

City of Capitola

Planning Commission Meeting Agenda

Thursday, June 02, 2022 – 7:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Peter Wilk

Commissioners: Courtney Christiansen, Ed Newman, Susan Westman, Mick Routh

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

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

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

1. Roll Call

Commissioners Mick Routh, Courtney Christiansen, Ed Newman, Susan Westman, Peter Wilk

2. Oral Communications

A. Additions and Deletions to the Agenda

B. Public Comments

Please review the Notice of Remote Access for instructions. Short communications from the public concerning matters not on the Agenda. All speakers are requested to print their name on the sign-in sheet located at the podium so that their name may be accurately recorded in the Minutes. Members of the public may speak for up to three minutes, unless otherwise specified by the Chair. Individuals may not speak more than once during Oral Communications. All speakers must address the entire legislative body and will not be permitted to engage in dialogue.

C. Commission Comments

D. Staff Comments

3. Approval of Minutes

[A.](#) Approve April 7, 2022, Planning Commission Meeting Minutes

[B.](#) Approve April 21, 2022, Special Planning Commission Meeting Minutes

4. 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 members of the public or 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.](#) 110 Capitola Avenue Ste. 3

Permit Number: 22-0123

APN: 035-185-25

Sign Permit for a new Wall Sign to serve Boba Bay located within the MU-V (Mixed Use Village) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Todd Gummow

Representative: Cheryl Schneider, Filed: 03.18.22

B. 318 Park Avenue

Permit Number: #22-0107

APN: 036-094-13

Design Permit to remodel a detached garage to include a two-story Accessory Dwelling Unit located within the R-1 (Single-Family Residential) zoning district.

This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: Bruce and Tami Corum

Representative: Bruce and Tami Corum

5. 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. 4800 Opal Cliff Drive

Permit Number: #21-0011

APN: 034-462-05

An application for a Conditional Use Permit and Coastal Development Permit amendments (Permit #97-88) for repair and maintenance of an existing coastal protection structure located within the RM-M (Multi-Family Residential, Medium Density zoning district and the CZ (Coastal Overlay) zone.

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

Environmental Determination: Categorical Exemption 15301 (Class 1), 15302 (Class 2), 15304 (Class 4)

Property Owner: Eliot Beja

Representative: Diedre Hamilton, Filed: 01.22.2021

6. Director's Report

7. Commission Communications

8. Adjournment

Notice of Remote Access

In accordance with California Senate Bill 361, the Planning Commission meeting is not physically open to the public and in person attendance cannot be accommodated.

Watch:

- Online: <https://www.cityofcapitola.org/meetings> or <https://www.youtube.com/channel/UCJgSsB5qqoS7CcD8lq9Yw1g/videos>
- Spectrum Cable Television channel 8

Join Zoom by Computer or by Phone:

Click this Meeting link:

<https://us02web.zoom.us/j/82583518656?pwd=WTBEeURQb3JvdlkwaXUySU0vcVhEdz09>

Or Call one of the following Phone Numbers: - 1 (669) 900 6833 OR 1 (408) 638 0968

Meeting ID: 825 8351 8656

Meeting Passcode: 032177

To participate remotely and make public comment:

- Send email:

- As always, send additional materials to the Planning Commission via planningcommission@ci.capitola.ca.us by 5 p.m. the Wednesday before the meeting and they will be distributed to agenda recipients.
- During the meeting, send comments via email to publiccomment@ci.capitola.ca.us
- Identify the item you wish to comment on in your email's subject line.
- Emailed comments will be accepted during the Public Comments meeting item and for General Government / Public Hearing items.
- Emailed comments on each General Government/ Public Hearing item will be accepted after the start of the meeting until the Chairman announces that public comment for that item is closed.
- Emailed comments should be a maximum of 450 words, which corresponds to approximately 3 minutes of speaking time.
- Each emailed comment will be read aloud for up to three minutes and/or displayed on a screen.
- Emails received by publiccomment@ci.capitola.ca.us outside of the comment period outlined above will not be included in the record.

- Zoom Meeting (Via Computer or Phone):

If using computer: Use participant option to “raise hand” during the public comment period for the item you wish to speak on. Once unmuted, you will have up to 3 minutes to speak

If called in over the phone: Press *6 on your phone to “raise your hand” when the Chairman calls for public comment. It will be your turn to speak when the Chairman unmutes you. You will hear an announcement that you have been unmuted. The timer will then be set to 3 minutes.

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

All appeals must be in submitted writing on an official city application form, setting forth the nature of the action and the basis upon which the action is considered to be in error, and addressed to the City Council in care of the City Clerk. An appeal must be accompanied by a five hundred dollar (\$500) filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee. If you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

Notice regarding Planning Commission meetings: The Planning Commission meets regularly on the 1st Thursday of each month at 7 p.m. in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

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

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

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

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

City of Capitola Planning Commission Meeting Minutes Thursday, April 07, 2022 – 7:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Peter Wilk
Commissioners: Courtney Christiansen, Ed Newman, Mick Routh, Susan Westman

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Chair Wilk called the meeting to order at 7 P.M. Commissioners Courtney Christiansen, Ed Newman, Mick Routh, Susan Westman, Peter Wilk were present.

2. ORAL COMMUNICATIONS

A. Additions and Deletions to the Agenda

Director Herlihy noted that two public comments have been received: one on the 106 Cliff Avenue application, and the other on the 1410 Prospect Avenue application.

B. Public Comments

None presented

C. Commission Comments

None presented

D. Staff Comments

None presented

3. CONSENT CALENDAR

A. 1835 48th Avenue

Permit Number: #21-0301

APN: 034-022-03

Design Permit for a second-story addition and a new detached garage for an existing nonconforming single-family residence located within the R-1 (Single-Family Residential) zoning district.

Environmental Determination: Categorical Exemption

Property Owner: Dana Glusovich

Representative: Dennis Norton, Filed: 07.07.2021

Motion: Approve the consent calendar.

Mover: Vice Chair Westman

Second: Commissioner Christiansen

Yea: Commissioner Newman, Commissioner Routh, Chair Wilk

4. PUBLIC HEARINGS

A. 1820 41st Avenue, Suite A

Permit Number: #21-0429

APN: 034-131-24

Conditional Use Permit Amendment to allow extended hours of delivery sales for alcohol and non-alcohol retail goods from an existing Retail Alcohol Establishment (BevMo) located in the C-R (Regional Commercial) zoning district.

This project is not in the Coastal Zone.

Environmental Determination: Categorical Exemption 15301

Property Owner: Chaboya Ranch

Representative: Philip Olson - BevMo, Filed: 10.11.21

Senior Planner Brian Froelich presented the staff report.

Recommendation: approve project #21-0429 based on the Conditions of Approval and Findings.

Public comments: none presented.

Director Herlihy clarified that getting alcohol delivered after midnight may contribute to higher risk. Some bars stay open in Capitola until 2:00AM, but not many.

Commissioners discussed the body’s authority to modify a permit once it is issued. They concluded that there are opportunities if there are violations or there is a proposed change of use.

Motion: approve the application with the recommended conditions and the following amendments:

Recommended Conditions of Approval

1. The project approval consists of a Conditional Use Permit for the off-site retail sale of alcohol (Beverages and More! Inc.) in addition to the limited wine and beer tasting at 1820 41st Avenue. The original CUP application #08-018 was approved on June 26, 2008, by the City Council. The amendment to the CUP application #21-0429 was approved by Planning Commission on April 7, 2022.
2. Beer and wine tasting shall be limited to Friday 4:00 P.M. – 7:00 P.M and Saturday, 12 Noon – 6:00 P.M. Tasting shall also be allowed on Valentine’s Day, St. Patrick’s Day, Cinco de Mayo, Halloween, day before Thanksgiving, and New Year’s Eve from 4:00 P.M. – 7:00 P.M.
3. Any significant modifications to the size and appearance of the structure must be approved by the Planning Commission. Similarly, any significant change to the use itself, or site, must be approved by the Planning Commission.
4. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.
5. Business hours for in-store shopping will be limited to 9:00 A.M. – 9:00 P.M., seven days a week. The last six weeks of the year, November 16 through December 31, the hours for in-

store shopping will be limited to 9:00 A.M. – 10:00 P.M. Online/app sales for delivery to customers can occur Monday through Sunday, provided there are no sales/deliveries of alcohol between the hours of 12:00 a.m. and 6:00 a.m. Delivery of non-alcoholic consumer goods can occur 24 hours per day.

