUED FOR PLANNING
74 10-18-23 ISSUED FOR PLANNING
75 10-18-23 ISSUED FOR PLANNING
76 10-18-23 ISSUED FOR PLANNING
77 10-18-23 ISSUED FOR PLANNING
78 10-18-23 ISSUED FOR PLANNING
79 10-18-23 ISSUED FOR PLANNING
80 10-18-23 ISSUED FOR PLANNING
81 10-18-23 ISSUED FOR PLANNING
82 10-18-23 ISSUED FOR PLANNING
83 10-18-23 ISSUED FOR PLANNING
84 10-18-23 ISSUED FOR PLANNING
85 10-18-23 ISSUED FOR PLANNING
86 10-18-23 ISSUED FOR PLANNING
87 10-18-23 ISSUED FOR PLANNING
88 10-18-23 ISSUED FOR PLANNING
89 10-18-23 ISSUED FOR PLANNING
90 10-18-23 ISSUED FOR PLANNING
91 10-18-23 ISSUED FOR PLANNING
92 10-18-23 ISSUED FOR PLANNING
93 10-18-23 ISSUED FOR PLANNING
94 10-18-23 ISSUED FOR PLANNING
95 10-18-23 ISSUED FOR PLANNING
96 10-18-23 ISSUED FOR PLANNING
97 10-18-23 ISSUED FOR PLANNING
98 10-18-23 ISSUED FOR PLANNING
99 10-18-23 ISSUED FOR PLANNING
100 10-18-23 ISSUED FOR PLANNING

PROJECT #: 15-11302
 DRAWN BY: CHECKED: MH
 SCALE: AS NOTED DATE: 10-05-23
 GENERAL DEVELOPMENT PLAN EXHIBIT C
 (PG.10-020)

CS1

SHEET OF

S:\Projects\15-11302_2178_41st_Ave_ConvenienceStore\Drawings\15-11302-02.dwg modified by misnerf at Dec 30, 2023 - 2:21pm



M1 Architects, Inc.
 ARCHITECTURE
 PLANNING
 MANAGEMENT
 DESIGN
 1801 OAKLAND BLVD.,
 SUITE 300
 WALNUT CREEK, CA
 94596
 925-261-1714 Tel
 925-463-1881 Fax
 925-678-1675 Cell
 m1thano@m1architect.com
 www.m1architect.com

NOT FOR CONSTRUCTION

CONVENIENCE STORE ADDITION
 217B 41ST AVE
 CAPITOLA, CA 95010

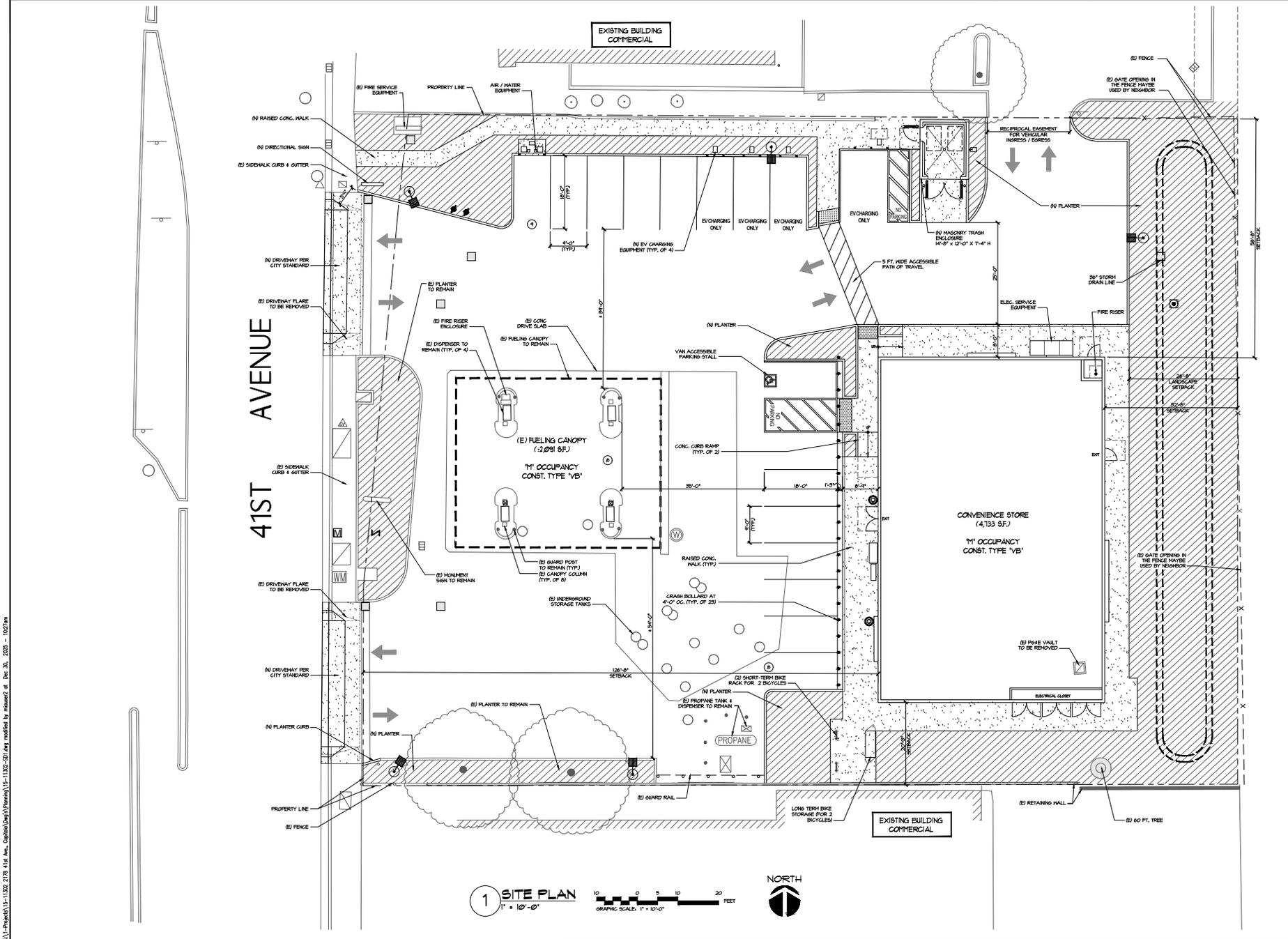
PERMITS AND APPROVALS AND THE CONTRACTS REFERENCED HEREIN SHALL CONSTITUTE THE ORIGINAL UNREVISED WORK OF ARCHITECTS, ENGINEERS AND PROFESSIONALS AND NO PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE USE, REPRODUCTION OR DISSEMINATION OF THE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED.

ISSUED FOR CONSTRUCTION	
ISSUED FOR PLAN CHECK	
06-18-23 ISSUED FOR PLANNING	
NO. DATE DESCRIPTION	
△	
△	
△	
△	

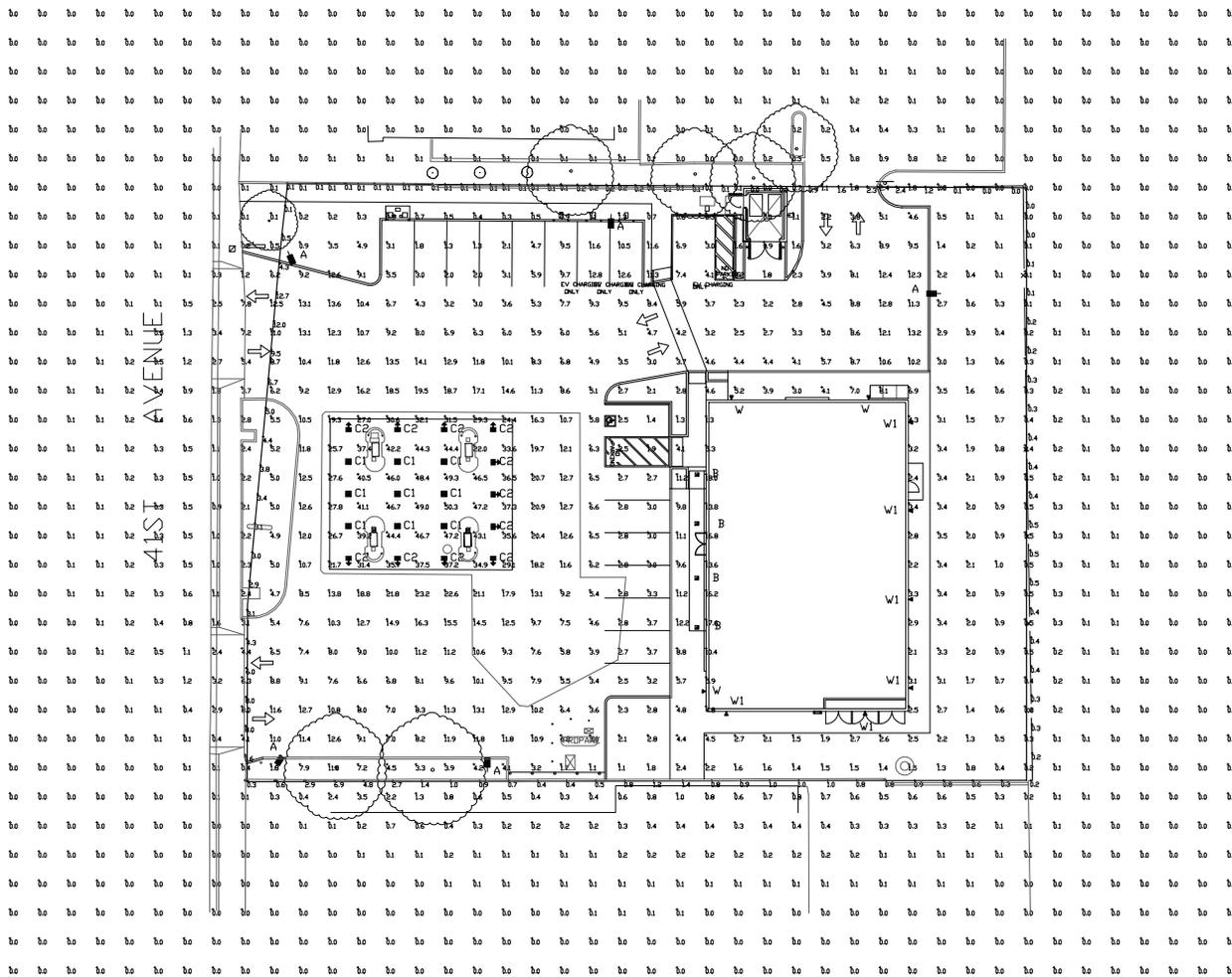
SITE PLAN	
PROJECT #	15-11302
DRAWN BY	CHKD: MH
SCALE: AS NOTED	DATE: 10-25-23
GENERAL DEVELOPMENT PLAN-EXHIBIT C (PG.10-12)	

SD1

SHEET OF



S:\1-Projects\15-11302_217B_41st_Ave_Capitolia\DWG\15-11302-02.dwg, modified by m1thano on Dec 30, 2023 - 10:57am



Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS POINTS	Illuminance	Fc	310	503	0.0	NA	NA
PROPERTY LINE TAKEN @ GRADE	Illuminance	Fc	1.64	12.7	0.0	NA	NA
CANDPY	Illuminance	Fc	40.82	50.3	22.0	1.86	2.29
INSIDE CURB	Illuminance	Fc	9.34	32.1	1.1	8.49	29.18

Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
■	5	A	Single	SLM-LED-24L-SIL-4-30-IL-70CRI-SINGLE	14" PDLE+2" BASE	1.000	1.000	14979	161
■	4	B	Single	XSPS-S-LED-SS-NV-BFL	9'-6"	1.000	1.000	4022	31.1
■	9	C1	Single	SCV-LED-13L-SC-30 DIMMED 50%	15'	1.000	0.500	12567	90
■	11	C2	Single	SCV-LED-23L-SCFT-30 DIMMED 50%	15'	1.000	0.500	20886	188
■	3	W	Single	XWM-FT-LED-04L-30	11'-4"	1.000	1.000	4207	30
■	6	W1	Single	XWM-FT-LED-04L-30 DIMMED 40%	11'-4"	1.000	0.600	4207	30

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with the Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 4077.4

SD1-L

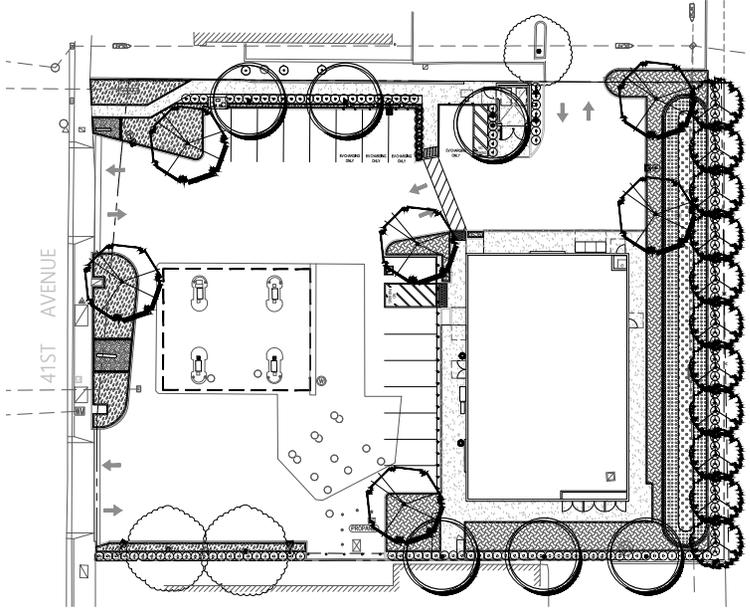
THE ALPINE GROUP, INC. 1000 N. GARDEN AVENUE SUITE 1000 DENVER, CO 80202

LIGHTING PROPOSAL LD-160097-4

FILED IN 2016 JUN 24 10:00 AM
COUNTY OF DENVER

SCALE: 1"=16'

16



1 LANDSCAPE PLAN
 1" = 20'-0"



Maximum Applied Water Allowance

PLC	X	4B	X	PLG	5	X	Gal./SF	MANVA
36.6		0.45		0.231		0.62		04,111

Permitted Total Water Use

Plant Water Use (Elo/0.62)	X	(PF X HA)	ETPU
Low	22.1	2,401	67,639
Medium	22.1	140	3,171
High	22.1	0	0
Total			70,810

Proposed Landscape Water Use

Plant Type	WAO Use	PLG SF	Gal./SF	% of Land
Low	0.30	0,040	67,639	96%
Medium	0.60	104	3,171	4%
High	0.40	0	0	0%
Total			70,810	100%

PLANTING LEGEND

Tree

Botanical Name	Common Name	Size	H2O	Qty.
Laurus 'Sarotago'	Saratoga Laurel	24" Box L	L	5
Lagerstroemia indica 'Tuscarora'	Grape Myrtle	24" Box L	L	6
Dadonaea Viscosa 'Std tree form'	Green Hopseed Bush	15 gallon L	L	11

Shrubs and Vines

Botanical Name	Common Name	Size	H2O	
Dadonaea viscosa 'Purpurea'	Purple Hopseed Bush	5 gal	L	
Dadonaea viscosa	Hopseed Bush	5 gal	L	
Xylosma congestum	Shiny Xylosma	5 gal	L	
Pittosporum tobira 'Variegata'	Variegated Mock Orange	5 gal	L	
Euonymus japonicus 'Aureovariegatus'	Gold Spot Euonymus	5 gal	L	
*Maintain shrubs at a maximum height of 3 Feet.				
Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Pittosporum	5 gal	L	

Vines

Botanical Name	Common Name	Size	H2O
Parthenocissus tricuspidata	Boston Ivy	1 gal	L

Ground Cover

Botanical Name	Common Name	Size/Spicy	H2O
ROSE	Rosemarinus offic. 'Huntington Carpet'	Rosemary	1 gal @36"oc L
MYR	Myoporum parvif. 'Putah Creek'	Prostrate Myoporum	1 gal @36"oc L
ANN	Annual Flowers		

Bioretention Planting

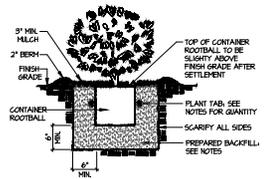
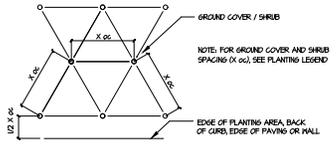
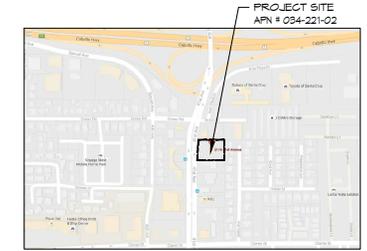
Botanical Name	Common Name	Size	H2O
COT	Chondropetalum tectorum	Small Cape Rush	1 gal @48"oc L
JUN	Juncus patens 'Enigma' 'Mystery Blue'	California Gray Rush	1 gal @36"oc L



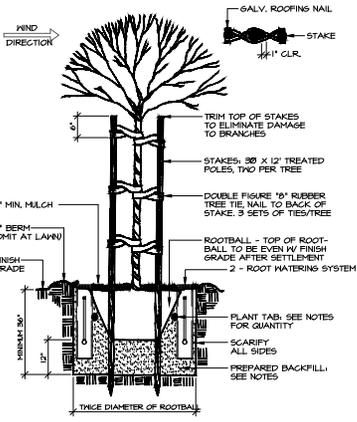
PLANTING NOTES

- All trees are to be staked as shown in the staking diagram per city requirement.
- Plant locations are to be adjusted as necessary to screen utilities but not block windows or impede access.
- All ground cover and shrub areas shall be top-dressed with a 3" layer of bark mulch.
- All ground cover planting will be placed no further than 6" from edge of pavement, edge of header or back of curb. Spacing shall ensure full coverage in one year.
- There shall be no staking of material or equipment, permitting of any turning or operating or parking of equipment under branches of any existing plants to remain. If existing plants to remain are damaged during construction, the plants shall be replaced with the same species on site as those damaged.
- All plant material shall be nursery grown stock. All plant materials shall be tagged at the nursery at least 1 month prior to planting for the Landscape Architects review.
- Review layout of all landscape elements with the Landscape Architect prior to installation. Field modifications may be necessary. Final layout to be reviewed by the Landscape Architect.
- Written dimensions supersede scaled dimension. Measurements are from the wall face, back of curb, edge of walk, building wall, property line or center line as graphically indicated.
- All layout corners are at 90 degrees right angles unless otherwise indicated. All curves shown are segments of circles with noted radii or diameter if noted. Circles can be scaled and be connected by free-form curves.
- HERBICIDE APPLICATION:** Herbicide shall not be used until all plant material has been planted a minimum of 20-days. All planting areas shall be kept weed-free by non-herbicide methods during this time period. Herbicide shall not be applied to any areas which are or have been seeded. Contractor must be licensed by the State and County for fertilizer application, and must have current registration on file with the County.
- Landscape shall be maintained in a manner to prevent landscaping from growing above 3' in height in the areas indicated in the plans as being located within a safety visibility triangle area.
- CERTIFICATION:** Prior to occupancy, the Landscape Architect shall certify in writing in a manner acceptable to the Building Inspection Division, that the landscaping has been installed in accordance with all aspects of the approved landscape plans.
- Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.
- Compost shall be incorporated into the soil at a minimum rate of six cubic yards per a thousand square feet to a depth of eight inches. Soils with greater than six percent organic matter in the top six inches of soil are exempt. Soils report will be required for evidence of organic matter content.
- All landscape shall be automatically irrigated using state of the art irrigation system compliant with water efficient standards.

VICINITY MAP



Planting Details
 NOT TO SCALE



Ciardella ASSOCIATES
 200 Clock Tower Place
 Suite D100A
 Carmel, CA 93921
 Tel: 831.624.8188
 Tel: 650.328.4100
 www.ciardella-associates.com

"I have complied with the criteria of the Mello Ordinance of the City of Greenfield and applied them accordingly for the efficient use of water in the landscape design plan."

CONVENIENCE STORE ADDITION
 217B 41ST AVE
 CAPITOLA, CA 95010

ISSUED FOR CONSTRUCTION
 ISSUED FOR PLAN CHECK
 08-18-08 ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION
▲		
▲		
▲		

LANDSCAPE PLAN

PROJECT # 15-11302
 DRAWING ENG. CHECKED: RC
 SCALE: AS NOTED DATE: 10-05-08
 GENERAL DEVELOPMENT PLANNING & DESIGN (P2010-020)



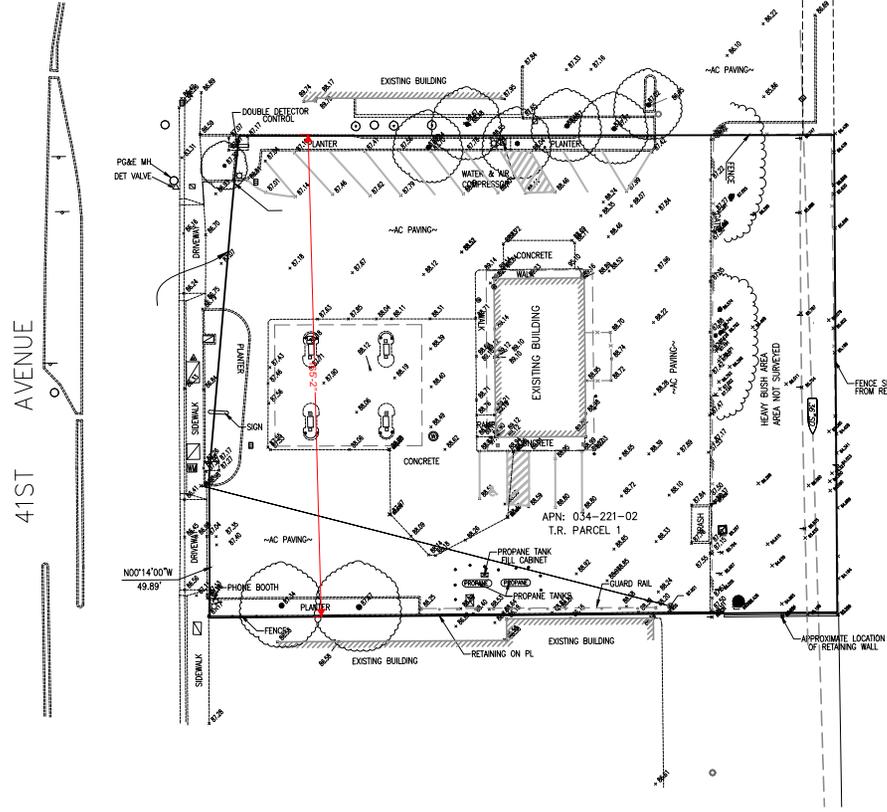
SHEET OF

SURVEY NOTES:

- 1) A PRELIMINARY TITLE REPORT BY TICOR TITLE COMPANY, ORDER NUMBER: 00370943-988-DN1, DATED DECEMBER 16, 2015 WAS PROVIDED FOR THE PREPARATION OF THIS SURVEY.
- 2) THE POSITION OF IDENTIFIED RECORD EASEMENTS HAVE BEEN PLOTTED USING RECORD DESCRIPTIONS. SURFACE FACILITIES HAVE BEEN PLOTTED USING FIELD INFORMATION. THE ACTUAL LOCATIONS OF UNDERGROUND FACILITIES SHOULD BE VERIFIED PRIOR TO ANY NEW CONSTRUCTIONS.
- 3) THIS IS NOT A BOUNDARY SURVEY. ADDITIONAL FIELD SURVEY AND RESEARCH WILL BE REQUIRED TO ESTABLISHED THE ACTUAL BOUNDARY. BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM RECORD AND LOCATED APPROXIMATELY USING THE RETAINING WALL ALONG SOUTHERLY PROPERTY LINE.
- 4) THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THESE DRAWINGS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. INTERESTED PARTIES ARE CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. ITS ENGINEERING CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES NOR FOR THE EXISTENCE OF OTHER BURIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS. PRESCRIPTIVE EASEMENTS MAY EXIST OVER THOSE FACILITIES WHICH ARE NOT WITHIN THE RECORD EASEMENT.
- 5) NO MONUMENTS WERE SET AS A PART OF THIS SURVEY.
- 6) T.R. EXCEPTION NO. 7 & 8 REFERS TO A RECIPROCAL EASEMENT AGREEMENT RECORDED IN BOOK 5658, PAGE 356 OF OFFICIAL RECORDS. THIS DOCUMENT GRANTS A NON-EXCLUSIVE VEHICULAR INGRESS/EGRESS EASEMENT TO AND FROM THE NORTH ADJOINING PARCEL TO 41ST AVENUE OVER THE EXISTING DRIVEWAYS, EXITS AND ENTRANCES OF THE SITE.
- 7) SAID DOCUMENT ALSO GRANTS A NON-EXCLUSIVE VEHICULAR INGRESS/EGRESS EASEMENT TO AND FROM THE SITE TO CROSS ROAD OVER THE EXISTING DRIVEWAYS, EXITS AND ENTRANCES OF THE NORTH ADJOINING PARCEL. THIS EASEMENT IS APPURTENANT TO THE SITE AND WAS NOT IDENTIFIED TO THE TITLE REPORT LEGAL DESCRIPTION.
- 8) T.R. EXCEPTION NO. 9 REFERS TO ACCESS EASEMENT TO CONCORPHUS COMPANY AND THEIR AGENTS TO PERFORM ASSESSMENTS, TEST AND REMEDIATION OVER THE ENTIRE PROPERTY AS NECESSARY AND RECORDED IN DOCUMENT 2005-0090104, OFFICIAL RECORDS.
- 9) ALL UNDERGROUND UTILITIES SHOWN ON THIS SURVEY WERE ESTABLISHED USING THE ALTA SURVEY DONE BY CARLTON ENGINEERING INC. DATED AUGUST 26, 2008.



VICINITY MAP
NO SCALE



LEGEND

- MANHOLE
- DRAIN INLET
- WATER LINE
- DRAIN LINE
- SEWER LINE
- GAS LINE
- FIRE HYDRANT
- WATER VALVE
- SEWER CLEAN OUT
- WATER METER
- FIRE DEPT. CONNECTION
- EDGE OF PAVEMENT
- BACK FLOW PREVENTER
- CONCRETE CURB
- SPOT ELEVATION
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL WITH LIGHT
- PARKING LIGHT
- PULL BOX
- GAS VALVE
- UTILITY POLE
- GAS METER
- OVER HEAD WIRE
- UTILITY POLE #/GUY
- PUBLIC STREET LIGHT
- SIGN
- FENCE
- WALL
- GUARD POST
- TREE
- VAULT
- TRANSFORMER
- T.R. REPORT
- FUEL FILLING VALVE/MANHOLE
- MONITORING WELL

BENCHMARK ELEV. _____
 2178 41ST AVENUE, CORNER 68.12'
 IS BEING USED AS TEMPORARY BENCHMARK
 PER PREVIOUS ALTA SURVEY OF THE SITE.
 FIELD BOOK NO. _____ PG. _____

STUKAM CONSULTING ENGINEERS, INC.
 11344 COLOMA ROAD, SUITE 235C
 GOLD RIVER CALIFORNIA 95870, (916) 835-5791

DESIGNED: N/A
 DRAWN: Staff
 CHECKED: FTS
 SUBMITTED: GARY TIMOTHY WONG
 SCALE: 1"=20'
 RCEALS 5035

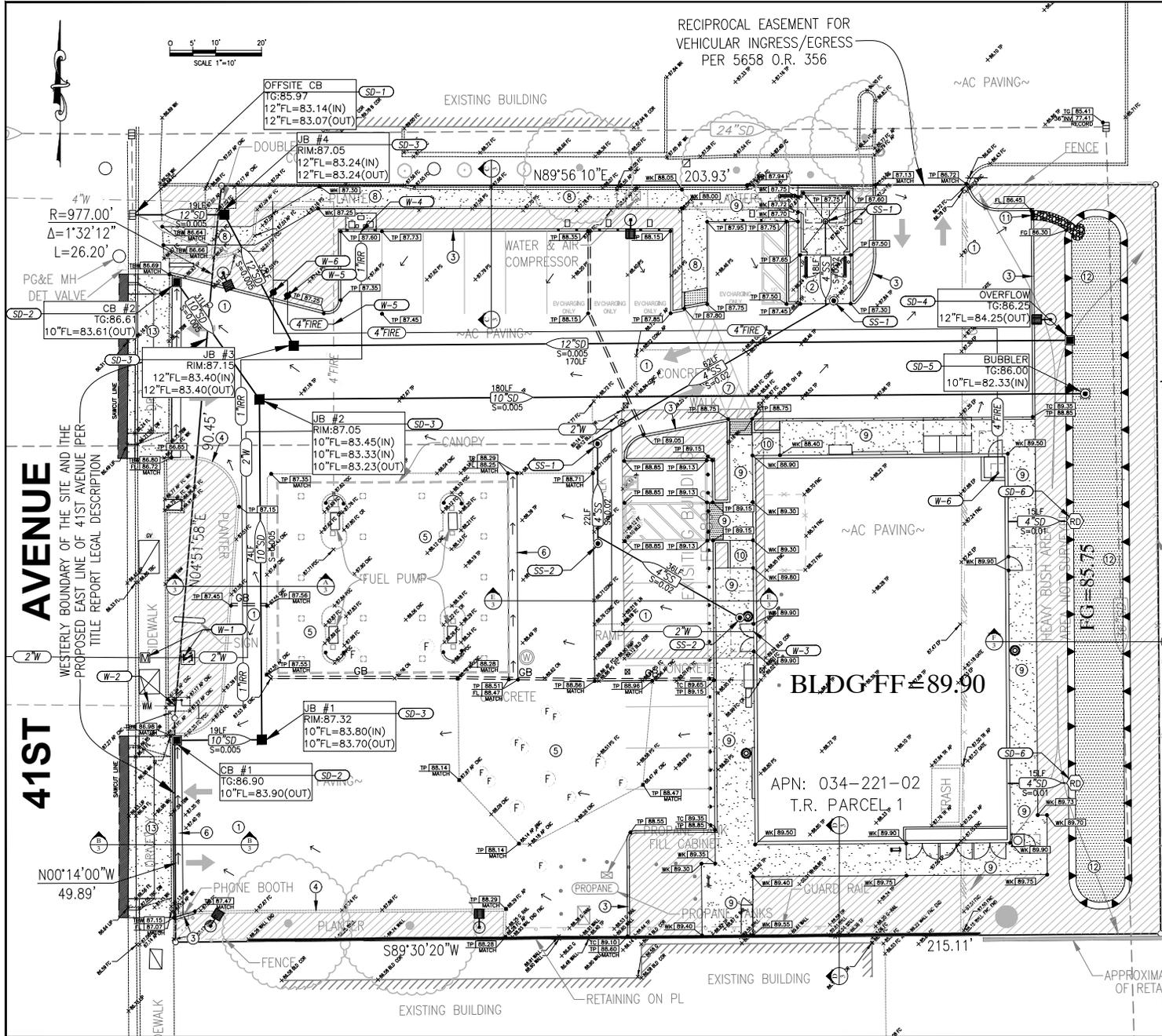


NO	DATE	REVISION	APPROVAL	BY

TOPOGRAPHIC SURVEY
2178 41ST AVENUE
 APN: 034-221-02
 CITY OF CAPITOLA, CALIFORNIA

DATE: 2/23/16
 SHEET 1 OF 1

2012-2013: No. 16, 2014 - 2015: No. 17, 2016-2017: No. 18, 2018: No. 19, 2019: No. 20, 2020: No. 21, 2021: No. 22, 2022: No. 23



PROPOSED IMPROVEMENT NOTES:

- 1 PLACE AC PAVING.
- 2 PLACE PCC PAVING. FOR ADA PARKING MAXIMUM 1.0% SLOPE IN ALL DIRECTIONS.
- 3 CONSTRUCT 6" VERTICAL CURB.
- 4 EXISTING VERTICAL CURB TO REMAIN.
- 5 EXISTING FUELING PAD AND FUEL TANKS TO REMAIN. SEE DEMO PLAN FOR MORE INFORMATION. PLACE 1" LIP BETWEEN FUELING PAD AND SURROUNDING PAVING.
- 6 CONSTRUCT 7" VALLEY-GUTTER, WHERE ADJACENT TO FUELING AREA, PLACE 1" LIP BETWEEN VALLEY GUTTER AND FUELING PAD.
- 7 ADA PATH OF TRAVEL. 4.8% (MAX) SLOPE IN DIRECTION OF TRAVEL AND 1.9% (MAX) CROSS-SLOPE.
- 8 CONSTRUCT SIDEWALK. SLOPE SIDEWALK WITH 4.8% (MAX) SLOPE IN DIRECTION OF TRAVEL AND 1.9% (MAX) CROSS-SLOPE.
- 9 CONSTRUCT SIDEWALK WITH MAXIMUM 1.0% SLOPE IN ALL DIRECTIONS.
- 10 CONSTRUCT CURB RAMP WITH 1:12 (MAX) SLOPE IN DIRECTION OF TRAVEL AND 1.9% (MAX) CROSS-SLOPE. INSTALL HAND RAILS WHERE RAMP HEIGHT EXCEEDS 6 INCHES.
- 11 CONSTRUCT 18" STANDARD CURB CUT WITH CHAMFERED SIDES ADJACENT TO PLANTER. PLACE 2" WIDE CORBELLED-LINED SINGLE SLOPED AT 2% FROM CURB CUT TO BIORETENTION PLANTER.
- 12 CONSTRUCT BIORETENTION PLANTER, WITHOUT UNDERDRAIN.
- 13 RECONSTRUCT DRIVEWAY PER CITY STD DTL CAP-008.

WATER NOTES:

- W-1 INSTALL NEW 2" WATER SERVICE, 2" WATER METER AND 2" BACK FLOW PREVENTER.
- W-2 REUSE EXISTING WATER SERVICE, WATER METER AND BACK FLOW PREVENTER. CONNECT TO IRRIGATION SERVICE.
- W-3 EXTEND 2" WATER SERVICE TO CONVENIENCE STORE.
- W-4 EXTEND 1" IRRIGATION SERVICE TO AIR/WATER STATION.
- W-5 CONNECT FIRE SERVICE TO PIV AND EXTEND TO EXISTING FUELING CANOPY FIRE SERVICE.
- W-6 CONNECT FIRE SERVICE TO PIV AND EXTEND TO CONVENIENCE STORE FIRE CONTROL ROOM.

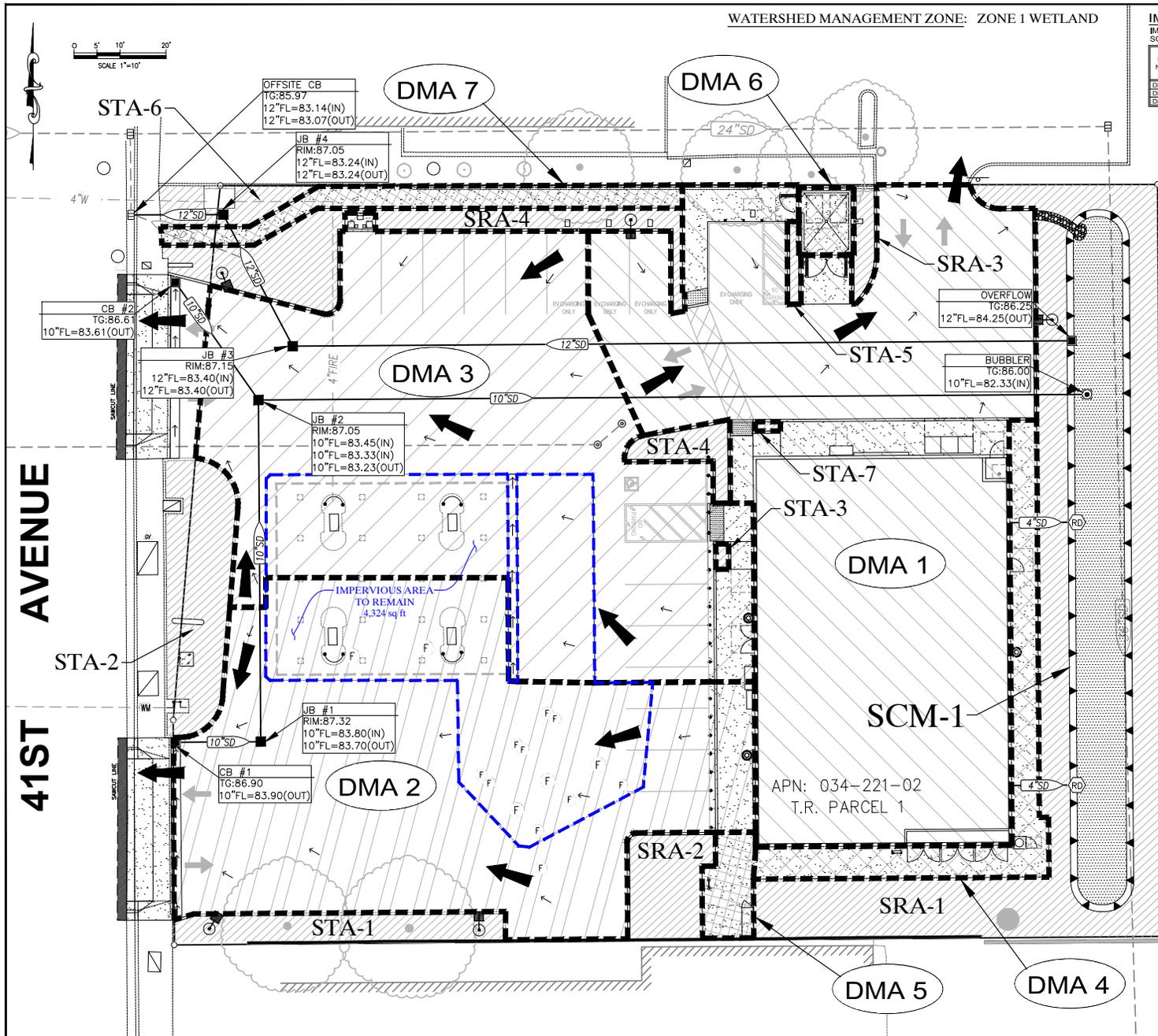
SEWER NOTES:

- SS-1 CONNECT CONVENIENCE STORE TO EXISTING SEWER SERVICE. REPLACE CLEANOUT TO GRADE.
- SS-2 INSTALL CLEANOUT TO GRADE.
- SS-3 INSTALL DRAIN IN TRASH ENCLOSURE AND CONNECT TO SEWER SERVICE.