6. The applicant shall ~~obtain~~ maintain a current business license ~~prior~~ to operating the business.
7. Hours for deliveries to the store shall be limited to 8:00 A.M. – 8:00 P.M. Monday through Friday, to minimize noise impacts to neighboring residents. Delivery vehicles shall not be permitted to remain at idle during non-delivery hours.
8. Air-conditioning equipment or other roof top equipment shall be screened from view and fall within allowable city permitted decibel levels.
9. Trash enclosures shall be covered, gated, and maintained to provide a clean and sanitary area.
10. Security lighting in the rear of the store shall be shielded to prevent light from shining in the neighboring properties.
11. No roof equipment is to be visible to the general public. Any necessary roof screening is to match the color of the building as closely as possible. Plans for any necessary screening shall be submitted to the Community Development Department prior to, or in conjunction with the building permit submittal.
12. The applicant shall develop, submit, and enact a plan for the use and control of their carts, including a plan to collect carts removed from their property.
13. The applicant shall submit a lighting plan for the parking lot area, for review and approval by the Community Development Department prior to, or in conjunction with the building permit submittal. The parking lot lighting shall be shielded to prevent light from shining on the neighboring properties.
14. The applicant shall submit a landscape plan for the parking lot area, for review and approval by the Community Development Department prior to, or in conjunction with the building permit submittal. The landscape plan shall meet the 41st Avenue Design Guidelines.
15. The applicant shall comply with the Municipal Code Section 8.36 Environmentally Acceptable Packaging Materials.
16. All delivery services of store goods to customers after regular business hours must utilize the front door facing 41st Avenue and parking in front of the store. Customer delivery services after regular store hours are prohibited from parking, staging, loading, unloading, or idling vehicles behind the store or idling at delivery locations. Deliveries to customers after regular business hours shall utilize two-axle passenger vehicles. Use of delivery trucks, moving vans, vehicles equipped with roll up doors or lift gates, back-up alarms, and deliveries that necessitate use of a hand truck or pallet jack are not permitted.
17. A one-year review of the amendment to the conditional use permit by the Planning Commission is required to ensure all impacts of the delivery service are adequately assessed. During the one-year review, the Planning Commission may modify conditions as necessary

to ensure health and safety. The review shall be scheduled during the first half of 2023 and will require a cost recovery deposit paid by the applicant.

Findings

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

Sales and delivery of alcohol are permitted through a conditional use permit in the C-R zoning 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 retail space with alcohol sales and delivery, as conditioned, is consistent with the Zoning Ordinance, General Plan, and Local Coastal Plan.

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.

1820 41st Avenue is located in the 41st Avenue/West Capitola area, an area capable of handling larger vehicular volume, has plentiful parking, and suburban commercial developments that serve a variety of eating and drinking establishments and larger scale retail spaces. Allowing delivery and later hours to stage from the front of the building is compatible with existing and planned uses.

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

Delivery of alcohol and retail goods offered by Bevmo until midnight will not be detrimental to the public health, safety, and welfare. Similar services are currently operating in Capitola and surrounding communities.

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

1820 41st Avenue is properly located within the 41st Avenue/West Capitola area and adequately served by services and infrastructure.

F. This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15301 of the CEQA Guidelines exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. This project involves a minor modification to the retail delivery services for the business and minor changes to the interior inventory. No adverse environmental impacts were discovered during review of the proposed project.

Mover: Vice Chair Westman,

Second: Commissioner Routh

Yea: Commissioner Christiansen, Commissioner Newman, Commissioner Routh, Vice Chair Westman, Chair Wilk

B. 106 Cliff Avenue
Permit Number: #21-0404
APN: 036-112-17

Design Permit and Historical Alteration Permit for additions to a historic single-family residence, a new detached single-story accessory structure that includes an accessory dwelling unit (ADU) and garage, and a Variance for the maximum height of the primary structure. The permit includes the demolition of two non-historic accessory structures behind the primary residence. The project is located within the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Sam Abbey

Representative: Cove Britton, Filed: 09.07.21

Associate Planner Sean Sesanto presented the staff report.

Recommendation: approve project #21-0404, but deny the variance for a chimney, based on the conditions of approval and findings

Public comments:

The architect, Mr. Britton, spoke on the ceiling height in the attic and stated the space is not usable. He also stated the inability to have the chimney comply with building code requirements without a variance. Lastly, he felt that a woodburning fireplace is a property right.

Neighbor John Glenna raised several concerns regarding the proposed ADU and smoke and safety concerns for its proposed chimney, his property's loss of view from the primary additions, and questioned the applicability of granting exceptions for the garage height and primary dwelling variances.

Caroline Swift submitted a written statement providing historical context to the structure at 106 Cliff Avenue for Planning Commission consideration.

Becky Steinbrenner thanked the applicant for preserving the redwood tree on the property.

Commission feedback:

Commissioner Westman voiced support for the overall project but raised concerns regarding the large second-story deck and the neighbor concerns over the ADU chimney.

Commissioner Christiansen clarified that most ADUs don't even require a public hearing by themselves. She stated she was supportive of the second-story deck and asked if there was a solution to the matter of the third-story floor area.

Commissioner Routh expressed support of the historic structure remodel and variances and was open to a solution for the third-story floor area. He supported requiring that the ADU chimney and fireplace be for gas-fired only.

Commissioner Newman felt the item may need to be continued to consider a possible variance for third story space.

Chair Wilk discussed the applicability of variances. He expressed supported of the overall project design but questioned the ADU chimney and fireplace.

Recommended Action: Continue the item to a future Planning Commission Agenda.

MOTION: Continue the item to a future Planning Commission Agenda.

RESULT: Continued

Mover: Commissioner Newman

Second: Commissioner Christiansen.

Voting Yea: Chair Wilk, Vice Chair Westman, Commissioner Christiansen, Commissioner Newman, Commissioner Routh

C. 1410 Prospect Avenue

Permit Number: 21-0376

APN: 034-046-19

Design Permit, Historical Alteration Permit and Variance to demolish an existing residence and construct a new home that retains nonconformities for size and setbacks. The project is located within the R-1-GH (Single-Family Residential) zoning district and (Geologic Hazards) overlay zone.

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

Environmental Determination: Categorical Exemption

Property Owner: Alex Johnson

Representative: Derek Van Alstine, Filed: 08.24.21

Associate Planner Sean Sesanto presented the staff report.

Recommended Action: Approve the project based on the conditions of approval and findings or continue the application to the next hearing with direction.

Commission feedback:

Commissioner Routh: seeks to clarify if the applicant has submitted a landscape plan.

Staff, (Associate Planner Sean Sesanto), clarified that they have not, as they're not proposing doing anything but remove the low-lying deck; a geological report may be required.

Public Comments:

Architect Derek Van Alstine commented that the project is designed around the existing structures and streetscape.

Neighbor Jeff commented on meeting with the architect and raised concerns over discrepancies between the plans and staff report.

Becky Steinbrenner questioned why the owner seeks to demolish a historic building, rather than remodel it. She also expressed concern over the loss of the cypress tree and requested the Commission require preservation.

Neighbor Steve Kell expressed concerns of the siting of the home on the lot, parking, and the tree removal.

Commission provided feedback:

Several Commissioners agreed that the building is old but possesses little original material and the ability to remodel the structure is limited.

MOTION: Approve the project based on the Conditions of Approval and Findings.

Conditions of Approval:

1. The project approval consists of Design Permit, Historical Alteration Permit, and Variance to allow the demolition of an existing historic structure and construction of a 1,422 square-foot single-family residence with a 796 square-foot basement. The project includes a remodel of an existing 280 square-foot detached garage, and variance for the primary structure setbacks and maximum floor area ratio. The maximum Floor Area Ratio for the 2,416 square foot property is 58% (1,401 square feet). The total FAR of the project is 60.1% with a total of 1,452 square feet, exceeding the maximum FAR by 51 feet. The application does comply with front, side, and rear yard setbacks. A variance for setbacks and floor area ratio was approved for the project. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on April 7, 2022, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.
7. Prior to issuance of building permit, all Planning fees associated with permit #21-0376 shall be paid in full.
8. Prior to issuance of building permit, the applicant shall provide a geotechnical report and demonstrate compliance with its recommendations to the satisfaction of the Building Department.

9. Prior to issuance of building permit, the developer shall pay Affordable housing in-lieu fees as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing 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, Soquel Creek Water District, and Central Fire Protection District.
11. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
12. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
13. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
14. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
15. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official.
§9.12.010B
16. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
17. Prior to issuance of a Certificate of Occupancy, the applicant shall demonstrate compliance with the tree removal permit authorized by this permit for two trees to be removed from the property. Three replacement trees shall be planted or so as to meet fifteen percent canopy coverage and/or a replacement ratio of 2:1. Required replacement trees shall be of the same size, species and planted on the site as shown on the approved plans.
18. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.

19. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
20. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
21. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
22. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
23. 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.
24. The garage doorway on the east (rear) elevation shall be of a sliding barn-door style or similar in such a way that no portion of the opening extends beyond the subject property and that vehicles may not pass through to the backyard.
25. Prior to issuance of a building permit, an archaeological survey report and monitoring plan shall be prepared for the development.
 - a. The archaeological survey report shall include, at a minimum, a field survey by an archaeologist, survey of available state resource information at the Northwest Regional Information Center of the California Archaeological Inventory, description of the site's sensitivity, and any identified archaeological resources. The city will initiate the preparation of the survey report at the applicant's expense utilizing a qualified archaeologist selected by the community development department.
 - b. The cultural resource monitoring plan shall, at a minimum:
 - i. Identify all areas of proposed grading or earth disturbing activities which have the potential to impact historic or prehistoric resources;
 - ii. Identify the qualified archaeological monitor assigned to the project;
 - iii. Describe the proposed monitoring program, including the areas to be monitored, the duration of monitoring, and monitoring protocols;
 - iv. Outline procedures to be followed if cultural resources are discovered, including requirements to stop work, consultation with the City and any Native American participation (as appropriate), resource evaluation, mitigation plan requirements, and protocols if human remains are encountered; and
 - v. Include post-monitoring reporting requirements and curation procedures.
26. Prior to issuance of a building or grading permit, the applicant shall submit evidence that a qualified archaeological monitor has been retained to oversee all earthwork activities.
27. The archaeological monitor shall attend a construction meeting to coordinate required grading monitoring activities with the construction manager and contractors.

28. If resources are encountered, the archaeological monitor shall have the authority to stop work until a significance determination is made.
29. If significant resources are discovered, work may remain halted at the archaeologist's discretion until such time that a mitigation plan has been prepared and implemented with the concurrence of the Community Development Department.
30. Following completion of archaeological monitoring, the archaeologist shall submit a summary and findings of the monitoring work.
 - a. If no resources are recovered, a brief letter report shall be completed that includes a site record update on a California Department of Park and Recreation form 523.
 - b. If significant resources are recovered, the report shall include a preliminary evaluation of the resources, a preliminary map of discovered resources, a completed California Department of Park and Recreation form 523, and recommendations for additional research if warranted.
31. If human remains are found at any time, the immediate area of the discovery shall be closed to pedestrian traffic along the Prospect Avenue street frontage and the Santa Cruz County Coroner must be notified immediately. If the Coroner determines that the remains are Native American, the Native American Heritage Commission shall be notified as required by law.
32. The archaeological monitor may discontinue monitoring with approval by the Community Development Director if he/she finds that site conditions, such as the presence of imported fill or other factors, indicates that significant prehistoric deposits are not possible.
33. The archaeologist shall prepare a grading monitoring letter report summarizing all monitoring work and any recovered resources. The letter report shall be submitted to the Community Development Department within 30 days following completion of grading activities.

RESULT: Approved

Mover: Commissioner Christiansen

Second: Chair Wilk.

Voting Yea: Chair Wilk, Vice Chair Westman, Commissioner Christiansen, Commissioner Newman, Commissioner Routh

D. Preliminary Review of Prototype Street Dining Deck

Permit Number: 22-0140

APN: Village Eating Establishments

Preliminary design for future prototype street dining deck.

Environmental Determination: Categorically Exempt

Property Owner: City of Capitola

Representative: Katie Herlihy, Community Development Director

Director Katie Herlihy introduced the item.

Consultants Jennifer Colfer and Michael Arnone presented the report.

Public comments:

Capitola Wine Bar owner Doug Conrad submitted a letter requested continued support from the City due to COVID.

Commission feedback:

The Commissioners accepted the report with varying options of two dining decks.

5. DIRECTOR'S REPORT

None presented.

6. COMMISSION COMMUNICATIONS

None presented.

7. ADJOURNMENT

The meeting was adjourned at 9:56PM to the next Special Meeting of the Planning Commission on April 25, 2022, at 5PM.

ATTEST/Approved by the Planning Commission

Louis Osemwegie, Clerk to the Commission

City of Capitola Planning Commission Special Meeting Minutes



Thursday, April 21, 2022 – 5:00 PM

City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Peter Wilk

Commissioners: Courtney Christiansen, Ed Newman, Mick Routh, Susan Westman

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Chair Wilk called the meeting to order at 7 P.M. Commissioners Courtney Christiansen, Ed Newman, Mick Routh, Susan Westman, Peter Wilk were present.

2. ORAL COMMUNICATIONS

None presented

A. Additions and Deletions to the Agenda

None presented

B. Public Comments

None presented.

C. Commission Comment

None presented

D. Staff Comments

None presented

3. PUBLIC HEARINGS

A. Ordinance Adding Chapter 17.82 to establish Objective Standards for Multifamily and Mixed-use Residential Developments

Permit Number: 22-0126

Location: All zones with multifamily and mixed-use residential, excluding the mixed use village

Draft ordinance to establish for new objective standards for multifamily and mixed-use residential development

Environmental Determination: Categorically Exempt under Section 15061(b)(3)

Property Owner: Citywide

Representative: Ben Noble, Ben Noble Planning

Planning Consultant, Ben Noble presented the report and explained the standard will help protect the city and ensure quality developments. In early 2021, Council held a study session. The Planning Commission had a first review of the ordinance on March 31, 2022.

Recommendation: Review draft ordinance and consider forwarding a positive recommendation to the City Council to adopt the ordinance

Next step: Planning Commission recommendation with minor revisions; City Council hearing May 12, 2022

Public comments:

None presented

Commission deliberations and feedback:

Commissioner Routh requested clarifying the contradiction in item 17.82.070.B.1., concerning the length and width or if a building cannot be more than 50ft on the side. Ben Noble agreed that B.1 should be deleted. Commissioners Routh accepts the change

Commissioners Westman concurred.

Commissioners Newman stated he was ready to recommend the ordinance to City Council with the correction.

Chair Wilk felt some of the language seemed to specific and recommended edits for window options. Chair Wilk also questioned the height standards for refuse storage areas.

Commissioner Westman recommended replacing the fixed-height with the requirement that receptacles are screened from view. Commissioners agreed.

Commissioner Christiansen stated that there should be a degree of prescription as outlined.

Motion: recommend this to City Council with minor edits including the removal of 17.82.070.B.1, modifying height standards for refuse storage areas, and removing the term “must” as discussed.

RESULT: Approved [Majority]

Mover: Commissioner Newman

Second: Commissioner Routh.

Voting Yea: Commissioners Westman, Christiansen, Newman, Routh

Voting Nay: Chair Wilk

B. SB9 Ordinance

Project #: 22-0079

APN: Applicable to all parcels in Single-Family Zone

Project description: Amendments to the Capitola Municipal Code, Adding Section 17.75 SB9 Residential Developments to Title 17, Part 3 (Zoning, Citywide Standards), Adding Section 16.78 Urban Lot Splits to Title 16 (Subdivisions), Amending Section 17.74 Accessory Dwelling Units,

and Amending Section 16.08 Definitions for the implementation of Government Code Sections 66411.7 and 65852.21 Related to Urban Lot Splits and SB9 Residential Developments.

Environmental Determination: Implement of Government Code sections 65852.21 and 66411.7, are not considered a project under CEQA.