STORM DRAIN NOTES:

- SD-1 CONNECT ONSITE STORM DRAIN SYSTEM TO BACK OF EXISTING DRAIN INLET IN 41ST AVENUE.
- SD-2 PLACE DRAIN INLET WITH TRAFFIC RATED, HEEL PROOF GRATE. STENCIL "NO DUMPING! -DRAINS TO BAY" NEAR INLET GRATE.
- SD-3 PLACE DRAIN INLET WITH TRAFFIC RATED SOLID COVER AND USE AS JUNCTION BOX.
- SD-4 PLACE DRAIN INLET AND USE AS OVERFLOW WITH TOP OF GRADE 9" ABOVE FINISHED GRADE OF BIORETENTION PLANTER.
- SD-5 PLACE DRAIN INLET AND USE AS BUBBLE-UP IN FLOW-THROUGH PLANTER WITH TOP OF GRADE 3" ABOVE FINISH GRADE OF BIORETENTION PLANTER.
- SD-6 EXTEND ROOF LEADER FROM BUILDING TO BIORETENTION POND. SURROUND PIPE OUTFALL WITH COBBLES TO PREVENT EROSION.

REVISIONS	BY	DC	DATE				
<p>DEVELOPER ED HADAD 700 S. BERNARDO AVE. #103 ANAHEIM, CA 92807 PH: (408) 691-7971</p>							
<p>STUKAM CONSULTING ENGINEERS, INC. 11344 COLIMA RD, SUITE 235C DOWNEY, CA 90241 (916) 865-9244 PHONE (916) 868-6316 FAX</p>							
<p>PRELIMINARY GRADING & UTILITY PLAN 278 41st AVENUE CONVENIENCE STORE ADDITION APN: 034-221-02 SANTA CLARA COUNTY CALIFORNIA DATE: 03/26/2024 DRAWN BY: [Signature]</p>							
SHEET 1 OF 3 SHEETS JOB NUMBER: 2016-002							



IMP NAME: SCM-1
IMP TYPE: FLOW-THROUGH PLANTER
SOIL TYPE: C

DMA NAME	DMA AREA (SQ. FT.)	POST PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP SIZING	RAIN ADJUSTMENT FACTOR	MINIMUM AREA	PROPOSED AREA
DMA 1	9,465	ROOF & AC/PCP PAVING	1.00	9,465	0.04	1.00	989	1572
DMA 2	7,240	ROOF & AC/PCP PAVING	1.00	7,240				
DMA 3	8,013	ROOF & AC/PCP PAVING	1.00	8,013				
			TOTAL	24,718				

Central Coast Region Stormwater Control Measure Sizing Calculator
 Version: 2/28/2014

1. Project Information

Project Name:	Convenience Store Addition
Project Location:	2178 41st Avenue
Year (Year 1):	Year 1 - Baseline
Design (Lateral) Spacing (ft.):	2.0
Total project area (sq ft):	34633
Total new impervious area (sq ft):	0
Total replaced impervious in a USA (sq ft):	0
Total replaced impervious not in a USA (sq ft):	26831
Total pervious/landscaped area (sq ft):	8802

2. DMA Characterization

DMA#	Drains to SCM	Area (sq ft)	Surface	Runoff Factor	Area (sq ft) x Runoff Factor	Runoff
DMA-1	Drains to SCM	9476	Roof	1.00	9476	9476
DMA-2	Drains to SCM	7240	Concrete or asphalt	1.00	7240	7240
DMA-3	Drains to SCM	8013	Concrete or asphalt	1.00	8013	8013
DMA-4	Drains to Self-Retaining	3514	Concrete or asphalt	0.40	1406	1406
DMA-5	Drains to Self-Retaining	218	Concrete or asphalt	0.40	87	87
DMA-6	Drains to Self-Retaining	176	Concrete or asphalt	0.40	70	70
DMA-7	Drains to Self-Retaining	314	Concrete or asphalt	0.40	126	126
STA-1	Self-Retaining	397				
STA-2	Self-Retaining	125				
STA-3	Self-Retaining	35				
STA-4	Self-Retaining	25				
STA-5	Self-Retaining	95				
STA-6	Self-Retaining	211				
STA-7	Self-Retaining	2069				
SRA-1	Self-Retaining	374				
SRA-2	Self-Retaining	309				
SRA-4	Self-Retaining	823				

3. SCM Information

Total project impervious area (sq ft):	26951
New impervious area (sq ft):	0
Replaced impervious within a USA (sq ft):	0
Replaced impervious not in a USA (sq ft):	26729
Total pervious/landscaped area (sq ft):	0

4. SCM Characterization

SCM #	SCM Type	Safety Factor	SCM Slope Type	Depth (ft)	Area (sq ft)	Area (sq ft) x Safety Factor
SCM-1	Retention	1	with curb	2.25	1572	1572

5. SCM Minimum Sizing Requirements

SCM Name	Minimum Depth (ft)	Minimum Slope (ft/ft)	Minimum Area (sq ft)
SCM-1	2.25	0.01	42.0

6. Self-Retaining Area Sizing Checks

Self-Retaining DMA	Self-Retaining DMA Area (sq ft)	Tributary DMA	Tributary DMA Area (sq ft)	Tributary / SRA Ratio
SRA-1	374	DMA-4	314	0.85
SRA-2	309	DMA-5	218	0.71
SRA-3	100	DMA-6	176	1.76
SRA-4	823	DMA-7	314	0.38

SCM-1 VOLUME CALCULATION
 REQUIRED VOLUME = 1,374 ft³
 POND CROSS-SECTION SHAPE: TRAPEZOIDAL
 BOTTOM AREA = 1,572 ft²
 TOP AREA = 2,289 ft²
 DEPTH = 0.75 ft
 PROVIDED VOLUME = 0.5 * (1,572 ft² + 2,289 ft²) * 0.75 ft = 1,447.8 ft³

7. SCM Minimum Sizing Requirements

SCM Name	Minimum Depth (ft)	Minimum Slope (ft/ft)	Minimum Area (sq ft)
SCM-1	2.25	0.01	42.0

LEGEND

- DRAINAGE AREA BOUNDARY (DMA)
- - - EXISTING AREA TO REMAIN BOUNDARY
- (DMA 1) DRAINAGE AREA
- ← DIRECTION OF FLOW
- OVERLAND RELEASE
- ROOF DRAIN
- DMA DRAINS TO SCM-1
- DMA DRAINS TO A SRA

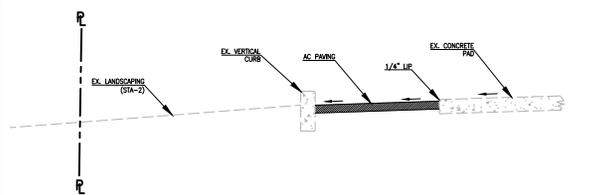
REVISIONS

NO.	DATE	BY	DC	DATE

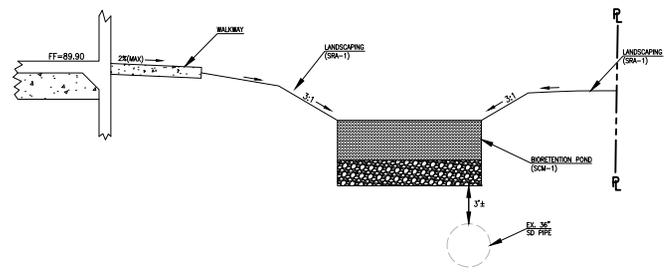
DEVELOPER
 ED HADAD
 700 S. BERNARDO AVE. #103
 RAINIER, CA 94057
 PH: (408) 691-7971

STUKAM CONSULTING ENGINEERS, INC.
 11344 COLONA RD, SUITE 235C
 DUBLIN, CA 94568
 (916) 855-9244 PHONE
 (916) 888-6316 FAX

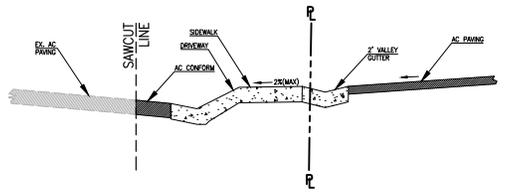
STORMWATER CONTROL PLAN
2178 41st AVENUE
CONVENIENCE STORE ADDITION
 APN: 034-221-02
 SANTA CLARA COUNTY CALIFORNIA
 SHEET 2 OF 3 SHEETS
 JOB NUMBER: 2016-002



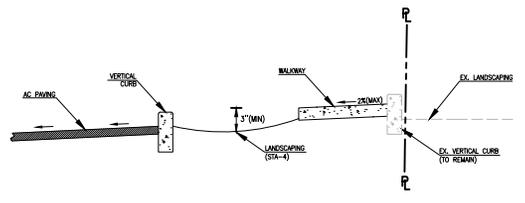
CROSS-SECTION A - A
NTS



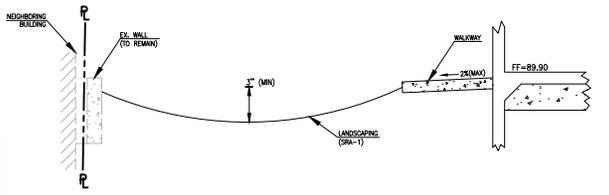
CROSS-SECTION F - F
NTS



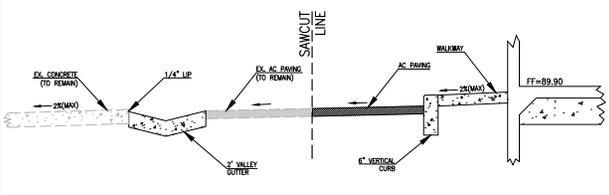
CROSS-SECTION B - B
NTS



CROSS-SECTION C - C
NTS



CROSS-SECTION D - D
NTS



CROSS-SECTION E - E
NTS

NO.	DESCRIPTION	BY	DC	DATE	REVISIONS



DEVELOPER
ED HADAD
700 S. BERNARDO AVE. #103
DANA POINT, CA 92607
PH: (408) 691-7971

STUKAM CONSULTING ENGINEERS, INC.
11344 COLOMA RD, SUITE 235C
DANA POINT, CA 92602
(949) 855-6244 PHONE
(916) 888-6316 FAX

CROSS-SECTIONS
2178 41st AVENUE
CONVENIENCE STORE ADDITION
APN: 034-221-02
SANTA ORBE COUNTY CALIFORNIA
CDB NO. 2016-002 [Seal No. 15] [Date: 3/24/2016]

SHEET
3
Of 3 SHEETS
JOB NUMBER:
2016-002

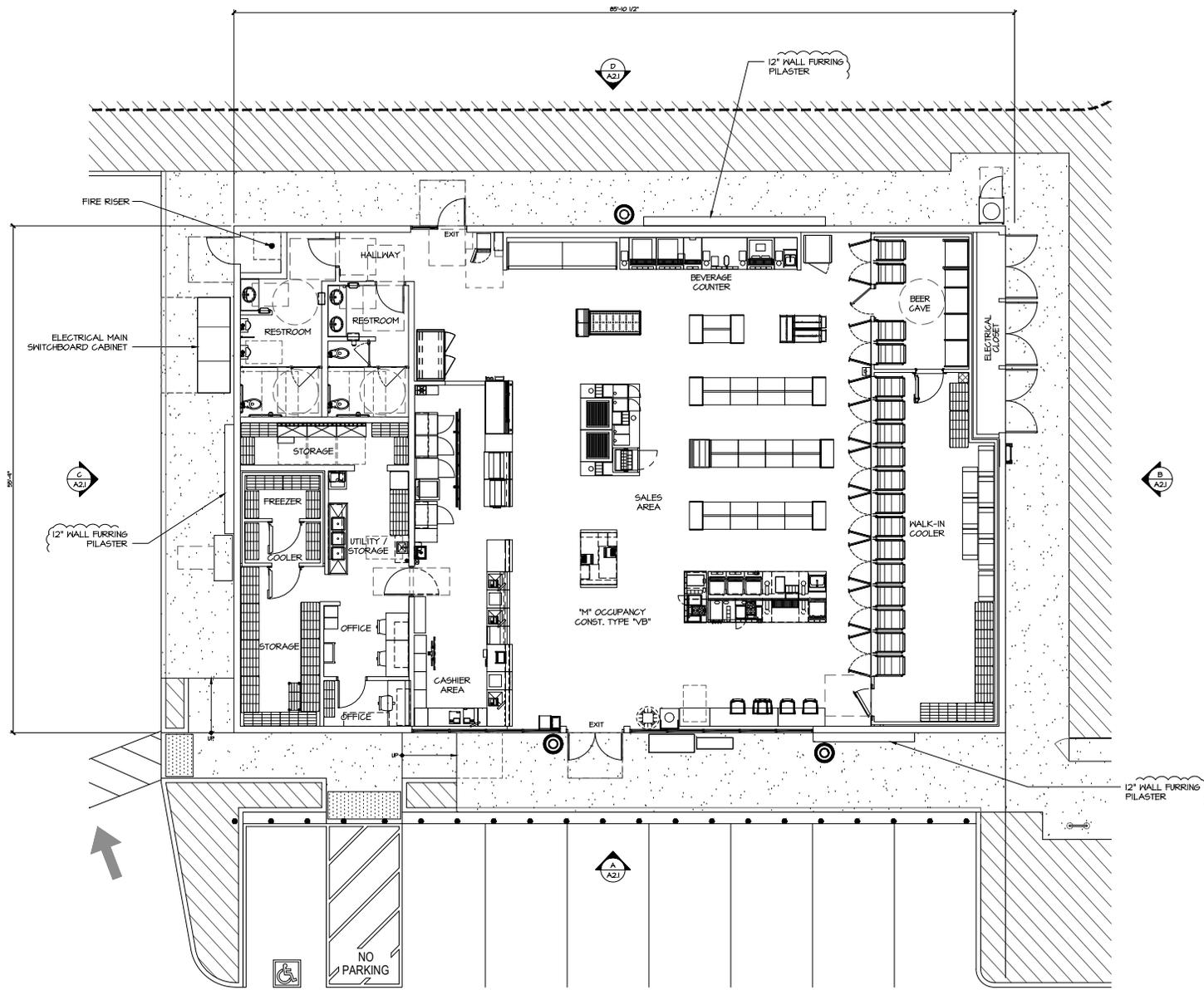


MI Architects, Inc.
 ARCHITECTURE
 PLANNING
 MANAGEMENT
 DESIGN
 1801 OAKLAND BLVD.,
 SUITE 800
 WALNUT CREEK, CA
 94596
 925-261-1714 Tel
 925-443-8581 Fax
 925-678-4575 Cell
 mthano@miarchitect.com
 www.miarchitect.com

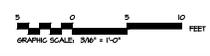
NOT FOR CONSTRUCTION

CONVENIENCE STORE ADDITION
 217B 41ST AVE
 CAPITOLA, CA 95010

DRAWINGS AND SPECIFICATIONS AND THE CONCEPTS THEREIN SHALL CONSTITUTE THE ORIGINAL UNRECORDED WORK OF ARCHITECTS. PERMITS, PERMITS AND SPECIFICATIONS ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE USE, REPRODUCTION OR DISSEMINATION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS PROHIBITED.