Property Owner: Ordinance applies to all properties in the R-1 Zoning District

Representative: Katie Herlihy, Community Development Director

Planning Consultant Ben Noble presented the report. He explained that cities must allow urban lot splits with up to two dwelling units on each parcel. During the March 31, 2022, meeting, a majority of Planning Commission provided input as follows:

- Allow three stories on small lots to prioritize front yards.
- Require parking through shared access toward the back to the property.

Staff requested direction on boundary of parking exception and whether or not to require individual utility connections for two units on the same lot.

Recommendation: review the draft ordinance and consider forwarding a positive recommendation to the City Council to adopt the ordinance

Next step: Planning Commission recommendation with minor revisions; City Council hearing May 12, 2022. Planning Commission recommendation with major revisions continue hearing to May 5, 2022

Public comments:

None presented

Commission deliberation:

Commissioner Westman addressed the issue of height and roof with a preference for options with cars parked in front of units.

Commissioner Routh felt that thirty-foot tall buildings up to the sidewalk would ruin neighborhoods and supported front lot parking.

Commissioner Newman supported options with parking requirements, including options 1 and 2.

Chair Wilk preferred parking in the front yard rather than allowing a reduced front yard setback.

Commission feedback:

The Planning Commission accepted Planning Consultant Ben Noble’s presentation and provided feedback. A majority of Commissioners provided the following recommended changes:

- 16.78.030 Reword to be more specific and include parking option 1 and 2 in the map.
- 16.78.030.H. Add Floor Area calculation exclusions in 17.48.040.(B)(6) do not apply to an SB9 residential development.
- 16.78.040.A.1 Require a title report showing the current ownership and all liens and encumbrances.
- 16.78.040.A.3.D allow the option for a civil engineer.
- 16.78.060.A. in the fourth sentence change “with” to “which”.

17.75.040.G.2. Delete subsection.

Add 17.75.040.H specify that floor area exclusions in 17.48.040(B)(6) do not apply to an SB9 residential development.

17.75.050.7 reword and include parking options 1 and 2.

Request the split vote be shared with City Council.

Motion: Positive recommendation of ordinance to City Council, with the listed modifications deliberated on at tonight's meeting.

Mover: Vice Chair Westman

Second: Commissioner Newman.

Voting Yea: Commissioners Wilk, Westman, Christiansen, Newman

Voting Nay: Commissioner Routh

4. DIRECTOR'S REPORT

Director Herlihy reported that outdoor dining will be discussed at City Council meeting next week.

5. COMMISSION COMMUNICATIONS

Commissioner Christiansen reported that the Arts and Culture Commission is interested in outdoor dining events collaboration. Information on this has been given to Larry Laurent.

Chair Wilk reported on the Environmental Committee; they are interested in participating in environmental signage activities.

Commissioner Westman extended goodwill message to Commissioner Routh's wife on her new knee surgery.

6. ADJOURNMENT

The meeting was adjourned at 6:45PM to the next Regular Meeting of the Planning Commission on May 5, 2022.

ATTEST/Approved by the Planning Commission

Louis Osemwegie, Clerk to the Commission

Capitola Planning Commission

Agenda Report



Meeting: June 2, 2022
From: Community Development Department
Topic: 110 Capitola Avenue Ste. 3

Permit Number: 22-0123

APN: 035-185-25

Sign Permit for a new Wall Sign to serve Boba Bay located within the MU-V (Mixed Use Village) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Todd Gummow

Representative: Cheryl Schneider, Filed: 03.18.22

Applicant Proposal:

The applicant is proposing a new wall sign for Boba Bay located at 110 Capitola Avenue Ste. 3 in the MU-V (Mixed Use Village) Zoning District. The new wall sign requires Planning Commission approval of a sign permit.

Background:

On October 19, 2021, the Community Development Department issued a Minor Use Permit to operate a take-out food and beverage establishment for the existing tenant space.

On March 18, 2022, the Community Development Department issued an administrative Sign Permit to for a window sign and village sidewalk sign.

Discussion:

Boba Bay is located at 110 Capitola Avenue Suite 3 near the corner of Capitola Avenue and Monterey Avenue within the Capitola Village. The application is for a new wall sign. The proposed wall sign is a non-illuminated, and to be made of wood and vinyl. The wall sign measures four feet wide by two feet tall with a sign area of eight square feet. The sign includes the business name "Boba Bay" with smaller commercial messaging. Permits for new wall signs in the MU-V zoning district require Planning Commission approval, pursuant to Section 17.80.030(B)(1) of the Capitola Municipal Code (CMC).

Pursuant to Section 17.80.090(F) of CMC, wall signs are required to comply with the following underlined standards:

1. Standards for wall signs in each zoning district are as shown in Table 17.80-6. Within the Mixed-Use Village, this includes up to one wall sign per shopfront, a maximum projection of 4 inches, and a maximum area of 0.5 square feet per linear foot of shopfront, not to exceed 36 square feet.

Staff Analysis: The business has approximately 16 linear feet of shop frontage. The wall sign is 8 square feet, consistent with allowed ratio and below the maximum allowable wall sign size. The sign will project less than four inches from the wall.

2. Wall signs shall be attached parallel to the exterior wall of the business associated with the sign and may not extend above the top of building wall.

Staff Analysis: The sign will be mounted parallel to the building face.

3. Wall signs may be in cabinets, on wood, or on similar material attached to the wall or painted directly on the wall.

Staff Analysis: The wall sign backing will be made of wood with vinyl lettering and mounted to the front façade of the building.

4. Any portion of a wall sign that projects over any public walkway or walk area shall have an overhead clearance of at least eight feet.

Staff Analysis: The proposed wall sign will be flat and provide adequate clearance over the entryway.

5. Wall signs are not allowed in conjunction with a monument sign on a property with three or fewer businesses.

Staff Analysis: Not applicable.

6. On a corner lot, one wall sign is allowed per street frontage.

Staff Analysis: Not applicable.

CEQA:

Section 15311(a) of the CEQA Guidelines exempts the construction of on-premise signs. This project involves one new wall sign for a take-out food and beverage establishment. No adverse environmental impacts were discovered during review of the proposed project

Recommendation:

Staff recommends the Planning Commission **approve** application #22-0123 based on the following Conditions and Findings for Approval.

Conditions of Approval:

1. The project approval consists of a 8-square-foot wall sign for Boba Bay at 110 Capitola Avenue Suite 3. The proposed project is approved as indicated on the final plans and photos and approved by the Planning Commission on June 2, 2022, except as modified through conditions imposed by the Planning Commission during the hearing.
2. 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 shall require Planning Commission approval.
3. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
4. Prior to installation of the wall sign, the window sign shall be removed.
5. 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.

6. A building permit shall be secured for any work 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.
7. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
8. 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.

Attachments:

1. Sign Plans

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.**

Community Development Staff and the Planning Commission have reviewed the project. The proposed wall sign complies with the development standards of the MU-V (Mixed Use Village) zoning district.

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

Community Development Staff and the Planning Commission have reviewed the application for the wall sign. The proposed project will maintain the character and integrity of the neighborhood.

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

Community Development Department Staff and the Planning Commission have reviewed the sign application and determined that the proposed sign will not have adverse impact on public health, safety, or general welfare.

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

Community Development Department Staff and the Planning Commission have reviewed the sign application and determined that the proposal is compatible with the architectural design of the building(s) on the site.

- E. The proposed signs are restrained in character and no larger than necessary for adequate identification.**

Community Development Department Staff and the Planning Commission have reviewed the sign application and determined that the proposal is restrained in character and complies with zoning limitations for size.

- F. This project is categorically exempt under Section 15311(a) of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.**

Section 15311(a) of the CEQA Guidelines exempts on-premise signage for existing facilities. This project involves wall sign for an existing structure within the MU-V (Mixed Use Village) zoning district. No adverse environmental impacts were discovered during review of the proposed project.



Sign Permit Package

Owner/Location:

Boba Bay

110 Capitola Avenue #3, Capitola, CA 95010

Sign Contractor:

Northwest Signs Lic #786185

120 Encinal Street, Santa Cruz CA 95060

831-469-8208

Scope of Work:

Exterior Building ID's

Install one new Non-illuminated Logo & Letters

(Tenant Building ID) and Install one new

First surface Vinyl Graphics (Window Graphics)



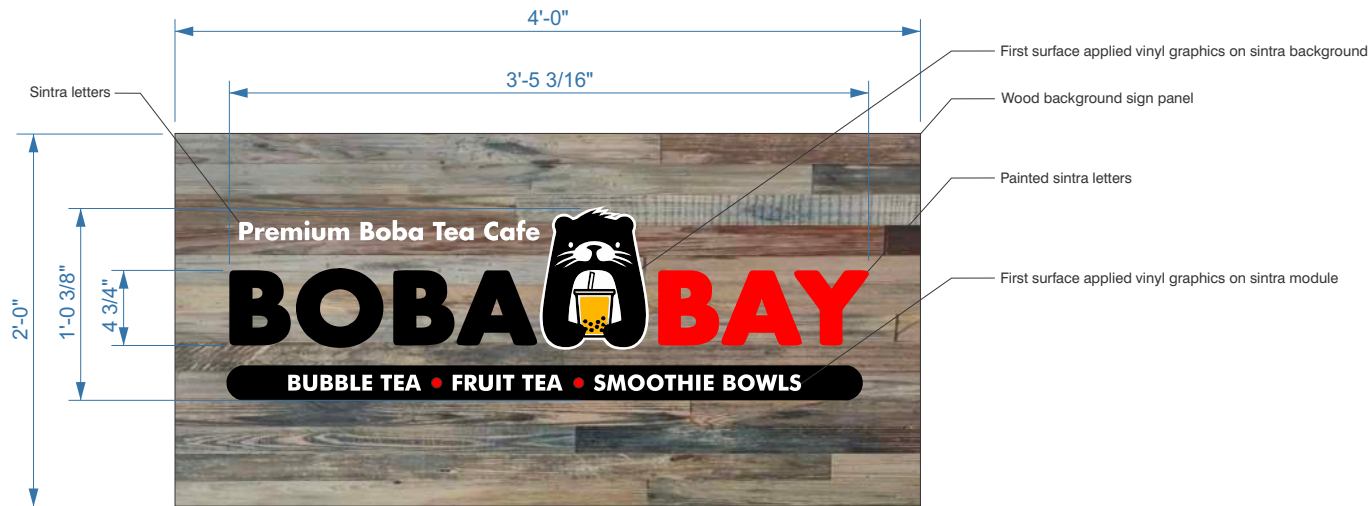
120 Encinal Street
 Santa Cruz, CA 95060-2111
 Phone: 831.469.8208
 Fax: 831.469.8172
 Email: cody@northwestsigns.com
 Web: www.northwestsigns.com

Project: Boba Bay
 Address: 110 Capitola Avenue #3
 Capitola, CA 95010

Dates / Revisions:
 04.25.22
 05.09.22
 05.10.22
 05.12.22

Approvals:
 Client: _____
 Architect: _____
 Landlord: _____
 Project Manager: _____
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Drawing Number: **APR-25.22**
 Page Number: 1
 Salesman: Cody Frank
 Drawn By: Adrian Nieto
 Scale: As Noted



Building ID - Sign Elevation - Scale: 1 1/2" = 1' - 0" Sign Area 8 Sq. Ft.

Scope of Work:
 Manufacture and install (Tenant Building ID) with 3/4" thick painted sintra BOBA BAY letters and module. Natural white 3/4" thick sintra Premium Boba Tea Café and logo. First surface applied vinyl logo & tagline vinyl graphics onto logo background and module.
 3M Black Vinyl 220/225-12 and paint to match
 3M White Vinyl 220/225-10
 3M Atomic Red Vinyl 220-293 and paint to match



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 05.10.22
 05.12.22

Approvals:
 Client: _____
 Architect: _____
 Landlord: _____
 Project Manager: _____
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Drawing Number: **APR-25.22**
 Page Number: 2
 Salesman: Cody Frank
 Drawn By: Adrian Nieto
 Scale: As Noted



The Wall Sign will be wood (fence board) with 3/4" painted sintra letters and vinyl taglines.

Building ID - Front Elevation - Scale: 3/8" = 1'- 0"



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 05.09.22
 05.10.22
 05.12.22

Approvals:
 Client: _____
 Architect: _____
 Landlord: _____
 Project Manager: _____
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Drawing Number: **APR-25.22**
 Page Number: 3
 Salesman: Cody Frank
 Drawn By: Adrian Nieto
 Scale: As Noted



Option 1 - Sign Elevation - Scale: 1 1/2" = 1'-0"

Scope of Work:

Manufacture and install (Window Graphics) first surface applied one logo and tagline vinyl graphics onto wood background.
 3M Black Vinyl 220/225-12
 3M White Vinyl 220/225-10
 3M Atomic Red Vinyl 220-293
 3M Sun Flower Yellow Vinyl 220/225-25

Option 2 - Sign Elevation - Scale: 1 1/2" = 1'-0"

Scope of Work:

Manufacture and install (Window Graphics) first surface applied one logo and tagline onto window
 3M White Vinyl 220/225-10
 3M Sun Flower Yellow Vinyl 220/225-25



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Dates / Revisions:
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 05.09.22
 05.10.22
 05.12.22

Approvals:
 Client: _____
 Architect: _____
 Landlord: _____
 Project Manager: _____
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Drawing Number: **APR-25.22**
 Page Number: 4
 Salesman: Cody Frank
 Drawn By: Adrian Nieto
 Scale: As Noted



Option 1 -
The Window Decal Sign
will be first surface
applied vinyl.

Building ID - Front Elevation - Scale: 3/8" = 1'- 0"



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Project: Boba Bay
Address: 110 Capitola Avenue #3
Capitola, CA 95010

Dates / Revisions:	
04.25.22	_____
05.09.22	_____
05.10.22	_____
05.12.22	_____
_____	_____

Approvals:	
Client:	_____
Architect:	_____
Landlord:	_____
Project Manager:	_____
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Drawing Number:	APR-25.22
Page Number:	5
Salesman:	Cody Frank
Drawn By:	Adrian Nieto
Scale:	As Noted



Option 2 -
The Window Decal Sign
will be first surface
applied vinyl.

Building ID - Front Elevation - Scale: 3/8" = 1'- 0"



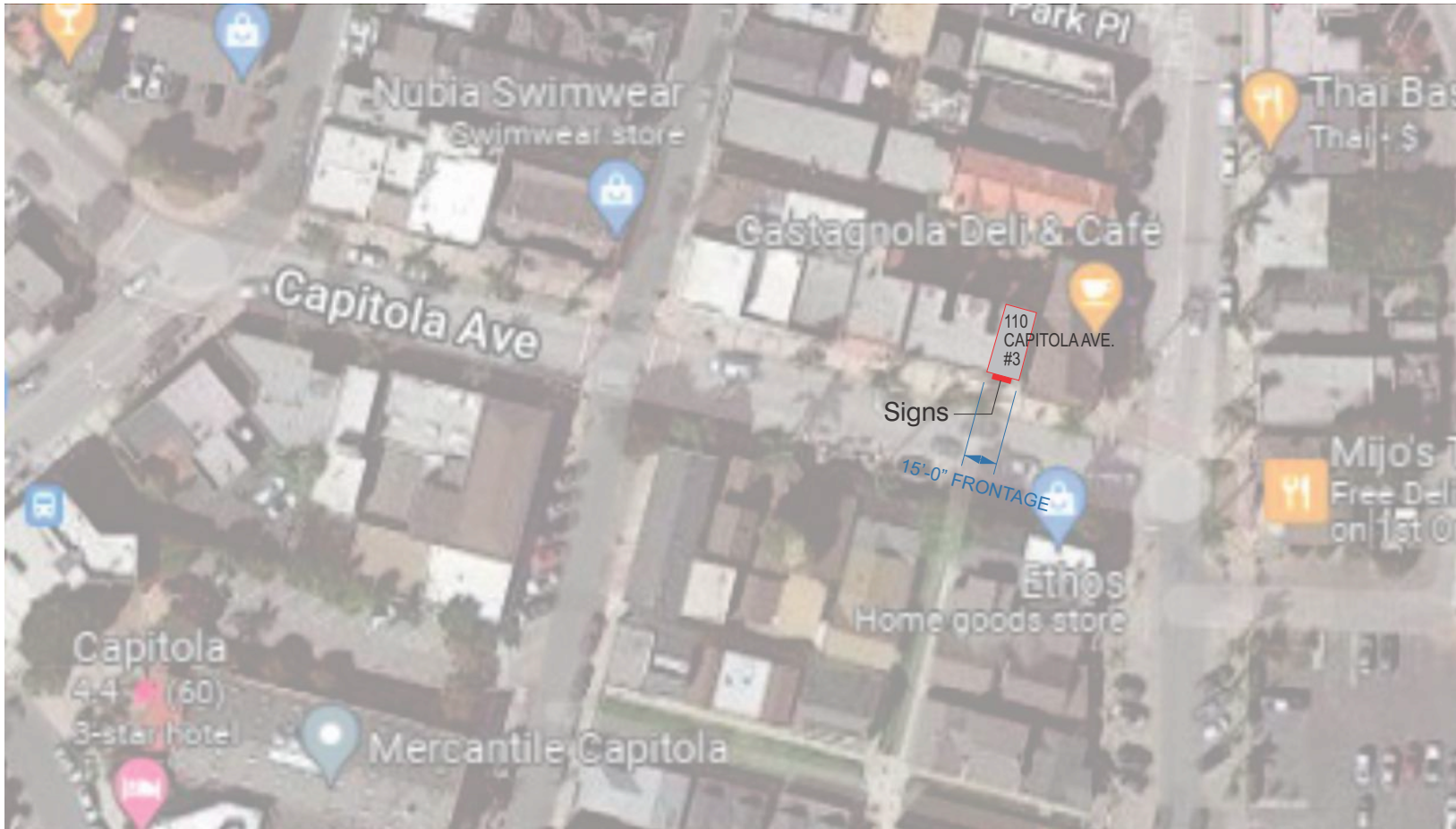
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04.25.22
05.09.22
05.10.22
05.12.22