1 FLOOR PLAN
 3/16" = 1'-0"



S:\1-Projects\15-11302_217B_41st_Ave_Capitolia\DWG\15-11302-217B.dwg modified by mthano on 08-30-2015 - 11:54am

NO.	DATE	DESCRIPTION
1		ISSUED FOR CONSTRUCTION
2		ISSUED FOR PLAN CHECK
3		08-18-15 ISSUED FOR PLANNING

FLOOR PLAN
 PROJECT #: 15-11302
 DRAWN: JH CHECKED: MH
 SCALE: AS NOTED DATE: 08-18-24

A1.1

SHEET OF

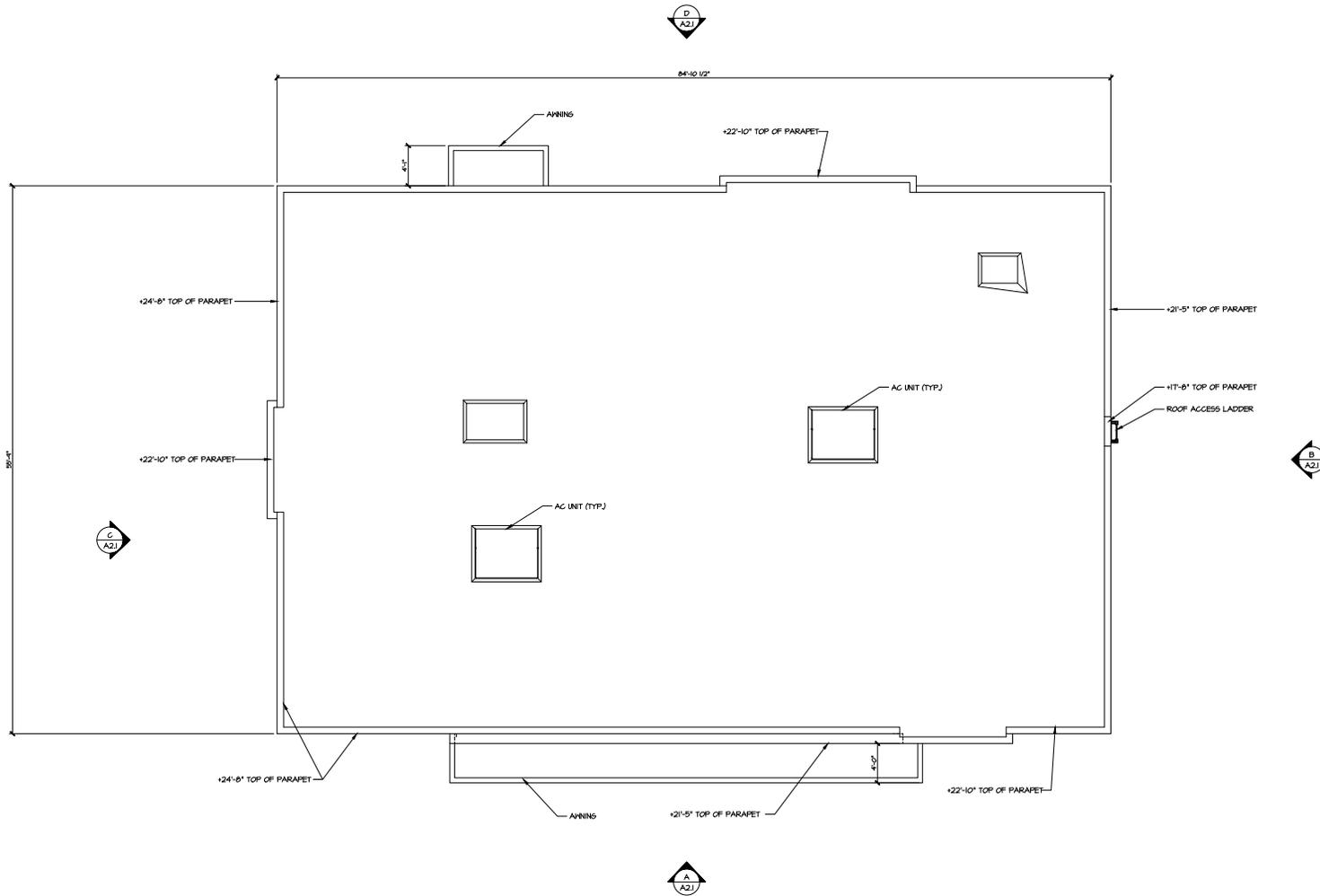


M I Architects, Inc.
 ARCHITECTURE
 PLANNING
 MANAGEMENT
 DESIGN
 1801 OAKLAND BLVD.,
 SUITE 300
 WALNUT CREEK, CA
 94596
 925-261-1714 Tel
 925-443-1881 Fax
 925-678-4675 Cell
 mthano@miarchitect.com
 www.miarchitect.com

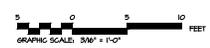
NOT FOR CONSTRUCTION

CONVENIENCE STORE ADDITION
 217B 41ST AVE
 CAPITOLA, CA 95010

DRAWINGS AND SPECIFICATIONS AND THE CONCRETE BARBERS INTERIOR CONSTITUTE THE ORIGINAL UNREVISED WORK OF M I ARCHITECTS. REVISIONS AND SPECIFICATIONS ARE THE PROPERTY OF M I ARCHITECTS AND WILL REMAIN THE PROPERTY OF M I ARCHITECTS. THE USE, REPRODUCTION OR DISSEMINATION OF THESE DOCUMENTS WITHOUT EXPRESS WRITTEN CONSENT FROM M I ARCHITECTS IS PROHIBITED.



1 ROOF PLAN
 3/16" = 1'-0"



NO.	DATE	DESCRIPTION
△		
△		
△		
△		

ROOF PLAN
 PROJECT #: 15-11302
 DRAWN BY: _____ CHECKED: MH
 SCALE: AS NOTED DATE: 09-16-24

A1.5

SHEET _____ OF _____

S:\Projects\15-11302_217B_41st_Ave_Capitolia\Drawings\15-11302-11.Roof.mxd modified by mthano at Dec 30, 2025 - 1:46pm

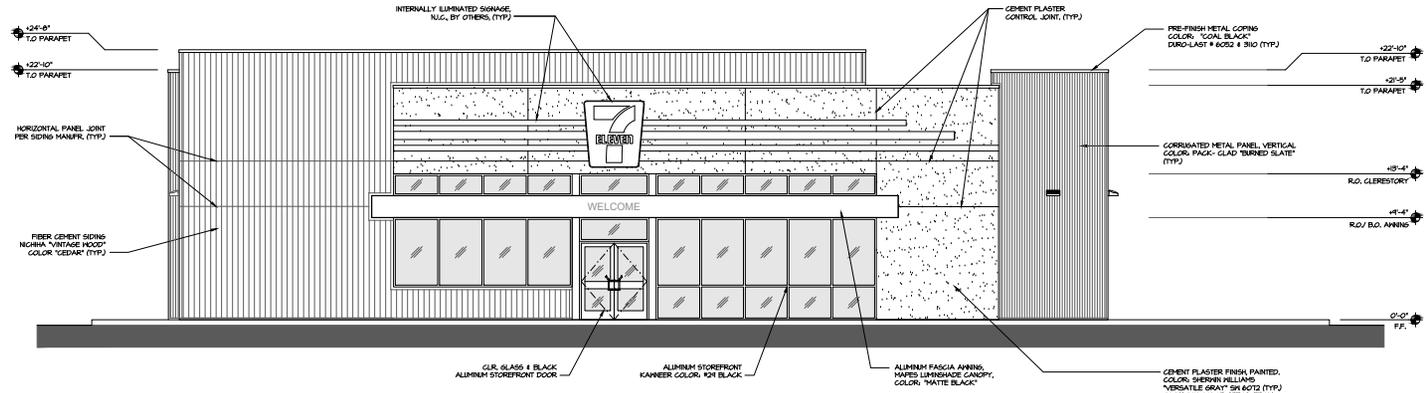


M1 Architects, Inc.
 ARCHITECTURE
 PLANNING
 MANAGEMENT
 DESIGN
 1801 OAKLAND BLVD.,
 SUITE 300
 WALNUT CREEK, CA
 94596
 925-261-1714 Tel
 925-443-8538 Fax
 925-678-4675 Cell
 m1@architect.com
 www.m1architect.com

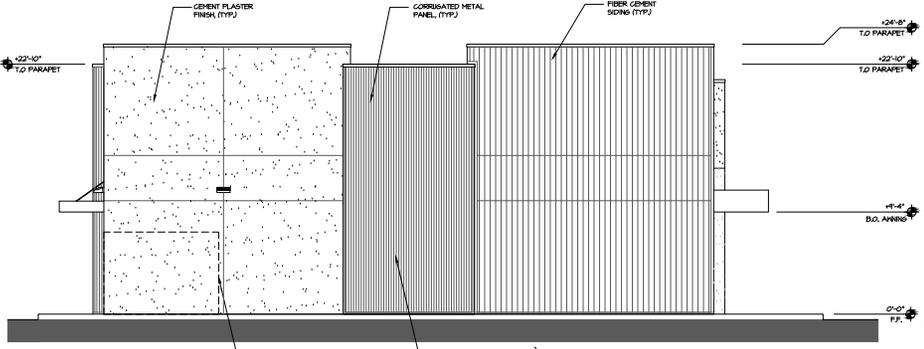
NOT FOR CONSTRUCTION

CONVENIENCE STORE ADDITION
 2178 41ST AVE
 CAPITOLA, CA 95010

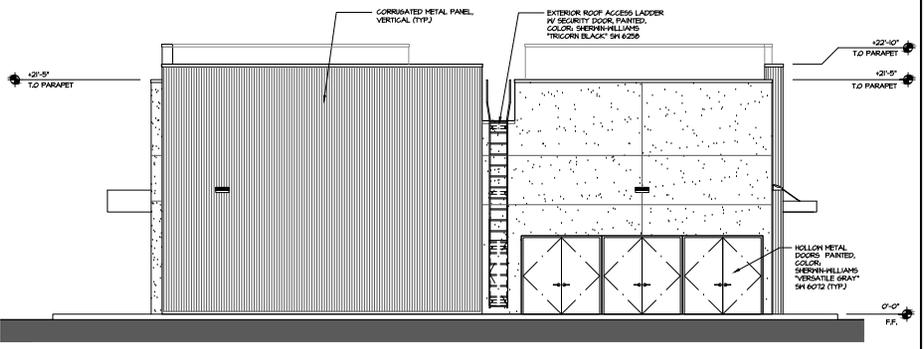
DRAWINGS AND SPECIFICATIONS AND THE CONCEPTS DESCRIBED HEREIN SHALL CONSTITUTE THE ORIGINAL UNRECORDED WORK OF ARCHITECTS. PERMITS, PERMISSIVE AND REGULATORY AGENCIES AND THE CITY OF CAPITOLA ARE NOT BEING ADVISED OF THE PRESENCE OF PROFESSIONAL SERVICES AND RESERVING THE PROPERTY OF THE ARCHITECT. THE USE, REPRODUCTION OR DISSEMINATION OF THE DOCUMENTS WITHOUT EXPRESS WRITTEN CONSENT FROM M1 ARCHITECTS IS PROHIBITED.



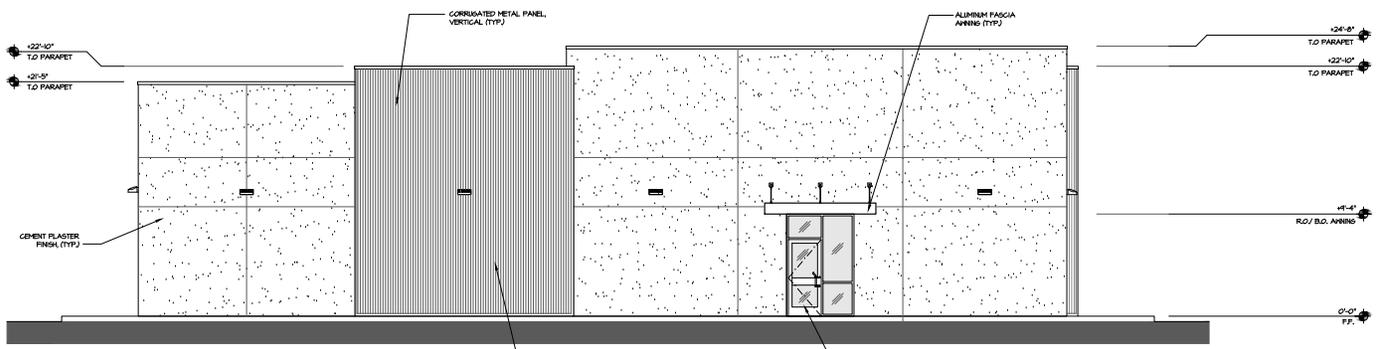
A WEST ELEVATION
 3/16" = 1'-0"



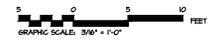
B NORTH ELEVATION
 3/16" = 1'-0"



C SOUTH ELEVATION
 3/16" = 1'-0"



D EAST ELEVATION
 3/16" = 1'-0"



S:\1-Projects\15-11302_2178_41st_Ave_Capitolia\DWG\15-11302-02.dwg modified by m1dwg on 12/30/2025 11:54am

NO.	DATE	DESCRIPTION
1		ISSUED FOR CONSTRUCTION
2		ISSUED FOR PLAN CHECK
3	08-18-25	ISSUED FOR PLANNING

EXTERIOR ELEVATIONS			
PROJECT #	15-11302	CHECKED:	MH
DRAWN BY		SCALE:	AS NOTED
DATE:	08-18-24		

A2.1

SHEET 07

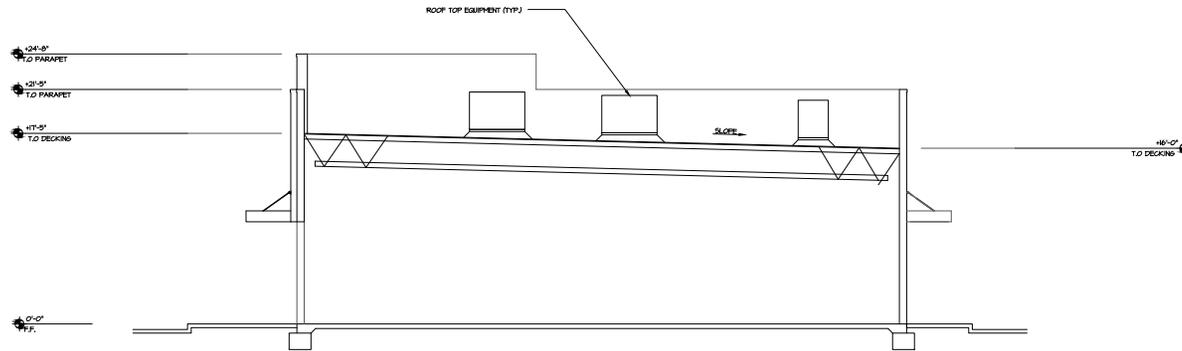


MI Architects, Inc.
 ARCHITECTURE
 PLANNING
 MANAGEMENT
 DESIGN
 1801 OAKLAND BLVD.
 SUITE 300
 WALNUT CREEK, CA
 94598
 925-297-1114 Tel
 925-443-1561 Fax
 925-818-4875 Cell
 mthana@miarchitect.com
 www.miarchitect.com

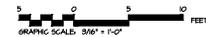
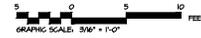
NOT FOR
 CONSTRUCTION

CONVENIENCE STORE ADDITION
 2178 41ST AVE
 CAPITOLA, CA 95010

TRAINING AND SPECIFICATIONS AND THE CONSTRUCTION SUPERVISOR WITH THE CONTRACTOR. THE DESIGN, ARCHITECTURE, ENGINEERING, PLANNING AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND REMAIN THE PROPERTY OF MI ARCHITECTS, INC. ANY REPLICATION OR DISCLOSURE OF THE DOCUMENTS WITHOUT EXPRESS WRITTEN CONSENT FROM MI ARCHITECTS IS PROHIBITED.



A BUILDING SECTION A-A
 3/16" = 1'-0"



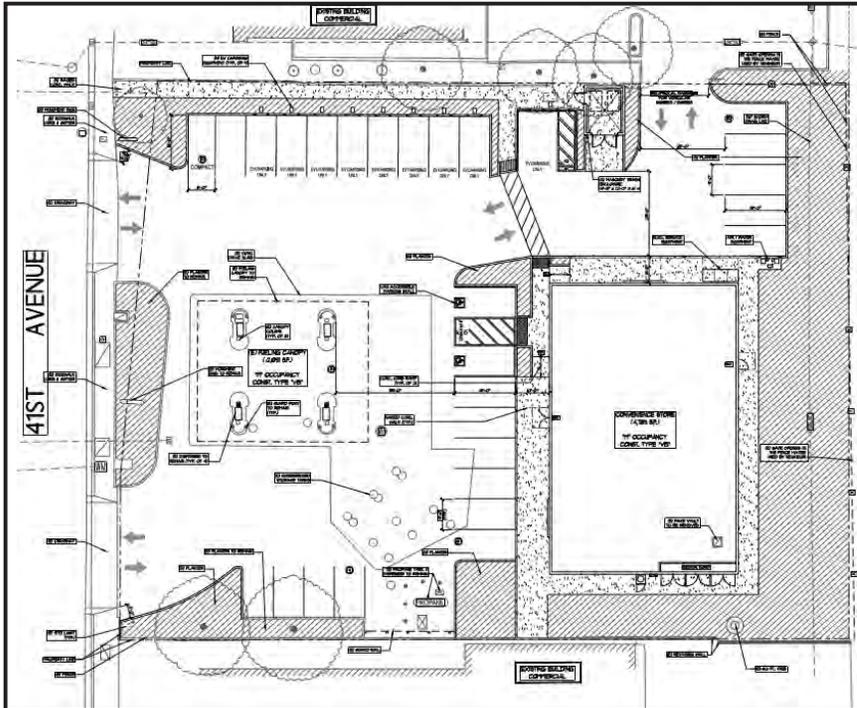
- ISSUED FOR CONSTRUCTION
- ISSUED FOR PLAN CHECK
- 03-18-18 ISSUED FOR PLANNING

NO.	DATE	DESCRIPTION
△		
△		
△		
△		

BUILDING SECTIONS
 PROJECT # 15-11302
 DRAWN BY _____ CHECKED: M1
 SCALE: AS NOTED DATE: 03-18-18

A3.1

SHEET



2178 41ST AVE
CAPITOLA, CA 95010

7-Eleven # 1026377
Store # 39659

PERMIT SUBMITTAL

Los Angeles • Knoxville

800-423-4283

7-Eleven # 1026377 | Store # 39659
2178 41ST AVE CAPITOLA, CA 95010
01/02/25 - AC/DD

www.SignResource.com 7-11_1026377-CAPITOLA_CA_G

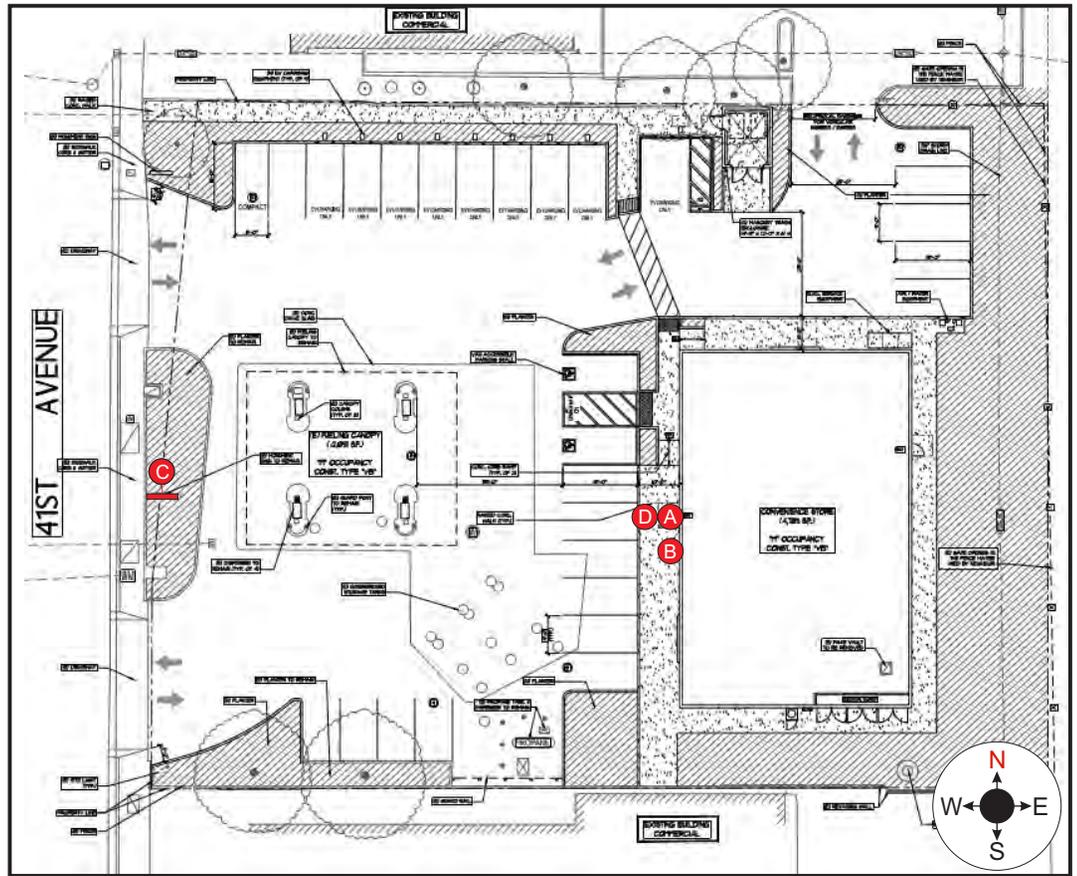


- A** Welcome vinyl
- B** ATM Sign
- C** Existing MID Sign
- D** 24" Channel Letter

SQUARE FOOTAGE:	
4.92 SQ. FT.	
3.2 SQ. FT.	
15.29 SQ. FT.	
21.30 SQ. FT.	