Approvals:
Client: _____
Architect: _____
Landlord: _____
Project Manager: _____
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Drawing Number: **APR-25.22**
Page Number: 6
Salesman: Cody Frank
Drawn By: Adrian Nieto
Scale: As Noted



Site Plan - Scale: NTS



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Dates / Revisions:	
04.25.22	
05.09.22	
05.10.22	
05.12.22	

Approvals:	
Client:	_____
Architect:	_____
Landlord:	_____
Project Manager:	_____
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Drawing Number:	APR-25.22
Page Number:	7
Salesman:	Cody Frank
Drawn By:	Adrian Nieto
Scale:	As Noted

Capitola Planning Commission

Agenda Report



Meeting: June 2, 2022
From: Community Development Department
Topic: 318 Park Avenue

Permit Number: #22-0107

APN: 036-094-13

Design Permit to remodel a detached garage to include a two-story Accessory Dwelling Unit located within the R-1 (Single-Family Residential) zoning district.

This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: Bruce and Tami Corum

Representative: Bruce and Tami Corum, Filed: 03.25.22

Applicant Proposal:

The applicant is proposing first- and second-story additions to an existing 330 square-foot detached garage that would result in a larger garage and new second-story accessory dwelling unit (ADU) at 318 Park Avenue in the R-1 (Single-Family Residential) zoning district.

Background:

On May 11, 2022, Development and Design Review Staff reviewed the application and provided the applicant with the following direction:

Public Works Representative, Danielle Uharriet: noted that site stormwater must be kept onsite and not drain to neighboring properties.

Building Official, Robin Woodman: stated that the entry door must be hinged and cannot be a slider.

Associate Planner, Sean Sesanto: noted that the roof pitch must be at least 4:12 to meet design standards which may not be possible with a single-pitch roof. Mr. Sesanto also made comments on how to mitigate privacy impacts with respect to the windows and second-story deck.

Following the Development and Design Review meeting, the applicant resubmitted plans that incorporated privacy mitigations, new entry doorway, and a modified roof design that complied with the minimum pitch standard.

Development Standards:

The following table outlines the zoning code requirements for development in the Single-Family Residential Zoning District.

Lot Standards			
	Existing		Proposed
Lot Size	4,239 sq. ft.		4,239 sq. ft.
Max Floor Area Ratio	53% (Max 2,247 sq. ft.)		53% (Max 2,247 sq. ft.)
Primary Dwelling Unit	720 sq. ft.		720 sq. ft.
Detached Garage	330 sq. ft.		473 sq. ft.
<i>Accessory Dwelling Unit</i>	N/A		473 sq. ft.
TOTAL FAR	24.7% (1,050 sq. ft.)		39.3% (1,666 sq. ft.)
Parking			
	Required	Existing	Proposed
Residential (Up to 1,500 sq. ft.)	2 spaces total 0 covered 2 uncovered	3 spaces total 2 covered 1 uncovered	4 spaces total 2 covered 2 uncovered
Underground Utilities: required with 25% increase in area			No
Development Standards – Detached Garage			
	R-1 Regulation	Existing	Proposed
Floor Area	N/A	330 sq. ft.	473 sq. ft.
Maximum Height	15 feet	N/A	9 ft. 6 in.
Front Yard	40 ft.	84 ft. 11 in.	80 ft.
Side Yard	3 ft.	East: 2 ft. South: 19 ft. 11 in.	East: 4 ft. South: 14 ft.
Rear Yard	3 ft.	2 ft. 8 in.	4 ft.
Development Standards – Accessory Dwelling Unit			
	R-1 Regulation	Proposed	
ADU Size, Maximum	1,200 sq. ft.	473 sq. ft.	
Maximum Height	22 ft.	22 ft.	
Front Yard 1st Story	15 ft.	80 ft.	
Front Yard 2nd Story	20 ft.	ADU: 80 ft. Deck: 75 ft.	
Side Yard 1st Story	4 ft.	East: 4 ft. West: 14 ft.	
Side Yard 2nd Story	4 ft.	East: 4 ft. East (Deck): 4 ft. West: 14 ft. West (Deck): 10 ft. 9 in.	
Rear Yard 1st / 2nd Story	4 ft.	4 ft.	
Private Open Space, Minimum			
	Regulation	Proposed	
	48 sq. ft.	125 sq. ft. (2 nd Story Deck)	
Parking			
	Regulation	Proposed	
	1 onsite parking space	1 uncovered parking space in front of garage	

Discussion:

The existing residence at 318 Park Avenue is a 720 square-foot, one-story, single-family residence. The proposed remodel would expand the footprint of the existing garage with a second-story addition for the ADU. The property is located along Park Avenue between the Capitola Village and Cliffwood Heights, surrounded by one- and two-story single-family residences.

The proposed design utilizes vertical board siding with a 4:12 pitched roof. The first-story is a two-car garage which is accessed separately from the ADU. ADU access and private open space is provided by an exterior staircase and 125 square-foot second-story deck.

Parking

The proposed 473 square-foot ADU requires one onsite parking space. The project remodels the existing garage to provide two full-size covered parking spaces as well as two uncovered spaces along the existing driveway which satisfies parking requirements for both dwellings.

Objective Design Standards

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

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

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

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

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

Staff Analysis: Windows near adjacent properties are clerestory or opaque.

- 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 deck includes screening along the eastern edge facing the nearest property.

- D. Architectural Details. –only architectural detail requirement in Table 17.74-2 that applies to detached ADUs is the requirement that the roof pitch be 4:12.

Staff Analysis: The proposed ADU utilizes a 4:12 roof pitch.

- E. Building Additions to Historic Structures.

Staff Analysis: Not applicable.

CEQA:

Section 15303(a) of the CEQA Guidelines exempts one single-family residence, or a second dwelling unit in a residential zone. The project involves the construction of a second dwelling unit in a residential zoning district. No adverse environmental impacts were discovered during review of the proposed project.

Recommendation:

Staff recommends the Planning Commission **approve** application #22-0107 with the following Conditions and Findings for Approval.

Attachments:

1. Plan Set
2. Survey

Conditions of Approval:

1. The project approval consists of the remodel of an existing detached garage to expand the garage area and include a 473 square-foot second-story accessory dwelling unit (ADU) above. The project is in compliance with the development standards in CMC Chapter 17.74. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on June 2, 2022, 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 the 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 the 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, all Planning fees associated with permit #22-0107 shall be paid in full.
7. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
8. 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.