TOTAL SQ. FT.: 44.71 SQ. FT.

TOTAL AGGREGATE SIGN AREA NOT TO EXCEED 50SF

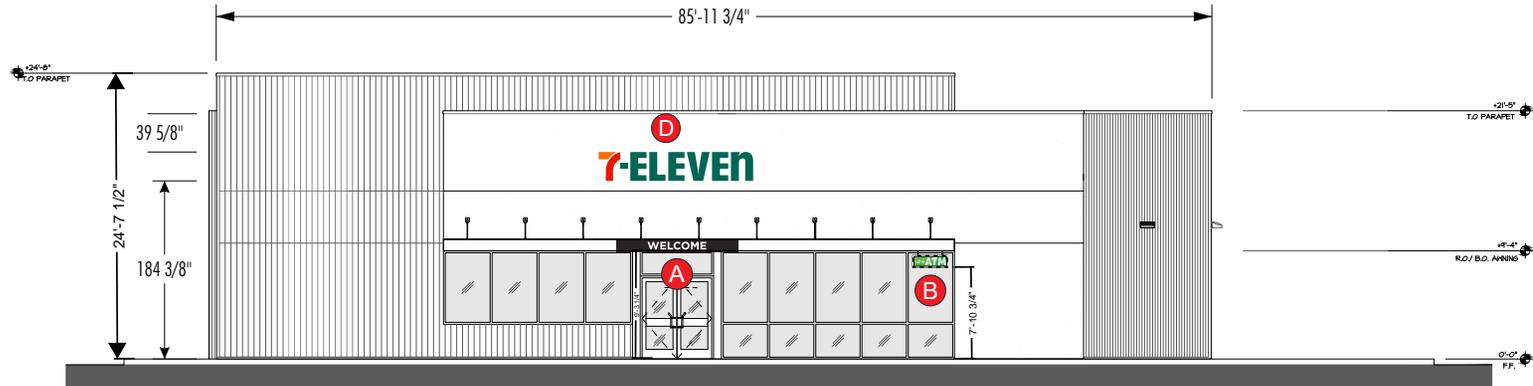


NOTE: BCP SITE - NO 7-ELEVEN BRANDING ON CANOPY



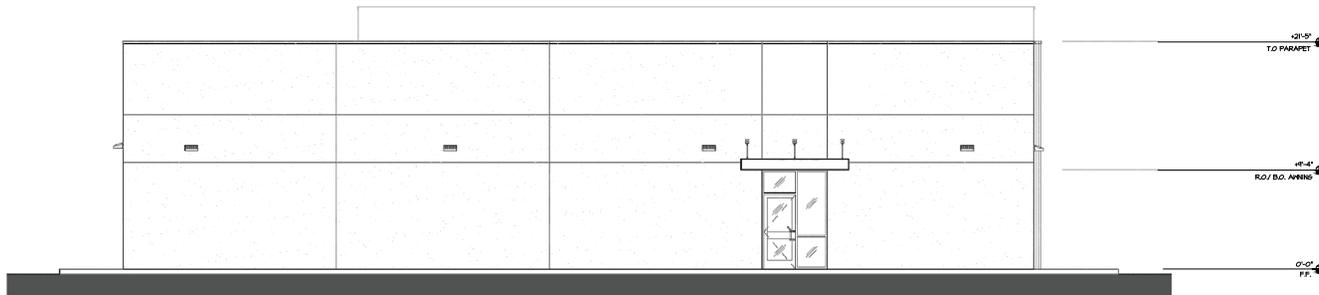
7-Eleven # 1026377 | Store # 39659
 2178 41ST AVE CAPITOLA, CA 95010
 01/02/25 - AC/DD
 7-11_1026377-CAPITOLA_CA_G

STRIPES NOT STIPULATED IN CODE AND MUST BE SUBMITTED FOR REVIEW
 TOTAL AGGREGATE SIGN AREA NOT TO EXCEED 50SF



A B D PROPOSED WEST ELEVATION:
 Scale: 1:128

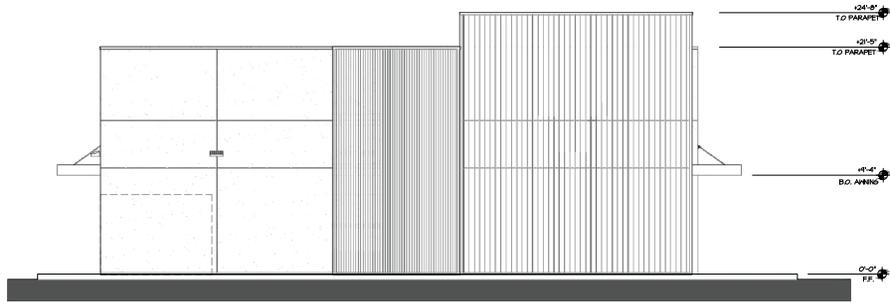
SQUARE FOOTAGE:	
PROPOSED: FRONT WALL	21.30 SF
TOTAL:	21.30 SF
MAX ALLOWED:	50.00 SF



NOTE : "NOT A PUBLIC ENTRANCE"

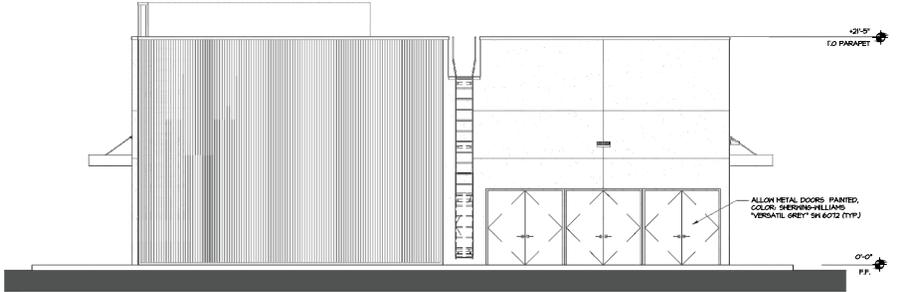
PROPOSED EAST ELEVATION:
 Scale: NTS

SQUARE FOOTAGE:	
PROPOSED: REAR WALL	
TOTAL:	



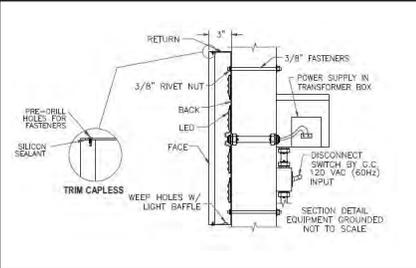
PROPOSED NORTH ELEVATION:
Scale: NTS

SQUARE FOOTAGE:	
PROPOSED:	
TOTAL:	

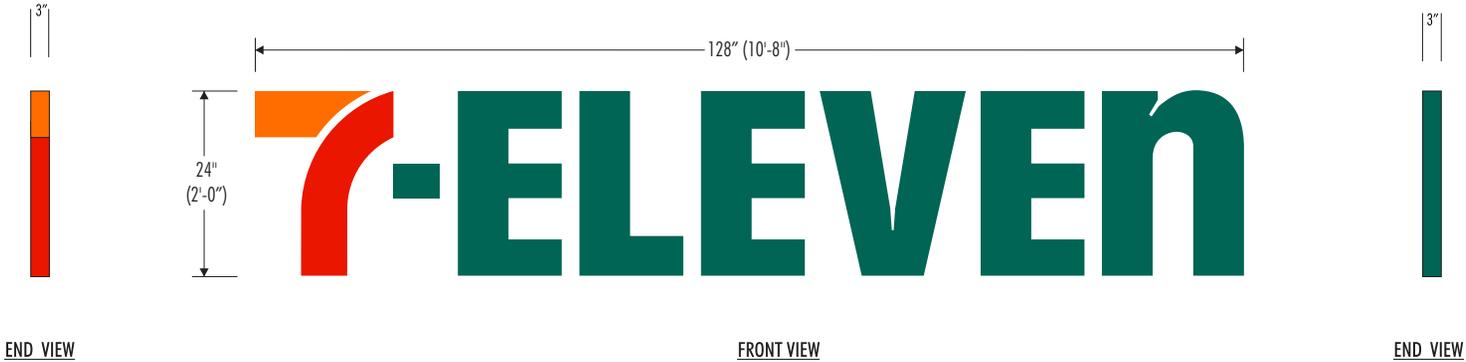


PROPOSED SOUTHELEVATION:
Scale: NTS

SQUARE FOOTAGE:	
PROPOSED:	
TOTAL:	

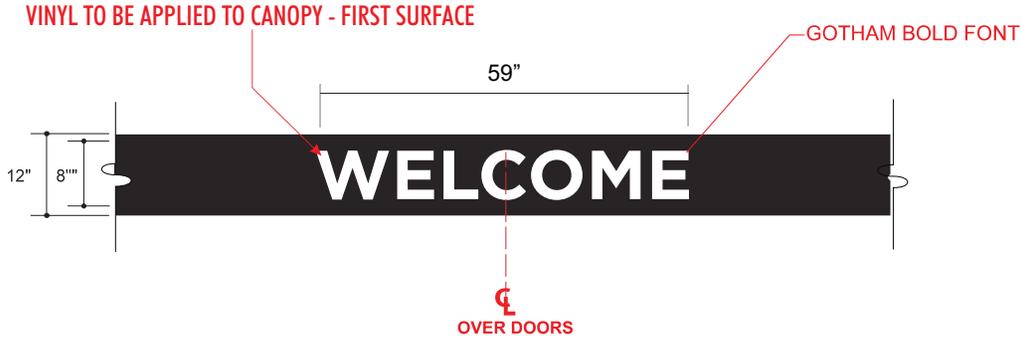


NO TRIMCAP
RETURNS MATCH FACE COLOR



D Front & Side View - 24" 7-Eleven Horizontal Channel Letters
Scale: 1:16

PART#: SEN24LTR24E01
SQUARE FOOTAGE:
 Display Square Footage: **21.30**



A WELCOME VINYL - FRONT VIEW
Scale: NTS

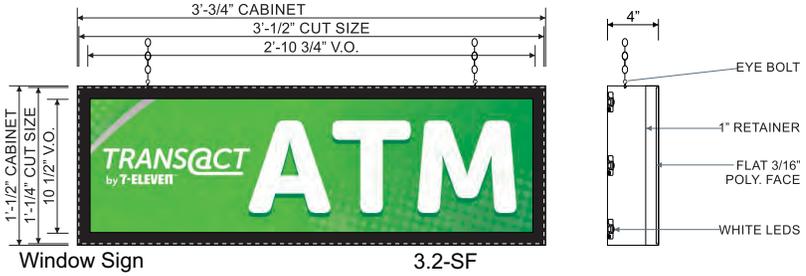
PART #: SENVNLWEL0859
SQUARE FOOTAGE:
 Display Square Footage(Cabinet): 4.92 SQ. FT.

Wall Sign Detail

7-Eleven # 1026377 | Store # 39659
 2178 41ST AVE CAPITOLA, CA 95010
 01/02/25 - AC/DD
 7-11_1026377-CAPITOLA_CA_G



TYPICAL FRONT - ELEVATION



Window Sign 3.2-SF

POLYCARBONATE FACE W/ DIGITALLY PRINTED IMAGE VINYL TO BE APPLIED FIRST SURFACE. CABINET TO BE INTERNALLY ILLUMINATED W/ GE WHITE LEDS. 4 DEEP ALUM CABINET & 1\" RETAINERS ALL PAINTED. SIGN TO HANG INSIDE THE STORE BEHIND GLASS AS INDICATED IN PHOTO OVERLAY WITH EYE BOLTS.

VINYL SPECS: DIGITALLY PRINTED IMAGE VINYL

B Front Elevation & Side Mounting Detail - ATM S/F Window Sign -

TO BE SUPPLIED AND INSTALLED BY OTHERS

SCALE: N.T.S.

7-Eleven # 1026377 | Store # 39659
 2178 41ST AVE CAPITOLA, CA 95010
 01/02/25 - AC/DD
 7-11_1026377-CAPITOLA_CA_G

ATM Sign

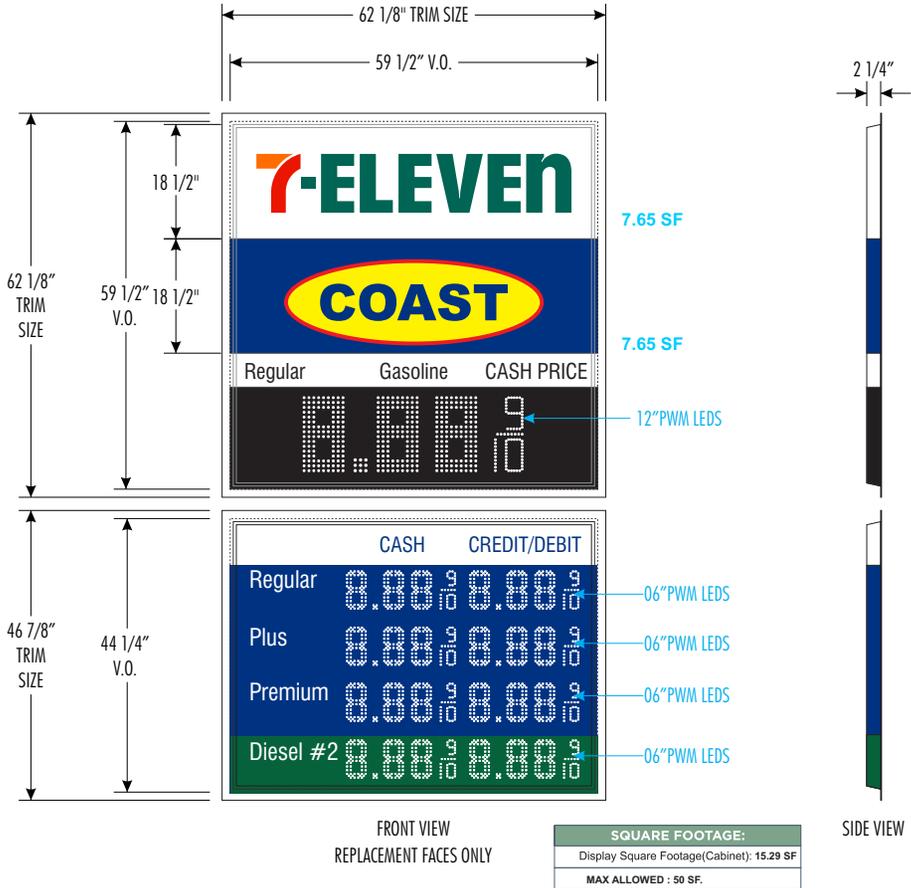
NOTE: COAST FUEL ID AND PRICE SIGNS ARE BY OTHERS.