9. 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).
10. Site runoff shall not drain onto the adjacent parcels.
11. 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.
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 a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
16. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
17. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
18. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
19. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that outdoor lighting be shielded and directed downward.

20. Before obtaining a building permit 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:
- The accessory dwelling unit may not be used for vacation rentals; and
 - The accessory dwelling unit shall not be sold separately from the primary dwelling.

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 proposed ADU utilizes a combination vertical board siding with colors similar to the primary dwelling and a 4:12 roof pitch. The exterior design is compatible with the primary dwelling on the parcel.

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

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

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

The proposed project is a single-bedroom ADU on a site that is adequately parked. The ADU will not create excessive noise, traffic, or parking congestion.

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

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

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

The proposed project provides adequate open space for the accessory dwelling unit and the primary residence. The second-story deck serves as both access and dedicated private open space for the ADU. The deck includes privacy screening towards the nearest property to the east.

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

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

- G. The accessory dwelling unit generally limits the major access stairs, decks, entry doors, and major windows to the walls facing the primary residence, or to the alley if applicable. Windows that impact the privacy of the neighboring side or rear yard have been minimized. The design of the accessory dwelling unit complements the**

design of the primary residence and does not visually dominate it or the surrounding properties.

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

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

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

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

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

- J. The project deviation (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.**

Not applicable. The project does not include deviations.

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 318 Park 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 318 Park Avenue. The proposed accessory dwelling unit (ADU) 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 an ADU and will not negatively impact low-cost public recreational access.

E. The project maintains or enhances opportunities for visitors.

The project involves an ADU and will not negatively impact visitor serving opportunities.

F. The project maintains or enhances coastal resources.

The project involves an ADU and will not negatively impact coastal resources.

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

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

Prepared by: Sean Sesanto

PROJECT INFORMATION

Project Scope: REMODEL OF EXISTING GARAGE WITH ADDITION OF AN ADU ABOVE
 Project Site: 318 PARK AVE. CAPITOLA CA 95010
 APN: 03609413
 Client Information: BRUCE & TAMI CORUM
 318 PARK AVE
 CAPITOLA CA 95010
 TEL: 831-251-7720
 Existing Lot Size: APPROX. 4181 SF
 Existing Total SF: APPROX. 712 SF
 Proposed Total SF: APPROX. 1,153 SF
 Additional SF (ADU): APPROX. 441 SF

(E) LOWER LEVEL - MAIN HOME: 712 SF
 (E) LOWER LEVEL - GARAGE: 306 SF
 (N) UPPER LEVEL - ADU: 441 SF
 (N) LOWER LEVEL - GARAGE: 441 SF
 TOTAL PROPOSED RESIDENCE: 1,153 SF
 TOTAL (N) BALCONY: 125 SF

NUMBER OF STORIES:

(E) MAIN RESIDENCE 1
 (E) DETACHED GARAGE 1
 (P) MAIN RESIDENCE 1
 (P) DETACHED GARAGE - ADU 2

Occupancy Classification: R3 / U / NON-SPRINKLERED
 Zoning Classification: 020 - SINGLE FAMILY RESIDENCE
 Type of Construction: VB
 FEMA Flood Zone: N/A

Applicable Codes: 2019 C.R.C. 2019 C.M.C. 2019 ENERGY CODE
 2019 C.E.C. 2019 C.P.C. 2019 GREEN BUILDING STANDARDS CODE
 2019 C.F.C.

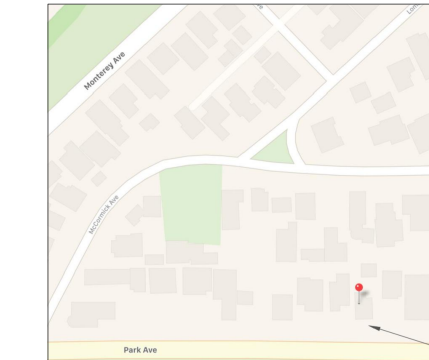
DRAWING INDEX

- 01 - COVER SHEET: TITLE SHEET, PROJECT DESCRIPTION, SITE PLAN NOTES.
- 02 - NOTES
- 03 - TITLE 24
- 04 - TITLE 24
- 05 - TITLE 24
- 06 - EXISTING / DEMO FLOOR PLAN
- 07 - PROPOSED FLOOR PLAN
- 08 - ELECTRICAL PLAN
- 09 - SITE / ROOF PLAN
- 10 - STORM WATER PLAN
- 11 - LANDSCAPE PLAN
- 12 - EXTERIOR ELEVATIONS
- 13 - SECTIONS
- 14 - INTERIOR ELEVATIONS(1)
- 15 - INTERIOR ELEVATIONS(2)
- S1 - STRUCTURAL
- S2 - STRUCTURAL
- S3 - STRUCTURAL
- S4 - STRUCTURAL
- S5 - STRUCTURAL

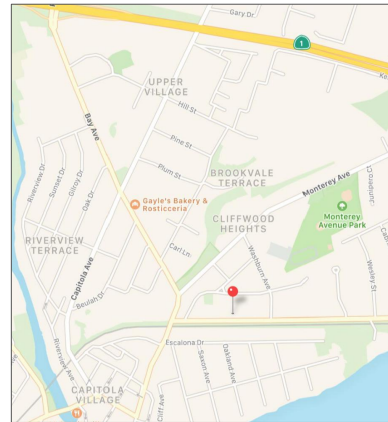
GENERAL NOTES

1. Written dimensions on these drawings shall have precedence over scaled dimensions. Written Dimensions are approximate and must be verified. Contractor is to verify all existing conditions and dimensions prior to and during all phases of work.
2. If subcontractors should find any lack of information, discrepancy in and/or omissions from these drawings or if the subcontractor should be in question as to interpretation of clarification before proceeding with that portion of the work.
3. No changes, modifications or deviations shall be made from these drawings or specifications without first securing written permission from the owner.
4. All work as outlined in these documents shall strictly conform to all applicable codes and ordinances. In the event of a conflict the more stringent requirement shall govern and be met.
5. All materials used shall be equal to, or exceed all applicable state or local codes and /or requirements.
6. Contractor shall remove promptly and legally all accumulated debris, protect all portions of work from elements, avoid over-loading structure, and securely store all items to be used for construction.
7. All existing utilities and city services are to be maintained, kept in service and protected against damage during construction.
8. Contractor shall verify locations of all existing underground utilities prior to any excavation.

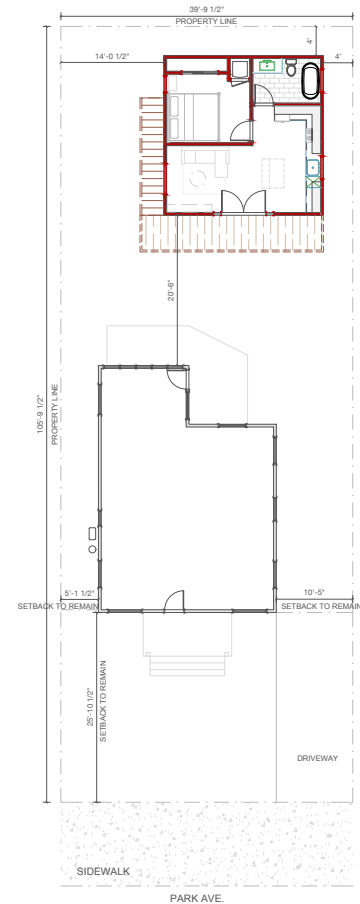
9. All electrical calculations and wire size to be provided by a licensed electrical contractor. Receptacle, fixture and equipment locations to be found on floor plans and site plan. Subcontractor is to verify location, fixture type and equipment with owner prior to purchase and installation.
10. The contractor shall take all necessary precautionary measures to protect the public and adjacent properties from damage throughout construction.
11. All existing utilities to be abandoned shall be properly disconnected, plugged or capped, as required by code or sound construction practices.
12. Provide adequate concealed blocking and anchoring for all ceiling and wall mounted equipment, fixtures, hardware, and /or accessories.
13. Unless otherwise noted, electrical conduits, plumbing line, etc. shall be run concealed and framing shall be adequate size to accomplish results without causing any changes in the all plane.
14. Interior dimensions are shown from finished surface to finished surface.
15. If a fire suppression system is required it shall be designed by a licensed fire suppression contractor and installed as required per NFPA and local regulations. The contractor shall submit shop drawings to the governing jurisdiction for permit.
16. If modification of a bedroom is apart of the scope of work, that bedroom shall have one exterior egress compliant window or door that is operable from the interior without the use of a key, special tools, knowledge,



LOCATION MAP
SCALE: NTS



VICINITY MAP
SCALE: NTS



SITE PLAN
SCALE: 1/8" = 1'-0"

studio GLDN
 BRUCE & TAMI CORUM
 318 PARK AVE
 CAPITOLA CA 95010
 TEL: 831-251-7720

CORUM RESIDENCE
 318 PARK AVE
 CAPITOLA CA 95010

APN:	03609413
Permit Log	Date
PERMIT	1/1/2022
ADDENDUM	
REVISION	
REVISION	
EXPIRATION DATE:	11/20/25
DATE:	1/1/2022
Scale:	NTS
Sheet:	01 of 20
COVER	

THESE PLANS HAVE BEEN PREPARED BY DANIELLE IRBY, SOLELY FOR ITS USE AND SHOULD NOT BE USED WITHOUT PERMISSION FROM GLDN.