EXISTING



PROPOSED



SCALE: 1:20

7-Eleven # 1026377 | Store # 39659
 2178 41ST AVE CAPITOLA, CA 95010
 01/02/25 - AC/DD
 7-11_1026377-CAPITOLA_CA_G



CODE CHECK

SITE INFO
DATE COMPLETED: 1-25-24
CUSTOMER NAME: 7-Eleven
PROPERTY ID: 7-Eleven 1026377
SITE LOCATION: 2178 41 st Ave, Capitola, CA 95010
ZONING: CR Regional Commercial
OVERLAY DISTRICT: n/a
TOLL ROAD AUTHORITY: YES/NO
CITY/COUNTY INFORMATION
JURISDICTION: City of Capitola
CONTACT: Sean Sesanto
PHONE: 831-475-7300
EMAIL: ssesanto@ci.capitola.ca.us
WEBSITE/LINK: Home City of Capitola California
WHEN WERE REGS LAST UPDATED? 4/23
GAS CANOPY SIGNS
SIZE RESTRICTIONS:
NUMBER OF SIGNS ON CANOPY:
CAN SIGNS EXTEND BEYOND FASCIA(ABOVE/BELOW):
ILLUMINATION RESTRICTIONS:
GAS PUMP SIGNAGE/DECAL ALLOW:
DO STRIPES COUNT AS SIGNAGE:
SED REQUIRED?
NOTES: SUBMIT FOR CASE-BY-CASE REVIEW.
BUILDING SIGNS
NUMBER ALLOWED: On a corner lot, one wall sign is allowed per street frontage.
SQ. FT. FORMULA: Wall: 1 sf per lin ft of tenant frontage, max 36 sf. Wall signs are not allowed in conjunction with a monument sign on a property with three or fewer businesses. See end notes for lot aggregate.
MAX SF PER SIGN: Formula
HOW IS SQ. FT CALCULATED? Box copy, including backer panel.
MAX NUMBER SIGNS ALLOWED? 1 (on corner lot 1 wall sign is allowed per street frontage)
HOW DOES CITY DETERMINE SIGN SQUARE FOOTAGE? Box copy, including backer panel.
ALL ELEVATIONS? Street frontage.
SED REQUIRED? No
ILLUMINATION TYPES: internal/external
SIGN ALLOWED ON EVERY WALL, OR MUST IT BE STREET-FACING? Street frontage
CAR WASH BUILDING SIGNS: as approved
ILLUMINATION: as approved
NOTES:

PYLON/MONUMENT SIGNS
NUMBER ALLOWED/ALLOWED PER FRONTAGE: 1/bldg. frontage. Where two monument signs are allowed on a corner parcel, each sign shall be placed at least two hundred feet from the intersection corner.
MAX SQUARE FOOT ALLOWED: Monument: 60 sf-Monument signs are not allowed in conjunction with wall signs on a property with three or fewer businesses. See end notes for lot aggregate.
MAX HEIGHT ALLOWED: 8 ft
MIN. REQUIREMENTS FOR FUEL GRADE DISPLAY (Must all grades be displayed, for ex.):
GIVE REQUIREMENTS:
LED PRICER RESTRICTIONS:
SETBACK: FRONT AND BACK: 5 ft from any public or private driveway, sidewalk or property line.
LINE OF SIGHT: Cannot obstruct view.
NOTE: The height of a monument sign is measured as the vertical distance from the sidewalk or top of curb nearest the base of the sign to the top of the highest element of the sign.
DISTANCE BETWEEN IF (2) ALLOWED: If corner lot-200 ft from intersection
IF MONUMENT, SUBSTRATE REQUIREMENTS: The design of monument and other freestanding signs shall relate to the architecture of the building or development they serve. Exterior materials, finishes and colors shall be the same or similar to those of the building or structures on site.
SED REQUIRED FOR NEW: upon request
PERMITTING REQUIREMENTS
PERMIT FEE BASIS: \$151 Planning admin review + bldg fees
PERMIT TIMING: Allow 30 days
DOES REFACING SIGN REQUIRE PERMIT? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
ELECTRICAL PERMIT REQUIRED: yes
PERMIT DOCUMENTS REQUIRED: See attached permit.
WHAT SIGNATURES ARE REQUIRED ON APPLICATION? Owner and applicant
ARE LANDSCAPE PLANS REQUIRED FOR PERMIT APP? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
NOTES:
HOW TO SUBMIT DURING COVID-19: Regular procedures in place.
VARIANCE
VARIANCE ALLOWED? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
BASIS FOR APPROVAL: hardship
PROCEDURE: Submit application for review. Meeting held 1 st Thursday. Fee \$1887
PROBABILITY FOR APPROVAL: 50%
APPLICATION DEADLINE: 1 month prior to meeting
TIME REQUIRED TO PROCESS: 60-90 days

NOTES:

Gas and Service Station Signs. In addition to signs allowed with an administrative sign permit (Section 17.80.030(A)), the planning commission may allow special gas and service station signs that comply with the following standards:

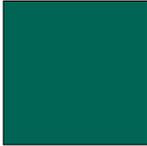
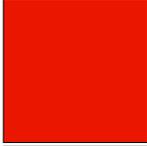
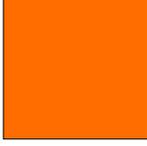
1. A maximum of two signs, not exceeding four square feet, shall be allowed on each pump island to denote either full service or self-service.
2. No other signs will be allowed to be attached to pumps or islands other than required by state law. (See Business and Professions Code Section 13530.)
3. A six-foot-high monument sign which displays prices charged, credit cards accepted or special services rendered shall be allowed on each street frontage.
4. Digital changeable copy signs for gasoline pricing are permitted.
5. Two additional signs up to a maximum of one square foot are permitted to advertise ancillary services such as ATMs and propane. Such signs must be attached to another sign or structure and may not be a portable freestanding sign.

Aggregate for lot:

A. Maximum Permitted Sign Area. Table 17.80-1 identifies the maximum cumulative/total sign area permitted on a property in each zoning district. Each business may have a mix of the sign types allowed by Section 17.80.080 (Standards for specific types of signs) provided the area of all signs on the property does not exceed the maximum established in Table 17.80-1.

Table 17.80-1: Sign Area Standards

Zoning District	Area per Linear Foot of Building Frontage
MU-V, MU-N	0.5 sq. ft. per linear foot 36 sq. ft. max
C-R, C-C, I	1 sq. ft. per linear foot 50 sq. ft. max
VS, CF, P/OS [1]	As determined through sign permit
PD	As determined through the development plan

7-11		
Sample	Description	Applied to
	3M Scotchcal 3730-6537 Pantone PMS 336 C	MID Logo
	3M Scotchcal 3730-2723 Pantone PMS 2347 X GC	MID Logo
	3M Scotchcal 3730-3243 Pantone PMS 1505 X GC	MID Logo
	White	MID Background Canopy fascia Grade / Ancillary Copy
	Tricorn Black	Poles / Cabinets



7-Eleven # 1026377 | Store # 39659
 2178 41ST AVE CAPITOLA, CA 95010
 01/02/25 - AC/DD
 7-11_1026377-CAPITOLA_CA_G

7-Eleven Paint Specifications



M I Architects, Inc. A California Corporation

ARCHITECTURE . PLANNING . MANAGEMENT . DESIGN

1801 OAKLAND BLVD., SUITE 300, WALNUT CREEK, CALIFORNIA 94596

Muthana Ibrahim
Architect
President

Telephone :
(925) 287-1174

Facsimile:
(925) 943-1581

Cell:
(925) 878-9875

Email:
muthana@miarchitect.com

Website:
www.miarchitect.com

Written Project Description for:

**Convenience Store Addition
2178 41st Ave
Capitola, CA 95010**

On behalf of our Client Mr. Ed Hadad., we are submitting a written description for the reconstruction of the food mart building located at the above referenced site. The project scope of the work consists of removing the food mart building and installing a new 4,789 sf. convenience store. The existing fuel canopy and the fuel system including the underground storage tanks are to remain as is. The site improvements include: parking stalls, accessible path of travel to the right-of-way, masonry trash enclosure, site lighting, landscaping & self-service air/water unit. The following are items to be considered in this project:

- **ITEMS TO BE SOLD AT THIS FACILITY:** The gas station will continue selling gasoline, the proposed convenience store will sell pre-packaged food items, sundry items, some automobile accessories (i.e.- air fresheners, cell phone accessories, anti-freeze, motor oil, etc.) self-service beverages, fresh and/or pre-packaged pastries & can and/or bottles of soda, water, sports/energy drinks and alcoholic beverages. There will be NO cooking or preparing of food or beverages.
- **EMPLOYEE:** For the existing gas stations and the proposed convenience store, there will be (3) shifts per day. (3) full-time employees for the first shift, (2) full-time employees for the second and third shifts. Total employee is (7) full-time employees five days a week and (7) part-time employees two days a week.
- **HOURS OF OPERATION:** The current hours of operation of the gas station and food mart are: 24 hrs. / day, 7 days a week, 365 days per year and will remain the same.
- **FUEL DELEIVARY:** The fuel delivery truck will make deliveries 7 times / week.
- **SITE LIGHTING:** The exterior lighting levels will be enough to ensure the safety of the facility, but to not provide glare or excessive light spillage onto adjacent properties or the public right-of-way.

If you have any questions, please don't hesitate to give me a call. I can be reached at (925) 287-1174 x1.

Sincerely,
Muthana Ibrahim
Architect, President
M I Architects, Inc.



Memorandum

Date: May 20, 2025	
To: Brian Froelich, AICP	Organization: City of Capitola
From: RRM Design Group	Title: Design Review Team
Project Name: Capitola On-Call Architectural and Landscape Review	Project Number: 1783-10-PP24
Topic: 2178 41 st Avenue Review	

Dear Brian,

We have reviewed the proposed design for compliance with Section 17.120.070 – Design Review Criteria, found within the City of Capitola Municipal Code.

Project documents reviewed include the 2178 41st Ave. Capitola-Drawings Set in 10 pages; Site Plan, Sheet SDI; Site Lighting Photometric, Sheet SDI-L; Site Details, Sheet SD2; Landscape Plan, Sheet LAI; Topographic Survey, Sheet 1 of 1; Preliminary Grading and Utility Plan, Sheet 1 of 2; Stormwater Control Plan, Sheet 2 of 2; Floor Plan, Sheet A1.1; Roof Plan, Sheet A1.5; Exterior Elevations, Sheet A2.1.

Neighborhood Character and Patterns

According to the City of Capitola Zoning Map, the project site is zoned Regional Commercial (C-R). The parcel currently contains an existing convenience store and covered gas pumps and is located along 41st Avenue, within an existing commercial context. The area immediately surrounding the project site is characterized by a variety of commercial and residential land uses, including Regional Commercial (C-R) parcels to the north, Regional Commercial (C-R) parcels to the south, Single-Family Residential (R-1) parcels to the east, and Regional Commercial (C-R) parcels to the west across 41st Avenue.

Project Design Review

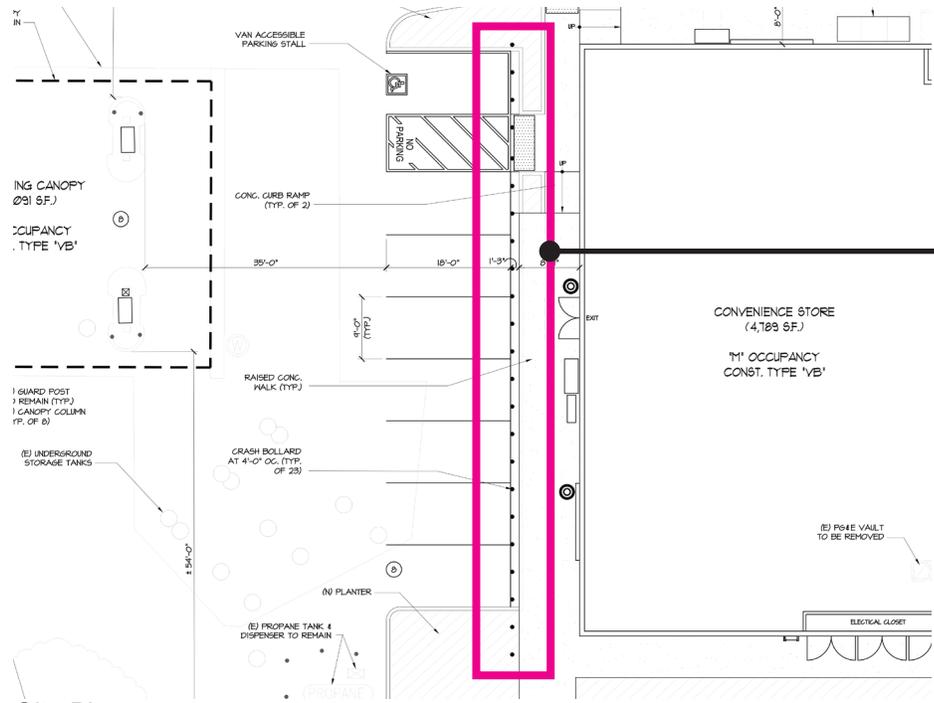
The project proposal consists of demolishing the existing convenience store and constructing a new, 4,189 square foot convenience store. The existing canopy covering the gas pumps will be maintained and is not part of the project review. The proposed convenience store's architectural style most closely resembles a "Contemporary" architectural style. The proposed projects architectural style will be referred to as "Contemporary" going forward within this review.



Project Location

Site Planning

Site planning involves an understanding of appropriate building placement and configuration, but also the consideration of topography, surrounding uses, landscape design, adjacent uses, hardscape, and parking. The project proposes to demolish the existing convenience store and construct a new, larger convenience store pushed closer to the rear property line. The existing drive aisles and parking spaces will be re-organized and re-striped to accommodate the new convenience store location. Adequate on-site pedestrian pathways are provided that connect the primary entrance to the public sidewalk via a striped crosswalk and raised private walkway running along the northern property line. The applicant successfully provided new planter areas with landscaping near the parking spaces adjacent to the proposed convenient store entrance that enhance the overall site appearance. The applicant may consider reducing the number of bollards located between the proposed parking spaces and walkway running along the primary entrance or alternatively incorporating wheel-stops to avoid the need for the large amount of bollards currently shown.

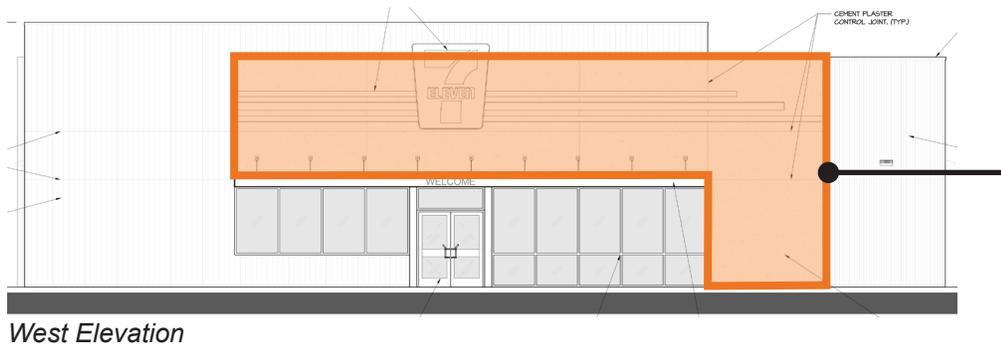


Consider replacing bollards with wheel-stops or reducing number of bollards to improve the physical appearance of the proposed structure from the public realm.

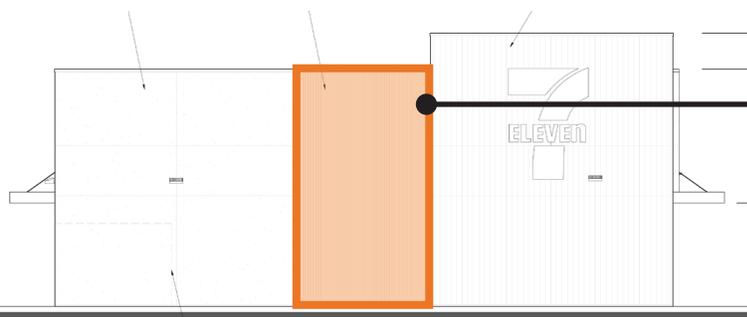
Site Plan

Architecture

Building massing, or the way the building is sized and appears, is a primary and important component of building design. In review of the elevations provided on Sheet A2.1, the applicant has incorporated minimal massing strategies to remove the current “box-like” appearance of the proposed structure. The west elevation provides variation in massing through a change in wall plane height and the applicant may consider a similar strategy on the east elevation facing single-family residential uses to further improve the projects appearance to neighboring dwelling units (CMC 17.120.070 B). Additionally, the applicant may consider furring-out wall planes more than 6 inches when transitioning materials to ensure all materials terminate at-inside corners and further break-up the proposed structure on all elevations (CMC 17.120.070 H).



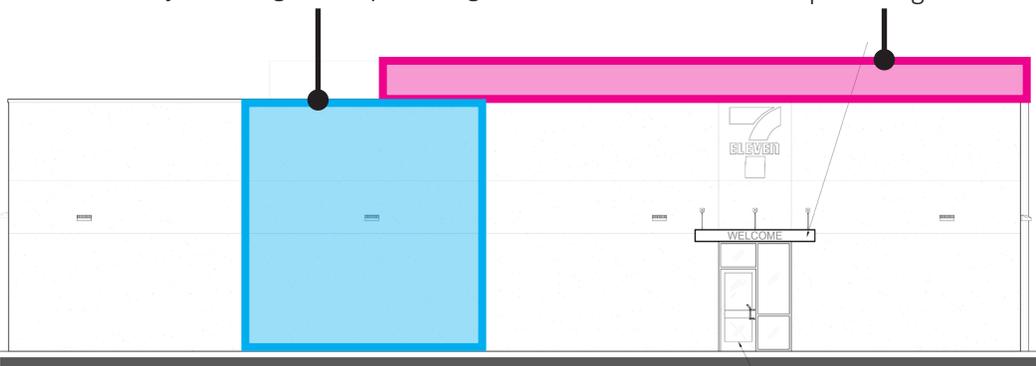
West Elevation



South Elevation

Incorporate an additional color or material on the east elevation to further articulate the elevation and improve the view for adjacent single-family dwellings.

Reduce the “box-like” appearance through the addition of a change in wall plane height on the east elevation, similar to the change in wall plane height shown on the west elevation.



East Elevation

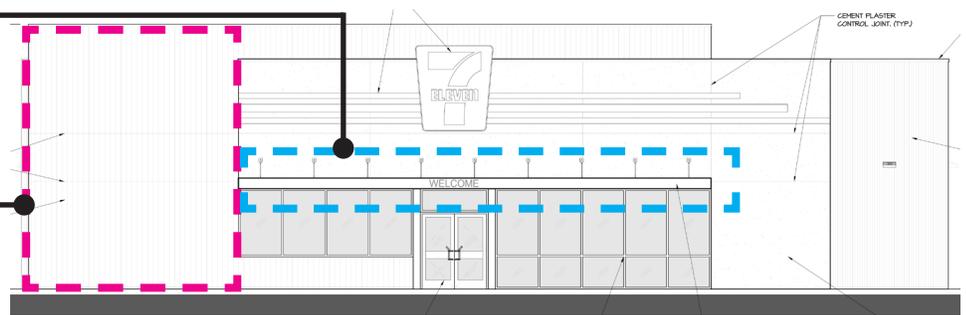
Articulation represents change in the form of a building expressed through proportion, details, wall plane changes, heights, and other design elements. The applicant has adequately articulated the west elevation of the proposed structure through the application of differentiation in colors and materials and incorporation of a stylistically consistent awning defining the primary entry. However, the applicant should explore opportunities to carry the articulation strategies onto the east elevation to remove the blank wall appearance facing the single-family dwellings (CMC 17.120.070 J).

Roof forms are critical elements in providing visual interest within a project and reinforcing architectural style. The applicant is proposing to use a flat roof style with 3'-3" parapet to introduce variation in the roof line appearance, generally considered consistent with the proposed architectural style. To establish a sense of variation along the east elevation roof line, the applicant may consider incorporating parapet, similar to the usage on the west elevation, to break up the current monotonous appearance of the unbroken roof line.

A primary entry contributes to the overall identity of a building by defining the architectural style and engaging with the public realm. The primary entry is provided on the street facing west elevation, defined by a covered awning and surrounded by large transparent windows. While the applicant has begun to define the primary entry, the project design could benefit from further accentuation of the canopy through enlargement or further incorporation of the canopy into the proposed signage, similar to the design interventions shown on 7/11's reflecting the updated architectural corporate branding. Alternatively, the applicant may consider relocating and enlarging the 7/11 sign to the open space shown on the left side of the elevation to establish a connection with the public realm and improve the project design.

Further enhance the primary entry and west elevation through accentuation of the proposed canopy.

Alternatively, relocate the 7/11 sign to enhance the overall elevation.



West Elevation



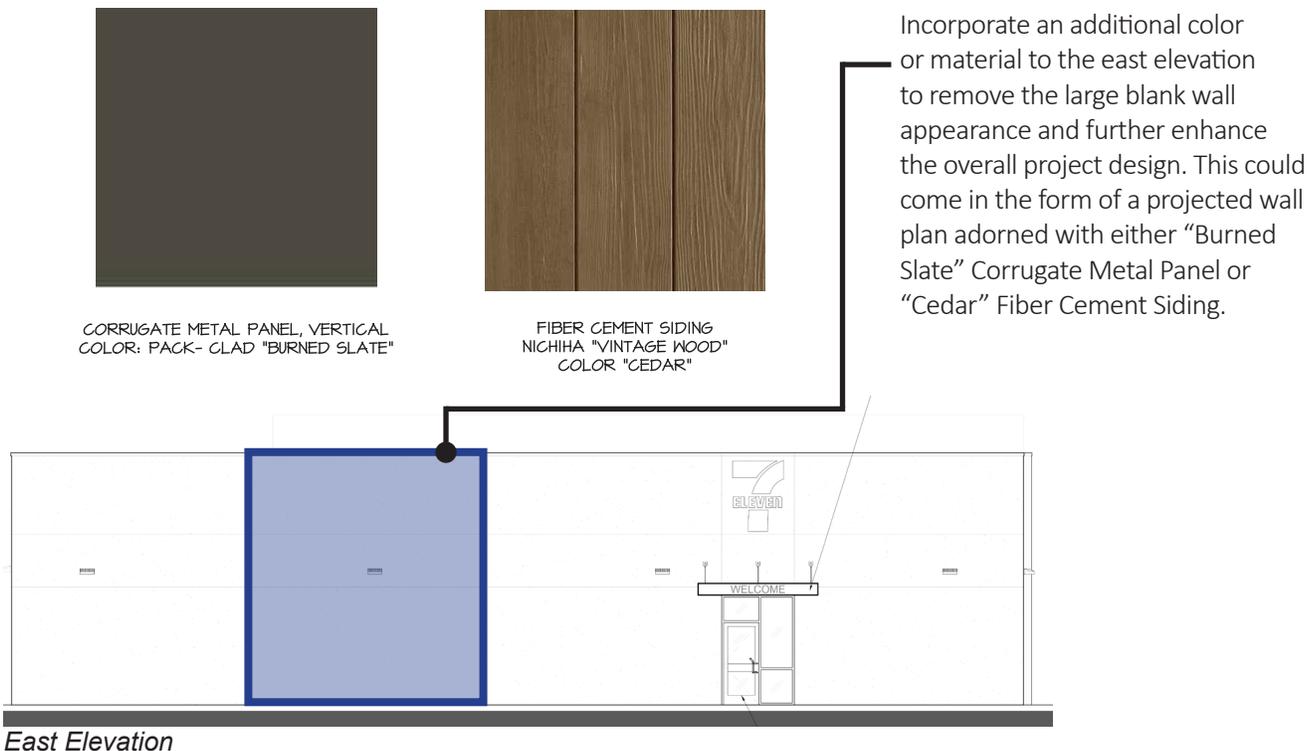
Example of Alternative Placement of 7/11 Sign to Enhance the Overall Elevation with a Stylistic Design.



7/11 Primary Entry Example with Signage and Canopy Integrated to Clearly Define the Primary Entry to Patrons and Windows Applied Above the Canopy to Provide Further Transparency.

Windows and doors help define an architectural style and add visual interest to a buildings design. The applicant is proposing Clear Glass and Black Aluminum Storefront Doors and Black Aluminum Storefront windows, considered consistent with the proposed Contemporary architectural style. To further enhance the street facing west elevation, the applicant may explore the possibility of applying windows above the proposed awning to establish transparency and elevate the project design.

Colors and materials demonstrate aspects of articulation and complement architectural detail to emphasize a selected architectural style. According to the colors and materials board provided, the applicant is proposing usage of the following colors and materials: "Versatile Gray" Cement Plaster Finish; "Burned Slate" Corrugate Metal Panel; "Matte Black" Aluminum Fascia Awning; "Coal Black" Pre-Finish Metal Coping; "Cedar" Fiber Cement Siding; "Tricorn Black" Exterior Roof Access Ladder. The applicant successfully incorporated several colors and materials on the west, north, and south elevations, however, the applicant should incorporate an additional color or material on the east elevation to avoid the appearance of a large blank stucco box facing the single-family dwellings to the east (CMC 17.120.070 K). Potential solutions to improve the east elevation could include incorporating a furred-out wall plane along the right-hand side of the elevation donned with the "Burned Slate" Corrugate Metal Panel or "Cedar" Fiber Cement Siding.



General Comments

The proposed plans indicate the applicant intends to maintain the current appearance of the existing gas-pump canopy. However, the applicant should consider applying the 7/11 branding to the existing canopy to be consistent with the proposed convenient store and further align the accessory structure with the primary structure.

The applicant may consider removing or modifying the location of the internally lit signage along the east elevation as this sign directly faces the adjacent single-family dwellings.

Design Recommendations

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

Site Planning

1. Consider replacing the large amount of bollards situated between the parking spaces and primary entrance walkway with wheel-stops.

Architecture

2. Consider applying a change in wall plane height on the east elevation to provide variation and break up the current “box-like” appearance.
3. Consider furring-out wall planes more than 6 inches when transitioning materials to ensure all materials terminate at inside corners and further break-up the proposed structure on all elevations (CMC 17.120.070 H).
4. Explore opportunities to carry the articulation strategies depicted on the west elevation onto the east elevation to remove the large blank wall currently visible from adjacent single-family dwellings (CMC 17.120.070 J).
5. Consider incorporating the parapet shown on the west elevation, onto the east elevation, to establish a change in roof line and create a sense of variation.
6. Explore ways to further accentuate the primary entrance to increase visibility from the public realm. This could come in the form of incorporating the entry canopy with the 7/11 signage to further define the primary entry or relocate the 7/11 to open space on the left side of the elevation and enlarging the sign.
7. Consider applying additional windows above the primary entry canopy to increase transparency and establish a connection with the public realm.
8. Revise the east elevation by removing the current depiction of a large blank wall facing the adjacent single-family dwellings by applying additional colors or materials such as the “Burned Slate Corrugate Metal Panel or “Cedar” Fiber Cement Siding (CMC 17.120.070 K).

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

Very truly yours,

RRM Design Group



MI ARCHITECT RESPOND TO
RRM DESIGN GROUP PEER REVIEW
COMMENTS

Memorandum

Date: May 20, 2025	
To: Brian Froelich, AICP	Organization: City of Capitola
From: RRM Design Group	Title: Design Review Team
Project Name: Capitola On-Call Architectural and Landscape Review	Project Number: 1783-10-PP24
Topic: 2178 41 st Avenue Review	

Dear Brian,

We have reviewed the proposed design for compliance with Section 17.120.070 – Design Review Criteria, found within the City of Capitola Municipal Code.

Project documents reviewed include the 2178 41st Ave. Capitola-Drawings Set in 10 pages; Site Plan, Sheet SDI; Site Lighting Photometric, Sheet SDI-L; Site Details, Sheet SD2; Landscape Plan, Sheet LAI; Topographic Survey, Sheet 1 of 1; Preliminary Grading and Utility Plan, Sheet 1 of 2; Stormwater Control Plan, Sheet 2 of 2; Floor Plan, Sheet A1.1; Roof Plan, Sheet A1.5; Exterior Elevations, Sheet A2.1.

Neighborhood Character and Patterns

According to the City of Capitola Zoning Map, the project site is zoned Regional Commercial (C-R). The parcel currently contains an existing convenience store and covered gas pumps and is located along 41st Avenue, within an existing commercial context. The area immediately surrounding the project site is characterized by a variety of commercial and residential land uses, including Regional Commercial (C-R) parcels to the north, Regional Commercial (C-R) parcels to the south, Single-Family Residential (R-1) parcels to the east, and Regional Commercial (C-R) parcels to the west across 41st Avenue.

Project Design Review

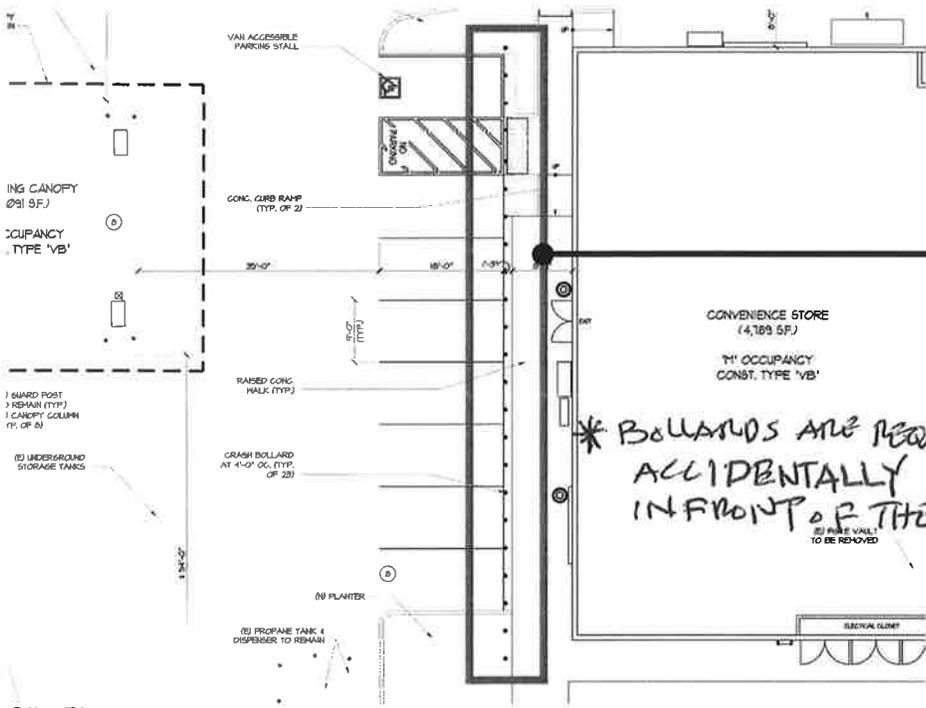
The project proposal consists of demolishing the existing convenience store and constructing a new, 4,189 square foot convenience store. The existing canopy covering the gas pumps will be maintained and is not part of the project review. The proposed convenience store's architectural style most closely resembles a "Contemporary" architectural style. The proposed projects architectural style will be referred to as "Contemporary" going forward within this review.



Project Location

Site Planning

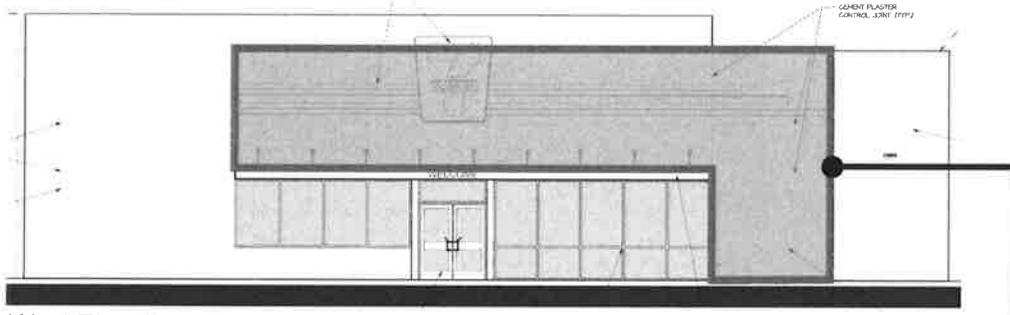
Site planning involves an understanding of appropriate building placement and configuration, but also the consideration of topography, surrounding uses, landscape design, adjacent uses, hardscape, and parking. The project proposes to demolish the existing convenience store and construct a new, larger convenience store pushed closer to the rear property line. The existing drive aisles and parking spaces will be re-organized and re-striped to accommodate the new convenience store location. Adequate on-site pedestrian pathways are provided that connect the primary entrance to the public sidewalk via a striped crosswalk and raised private walkway running along the northern property line. The applicant successfully provided new planter areas with landscaping near the parking spaces adjacent to the proposed convenient store entrance that enhance the overall site appearance. The applicant may consider reducing the number of bollards located between the proposed parking spaces and walkway running along the primary entrance or alternatively incorporating wheel-stops to avoid the need for the large amount of bollards currently shown.



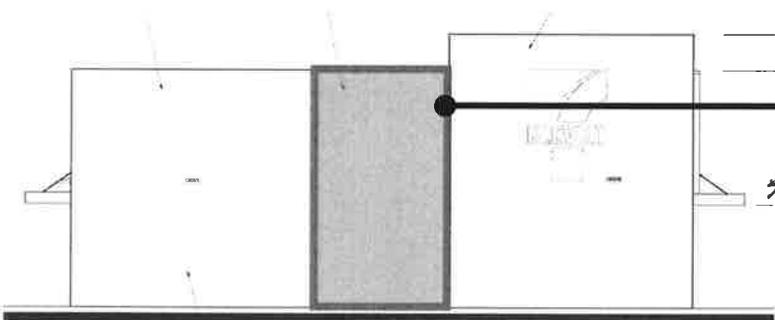
Consider replacing bollards with wheel-stops or reducing number of bollards to improve the physical appearance of the proposed structure from the public realm.
* BOLLARDS ARE REQUIRED TO DETER TRAFFIC FROM ACCIDENTALLY DRIVING ON THE SIDEWALK IN FRONT OF THE STORE
(2) PAVE WALL TO BE REMOVED

Site Plan

Building massing, or the way the building is sized and appears, is a primary and important component of building design. In review of the elevations provided on Sheet A2.1, the applicant has incorporated minimal massing strategies to remove the current "box-like" appearance of the proposed structure. The west elevation provides variation in massing through a change in wall plane height and the applicant may consider a similar strategy on the east elevation facing single-family residential uses to further improve the projects appearance to neighboring dwelling units (CMC 17.120.070 B). Additionally, the applicant may consider furring-out wall planes more than 6 inches when transitioning materials to ensure all materials terminate at-inside corners and further break-up the proposed structure on all elevations (CMC 17.120.070 H).



West Elevation



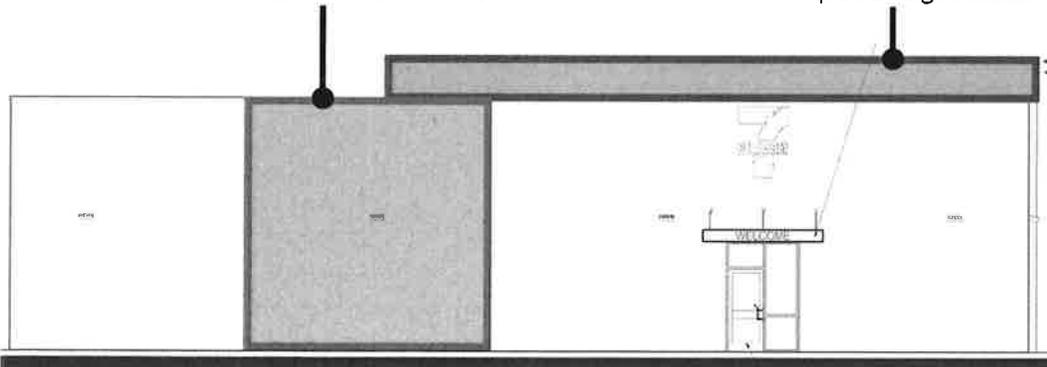
South Elevation

Explore projecting wall planes more than 6 inches when transitioning between materials to ensure material transitions occur at inside corners to remove a tacked on appearance and further break up the proposed structure.

*ADDED WALL PROJECTION, SEE REVISED floor plan A1.1 & EXTERIOR ELEVATION A2.1

Incorporate an additional color or material on the east elevation to further articulate the elevation and improve the view for adjacent single-family dwellings.

Reduce the "box-like" appearance through the addition of a change in wall plane height on the east elevation, similar to the change in wall plane height shown on the west elevation.



East Elevation

*CHANGED WALL PLANE, BROKEN BY MATERIAL TO REDUCE THE BOX-LIKE APPEARANCE SEE SHT A2.1

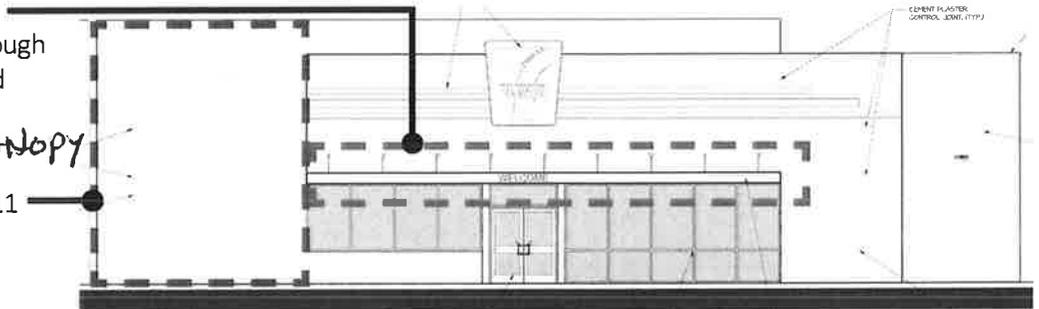
Articulation represents change in the form of a building expressed through proportion, details, wall plane changes, heights, and other design elements. The applicant has adequately articulated the west elevation of the proposed structure through the application of differentiation in colors and materials and incorporation of a stylistically consistent awning defining the primary entry. However, the applicant should explore opportunities to carry the articulation strategies onto the east elevation to remove the blank wall appearance facing the single-family dwellings (CMC 17.120.070 J).

Roof forms are critical elements in providing visual interest within a project and reinforcing architectural style. The applicant is proposing to use a flat roof style with 3'-3" parapet to introduce variation in the roof line appearance, generally considered consistent with the proposed architectural style. To establish a sense of variation along the east elevation roof line, the applicant may consider incorporating parapet, similar to the usage on the west elevation, to break up the current monotonous appearance of the unbroken roof line.

A primary entry contributes to the overall identity of a building by defining the architectural style and engaging with the public realm. The primary entry is provided on the street facing west elevation, defined by a covered awning and surrounded by large transparent windows. While the applicant has begun to define the primary entry, the project design could benefit from further accentuation of the canopy through enlargement or further incorporation of the canopy into the proposed signage, similar to the design interventions shown on 7/11's reflecting the updated architectural corporate branding. Alternatively, the applicant may consider relocating and enlarging the 7/11 sign to the open space shown on the left side of the elevation to establish a connection with the public realm and improve the project design.

Further enhance the primary entry and west elevation through accentuation of the proposed canopy.

* ACCENTUATED THE CANOPY SEE SHIT A2.1
Alternatively, relocate the 7/11 sign to enhance the overall elevation.



West Elevation



Example of Alternative Placement of 7/11 Sign to Enhance the Overall Elevation with a Stylistic Design.



7/11 Primary Entry Example with Signage and Canopy Integrated to Clearly Define the Primary Entry to Patrons and Windows Applied Above the Canopy to Provide Further Transparency.

* ADDED CLEAR STOREY WINDOWS SEE SHIT-A2.1

Windows and doors help define an architectural style and add visual interest to a buildings design. The applicant is proposing Clear Glass and Black Aluminum Storefront Doors and Black Aluminum Storefront windows, considered consistent with the proposed Contemporary architectural style. To further enhance the street facing west elevation, the applicant may explore the possibility of applying windows above the proposed awning to establish transparency and elevate the project design.

Colors and materials demonstrate aspects of articulation and complement architectural detail to emphasize a selected architectural style. According to the colors and materials board provided, the applicant is proposing usage of the following colors and materials: "Versatile Gray" Cement Plaster Finish; "Burned Slate" Corrugate Metal Panel; "Matte Black" Aluminum Fascia Awning; "Coal Black" Pre-Finish Metal Coping; "Cedar" Fiber Cement Siding; "Tricorn Black" Exterior Roof Access Ladder. The applicant successfully incorporated several colors and materials on the west, north, and south elevations, however, the applicant should incorporate an additional color or material on the east elevation to avoid the appearance of a large blank stucco box facing the single-family dwellings to the east (CMC 17.120.070 K). Potential solutions to improve the east elevation could include incorporating a furred-out wall plane along the right-hand side of the elevation donned with the "Burned Slate" Corrugate Metal Panel or "Cedar" Fiber Cement Siding.



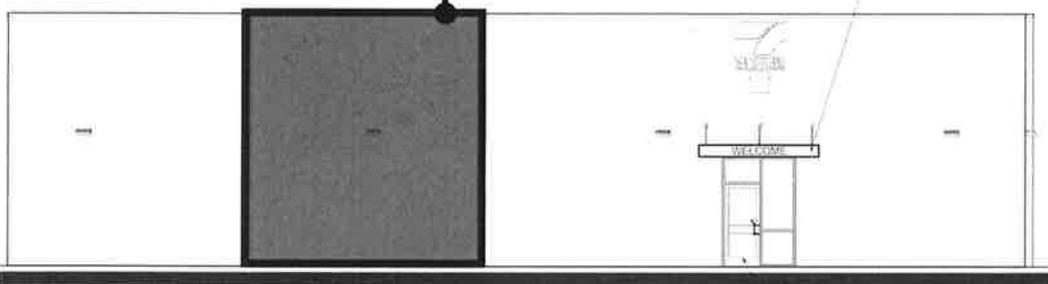
CORRUGATE METAL PANEL, VERTICAL
COLOR: PACK-GLAD "BURNED SLATE"



FIBER CEMENT SIDING
NICHIBA "VINTAGE WOOD"
COLOR "CEDAR"

Incorporate an additional color or material to the east elevation to remove the large blank wall appearance and further enhance the overall project design. This could come in the form of a projected wall plan adorned with either "Burned Slate" Corrugate Metal Panel or "Cedar" Fiber Cement Siding.

INCORPORATED ADDITIONAL
COLOR & MATERIAL ON THE
EAST ELEVATION,
SEE SH1 A2.1
ALSO ADDED FURR
OUT.



East Elevation

General Comments

The proposed plans indicate the applicant intends to maintain the current appearance of the existing gas-pump canopy. However, the applicant should consider applying the 7/11 branding to the existing canopy to be consistent with the proposed convenient store and further align the accessory structure with the primary structure.

The applicant may consider removing or modifying the location of the internally lit signage along the east elevation as this sign directly faces the adjacent single-family dwellings.

Design Recommendations

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

Site Planning

1. Consider replacing the large amount of bollards situated between the parking spaces and primary entrance walkway with wheel-stops.

Architecture

2. Consider applying a change in wall plane height on the east elevation to provide variation and break up the current “box-like” appearance.
3. Consider furring-out wall planes more than 6 inches when transitioning materials to ensure all materials terminate at-inside corners and further break-up the proposed structure on all elevations (CMC 17.120.070 H).
4. Explore opportunities to carry the articulation strategies depicted on the west elevation onto the east elevation to remove the large blank wall currently visible from adjacent single-family dwellings (CMC 17.120.070 J).
5. Consider incorporating the parapet shown on the west elevation, onto the east elevation, to establish a change in roof line and create a sense of variation.
6. Explore ways to further accentuate the primary entrance to increase visibility from the public realm. This could come in the form of incorporating the entry canopy with the 7/11 signage to further define the primary entry or relocate the 7/11 to open space on the left side of the elevation and enlarging the sign.
7. Consider applying additional windows above the primary entry canopy to increase transparency and establish a connection with the public realm.
8. Revise the east elevation by removing the current depiction of a large blank wall facing the adjacent single-family dwellings by applying additional colors or materials such as the “Burned Slate Corrugate Metal Panel or “Cedar” Fiber Cement Siding (CMC 17.120.070 K).

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

Very truly yours,

RRM Design Group

Central Coast Regional Water Quality Control Board

February 4, 2014

Ms. Janet Wager
Atlantic Richfield Company (a BP affiliated company)
janet.wager@bp.com

Dear Ms. Wager:

UST: BP NO. 11240, 2178 41ST AVENUE, CAPITOLA, SANTA CRUZ COUNTY, SANTA CRUZ COUNTY– CASE CLOSURE TRANSMITTAL (CASE NO. 2457)

Central Coast Regional Water Quality Control Board (Central Coast Water Board) staff reviewed the Arcadis U.S. Inc. December 30, 2013 *Well Destruction Report* for the subject site. Thank you for the submittal. You have met the requirements for case closure. This concludes the Central Coast Water Board's regulatory oversight for the investigation and cleanup of the underground storage tank (UST) system release. This letter does not relieve you of the requirements of other agencies which may continue to have jurisdiction or require further work. As with any real property, the discovery of additional or previously unidentified contamination at the site may require additional investigation and cleanup. This case is now closed as certified by the enclosed Case Closure letter and Case Closure Summary.

Residual soil contamination still exists on-site that could pose an unacceptable risk under certain site development activities such as site grading, excavation, or dewatering. The Central Coast Water Board, Santa Cruz County Environmental Health Services (SCCEHS), and the appropriate local planning and building departments must be notified prior to any changes in land use, grading activities, excavation, or dewatering. This notification must include a statement that residual soil and groundwater contamination underlie the property and nearby properties. The levels of residual contamination and any associated risks are expected to reduce with time. Additionally, SCCEHS may require a Health Risk Assessment be conducted should this site be redeveloped.

Thank you for your diligence in addressing water quality issues and your continued commitment to the protection of water quality in the Central Coast Region. If you have any questions, please contact **Tom Sayles at (805) 542-4640** or at tsayles@waterboards.ca.gov or Chris Adair at (805) 549-3761.

Sincerely,



Digitally signed by John M. Robertson
DN: cn=John M. Robertson, o=Central
Coast Regional Water Quality Control
Board, ou,
email=jrobertson@waterboards.ca.gov,
v, c=US
Date: 2014.02.03 17:05:35 -08'00'

for
Kenneth A Harris Jr.
Executive Officer

Enclosures: Closure Letter
Case Closure Summary

P:\UST\Regulated Sites\Santa Cruz Co\Capitola\2178 41st Avenue\Closure Documents\Closure Transmittal.doc

cc:

Mr. Scott Carson
Santa Cruz County Environmental
Health Services
Scott.Carson@co.santa-cruz.ca.us

Mr. Ed Hadad
700 South Bernardo Avenue, St. 103
Sunnyvale, California 94087

Mr. Ken Hart
County of Santa Cruz Planning
Department
ken.hart@co.santa-cruz.ca.us

Mr. Ali & Parisa Bozorghadad
1198 West El Camino Real
Sunnyvale, California 94087

Mr. Mark Wheeler
City of Capitola, Building Department
mwheeler@ci.capitola.ca.us

Mr. Thomas A. Sayles
Central Coast Water Board
tsayles@waterboards.ca.gov

Ms. Sherrie Lang
ARCADIS U.S., Inc.
Sherrie.lang@arcadis-us.com

Ms. Kendall Stahl
Central Coast Water Board
kStahl@waterboards.ca.gov

Central Coast Regional Water Quality Control Board

February 4, 2014

Ms. Janet Wager
Atlantic Richfield Company (a BP affiliated company)
janet.wager@bp.com

Dear Ms. Wager:

UST: BP NO. 11240, 2178 41ST AVENUE, CAPITOLA, SANTA CRUZ COUNTY – CASE CLOSURE (CASE NO. 2457)

This letter confirms the completion of site investigation and corrective action for the underground storage tanks formerly located at the above-referenced location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the former underground storage tanks are greatly appreciated.

Based on the information in the above-referenced file and with the provision that the information provided to this agency was accurate and representative of site conditions, this agency finds that the site investigation and corrective action carried out at your underground storage tank site is in compliance with the requirements of subdivisions (a) and (b) of Section 25296.10 of the Health and Safety Code and with corrective action regulations adopted pursuant to Section 25299.3 of the Health and Safety Code and that no further action related to the petroleum release at the site is required.

Claims for reimbursement of corrective action costs submitted to the Underground Storage Tank Cleanup Fund more than 365 days after the date of this letter or issuance or activation of the Fund's Letter of Commitment, whichever occurs later, will not be reimbursed unless one of the following exceptions applies:

- Claims are submitted pursuant to Section 25299.57, subdivision (k) (reopened UST case); or
- Submission within the timeframe was beyond the claimant's reasonable control, ongoing work is required for closure that will result in the submission of claims beyond that time period, or that under the circumstances of the case, it would be unreasonable or inequitable to impose the 365-day time period.

This notice is issued pursuant to Health and Safety Code, Section 25296.10, subdivision (g). If you have any questions, please contact **Tom Sayles at (805) 542-4640** or at tsayles@waterboards.ca.gov or Chris Adair at (805) 549-3761.

Sincerely,



Digitally signed by John M. Robertson
DN: cn=John M. Robertson, o=Central Coast
Regional Water Quality Control Board, ou,
email=jrobertson@waterboards.ca.gov,
c=US
Date: 2014.02.03 17:06:03 -08'00'

for
Kenneth A Harris Jr.
Executive Officer

P:\UST\Regulated Sites\Santa Cruz Co\Capitola\2178 41st Avenue\Closure Documents\Closure Letter.doc

CENTRAL COAST WATER BOARD
CASE CLOSURE SUMMARY
 Leaking Underground Fuel Storage Tank Program

I. Agency Information

Agency Name: Regional Water Quality Control Board - Central Coast Region	Address: 895 Aerovista Place, Suite 101
City/State/Zip: San Luis Obispo, CA 93401-7906	Phone: (805) 542-4640
Responsible Staff person: Mr. Tom Sayles	Title: Engineering Geologist

II. Case Information

Site Facility Name: Former BP Station 11240	USTCF Claim No. 16501	Water Board Case No. 2457
Site Facility Address: 2178 41 st Avenue, Capitola	Assessor Parcel No: 034-221-02	
Responsible Parties	Address	Phone Number
Atlantic Richfield Company	501 Westlake Park Blvd, Houston, Texas 77079	281-366-0716
Property Owner		
Ed Hadad	700 South Bernardo Avenue, Suite 103, Sunnyvale, California 94087	
Ali & Parisa Bozorghadad	1198 West El Camino Real, Sunnyvale, California 94087	

III. Tank Information

Tank #	Size in Gallons	Contents	Closed in Place/Removed	Date
1	12,000	Gasoline	Existing/In Use	Installed 1987
2	10,000	Gasoline	Existing/In Use	Installed 1987
3	10,000	Gasoline	Existing/In Use	Installed 1987
4	1,000	Waste Oil	Removed	1995
5	10,000	Unleaded Gasoline	Removed	1987
6	8,000	Regular Gasoline	Removed	1987
7	6,000	Supreme Unleaded Gasoline	Removed	1987
8	280	Waste Oil	Removed	1987

IV. Release and Site Characterization Information

Cause and type of release: UST Release	Was source removed to extent practical: Yes	
Site characterization complete? Yes	Local Oversight Agency concurrence? Yes	
Wells installed? Yes, (14 monitoring wells and 5 remedial wells)	Number: 19	Proper screen interval? Yes
Highest GW depth below ground surface: 43 feet bgs.	Lowest: 74 feet bgs	Flow Direction: Southwest
Most Sensitive Current GW use: Water Supply		
Are Water Wells affected? No	Hydrologic Unit: Soquel Valley Groundwater Basin	
Is the Site on Municipal Water? Yes; Santa Cruz Municipal Utilities Public Water System		

CASE CLOSURE SUMMARY

Leaking Underground Storage Tank Program

Distance to nearest Water Well(s): No wells were observed within 1,000 feet of the site.	Well Type/Status: NA
Distance to nearest Surface Water(s): 2,000 feet	Has Surface Water(s) been affected? No
Off-site Beneficial use impacts (addresses/locations): NA	
Is site an active fueling facility: (If No, has Vapor Intrusion been evaluated?) Yes	
Conceptual Site Model complete? Yes	Date of CSM: 2/1/2013

V. Treatment/Disposal Methods (Attach any additional information)

Material	Amount (Include Units)	Action (Treatment or Disposal Method)	Date
Tanks	5 tanks	Disposed at disposal facility	1987, 1995
Piping	100 feet	Disposed at disposal facility	1995
Free Product	330 gallons	Disposed at disposal facility	2001 to 2004
Soil	860 cubic yards	Disposed at disposal facility	1987, 1995
Ground Water	300,000 gallons	Extracted and disposed at disposal facility	2001 to 2004

Maximum Documented Contaminant Concentrations--Before and After Cleanup

Contaminant	Soil (mg/kg)		Water (µg/L)		Contaminant	Soil (mg/kg)		Water (µg/L)	
	Before	After	Before	After		Before	After	Before	After
TPH (Gas)	9,000	<0.10	240,000	4,300	1,2-DCA	<0.005	<0.005	0.55	<0.50
TPH (Diesel)	7,000	<5	NA	NA	Oil & Grease	530	NA	NA	NA
Benzene	59	<0.005	22,000	350	Lead	7	<0.005	NA	NA
Toluene	490	<0.005	41,000	17	MTBE	0.23	<0.005	77,000	5
Ethylbenzene	160	<0.005	6,500	230	TBA	<0.02	<0.02	420	<10
Xylenes	890	<0.005	39,000	260	Other				
Naphthalene	1.8	<0.033	NA	NA					

Comments:

Naphthalene "After" soil data from 3/24/1999, other "After" soil data from 2006

"Before" soil data from 1987-2005 "After" groundwater data from 3/11/2013

"Before" Groundwater data from 1997-2005

VI. Closure

Amount of contaminant(s) mass removed: 860 cubic yards of soil, 330 gallons separate phase hydrocarbons, 300,000 gallons water, 3,686.1 pounds of TPH (Gas), 11 pounds of benzene
Contaminant and media type: TPH(Gas), BTEX, MTBE, TBA from soil and groundwater
Location/depth of residual contaminant mass left-in-place: Soil: between 10 and 60 feet bgs, Water: between 58 and 64 feet bgs

CASE CLOSURE SUMMARY

Leaking Underground Storage Tank Program

Is the plume stable and/or shrinking? Yes	Does remaining plume extend off-site? Yes	
Approximate length of hydrocarbon plume (ft.): 120		
Does completed corrective action protect existing and potential beneficial uses per the Basin Plan? Yes		
Does corrective action protect public health for current land use? Yes		
Should corrective action be reviewed if land uses change? Yes (if Yes – see Additional Comments section below)		
Wells destroyed? Yes	Number destroyed: 19	Number retained: None

VII. Local Agency Representative Data

Agency: Santa Cruz County Environmental Health Services	Address: 701 Ocean Street, Room 312
City/State/Zip Santa Cruz, CA 95060	Phone/Email: scott.carson@co.santa-cruz.ca.us
Responsible Staff Person: Mr. Scott Carson	Title: Professional Geologist

VIII. Additional Comments

<p>Site Management Requirements: Residual soil and groundwater contamination may still exist on-site that could pose an unacceptable risk under certain site development activities such as site grading, excavation, or de-watering. The Regional Water Quality Control Board – Central Coast Region, Santa Cruz County Environmental Health Services, and the appropriate local planning and building departments must be notified prior to any changes in land use, grading activities, excavation, or dewatering. This notification must include a statement that residual soil and groundwater contamination underlie the property and nearby properties.</p>

IX. Central Coast Water Board Certification

	<p>Digitally signed by John M. Robertson DN: cn=John M. Robertson, o=Central Coast Regional Water Quality Control Board, ou, email=jrobertson@waterboards.ca.gov, c=US Date: 2014.02.03 17:06:56 -08'00'</p>	<p>Date: February 4, 2014</p>
<p>For Kenneth A. Harris, Jr. - Executive Officer</p>		

p:\ust\regulated sites\santa cruz co\capitola\2178 41st avenue\closure documents\case closure summary form.doc