DRAWN BY:

CERTIFICATE OF COMPLIANCE
Project Name: Corum ADU
Calculation Date/Time: 2022-02-14T11:05:01-08:00
Calculation Description: Title 24 Analysis

GENERAL INFORMATION table with columns for Item, Project Name, Location, City, Climate Zone, Building Type, Project Scope, Addition Cond. Floor Area, Existing Cond. Floor Area, Total Cond. Floor Area, ADU Bedroom Count, Is Natural Gas Available.

COMPLIANCE RESULTS table with columns for Item, Description, and Compliance Status.

Registration Number: 202-P010029166-000-000000-0000
Registration Date/Time: 2022-02-14 11:06:08
HERS Provider: CalCERTS, Inc.

CERTIFICATE OF COMPLIANCE
Project Name: Corum ADU
Calculation Date/Time: 2022-02-14T11:05:01-08:00
Calculation Description: Title 24 Analysis

REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis.

BUILDING - FEATURES INFORMATION table with columns for Item, Project Name, Zone, Conditioned Floor Area, Number of Dwelling Units, Number of Bedrooms, Number of Zones, Number of Ventilation Cooling Systems, Number of Water Heating Systems.

Registration Number: 202-P010029166-000-000000-0000
Registration Date/Time: 2022-02-14 11:06:08
HERS Provider: CalCERTS, Inc.

CERTIFICATE OF COMPLIANCE
Project Name: Corum ADU
Calculation Date/Time: 2022-02-14T11:05:01-08:00
Calculation Description: Title 24 Analysis

FENESTRATION / GLAZING table with columns for Item, Name, Zone, Type, Surface, Orientation, Azimuth, Width, Height, Max. U-Factor, Min. U-Factor, SHGC, Solar Heat Gain Coefficient, Screen Type.

SLAB FLOORS table with columns for Item, Name, Zone, Area, Perimeter, Edge Insul. R-value and Depth, Edge Insul. R-value and Depth, Carpeted Fraction, Headed.

UNIQUE SURFACE CONSTRUCTIONS table with columns for Construction Name, Surface Type, Construction Type, Framing, Total Ceiling R-value, Interior / Exterior Continuous R-value, U-factor, Assembly Layers.

Registration Number: 202-P010029166-000-000000-0000
Registration Date/Time: 2022-02-14 11:06:08
HERS Provider: CalCERTS, Inc.

CERTIFICATE OF COMPLIANCE
Project Name: Corum ADU
Calculation Date/Time: 2022-02-14T11:05:01-08:00
Calculation Description: Title 24 Analysis

ENERGY DESIGN RATING table with columns for Standard Design, Proposed Design, Efficiency (EDR), Total EDR, Compliance Margins.

RESULT: COMPLIES
1. Efficiency EDR includes improvements to the building envelope and more efficient equipment.
2. Total EDR includes efficiency and demand response measures such as photovoltaic (PV) systems and batteries.

ENERGY USE SUMMARY table with columns for Energy Use (BTU/ft^2-yr), Standard Design, Proposed Design, Compliance Margin, Percent Improvement.

REQUIRED PV SYSTEMS - SIMPLIFIED table with columns for Item, DC System Size (kW), Exception, Module Type, Array Type, Power Electronics, CR, Azimuth (deg), Tilt Input, Tilt: (in 12), Inverter Eff. (%), Annual Solar Access (%).

Registration Number: 202-P010029166-000-000000-0000
Registration Date/Time: 2022-02-14 11:06:08
HERS Provider: CalCERTS, Inc.

CERTIFICATE OF COMPLIANCE
Project Name: Corum ADU
Calculation Date/Time: 2022-02-14T11:05:01-08:00
Calculation Description: Title 24 Analysis

ZONE INFORMATION table with columns for Item, Zone Name, Zone Type, HVAC System Name, Zone Floor Area, Avg. Ceiling Height, Water Heating System 1, Water Heating System 2.

UNIQUE SURFACES table with columns for Item, Name, Zone, Construction, Azimuth, Orientation, Gross Area, Windows and Door Area, Tilt.

UNIQUE SURFACES - CATHEDRAL CEILING table with columns for Item, Name, Zone, Construction, Azimuth, Orientation, Area, Skylight Area, Roof Size, Roof Reflectance, Roof Emittance, Cool Roof.

Registration Number: 202-P010029166-000-000000-0000
Registration Date/Time: 2022-02-14 11:06:08
HERS Provider: CalCERTS, Inc.

CERTIFICATE OF COMPLIANCE
Project Name: Corum ADU
Calculation Date/Time: 2022-02-14T11:05:01-08:00
Calculation Description: Title 24 Analysis

BUILDING ENVELOPE - HERS VERIFICATION table with columns for Construction Name, Surface Type, Construction Type, Framing, Total Ceiling R-value, Interior / Exterior Continuous R-value, U-factor, Assembly Layers.

WATER HEATING SYSTEM table with columns for Item, Name, System Type, Distribution Type, Water Heater Name, Solar Heating System, Compact Distribution, HERS Verification.

Registration Number: 202-P010029166-000-000000-0000
Registration Date/Time: 2022-02-14 11:06:08
HERS Provider: CalCERTS, Inc.

REVISIONS: BY:

MONTEREY ENERGY GROUP logo and contact information: 26465 Camarillo Road, Suite 8, Carmel, CA 93923

CORUM ADU
318 PARK AVE
CAPITOLA, CA, 95010

ENERGY COMPLIANCE
DATE: 02/14/2022
SCALE: AS NOTED
DRAWN: MEB
CHECKED:
FILE NAME:
SHEET: T-1

CERTIFICATE OF COMPLIANCE
 Project Name: Corum ADU
 Calculation Date/Time: 2022-02-14T11:05:01-08:00
 Input File Name: 22-071 Corum ADU.rbd19x
 CF18-PRF-01E
 (Page 7 of 9)

Calculation Description: Title 24 Analysis

01	02	03	04	05	06	07	08	09	10	11	12
Name	Heating Element Type	Tank Type	# of Units	Tank Vol. (gal)	Energy Factor or Efficiency	Input Rating or Pilot	Tank Insulation R-value (R/FWT)	Standby Loss or Recovery Eff.	Set Pt. Heating or Flow Rate	NEEA Heat Pump Brand or Model	Tank Location or Ambient Condition
DRW Heater 1	Gas	Consumer Instantaneous	1	0	0.96-0.97	<< 200 kWh/yr	0	n/a	n/a	n/a	n/a

WATER HEATING - HERS VERIFICATION

01	02	03	04	05	06	07	08
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Central DRW Distribution	Shower Drain Water Heat Recovery
DRW Sys 1 - L21	Not Required	Not Required	Not Required	None	Not Required	Not Required	Not Required

SPACE CONDITIONING SYSTEMS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Heating Unit Name	Cooling Unit Name	Fan Name	Distribution Name	Required Thermostat Type	Status	Verified Existing Condition	Heating Equipment Court	Cooling Equipment Court
Ductless Heatpump1	Heat pump heating cooling	Heat Pump System 1	Heat Pump System 1	n/a	n/a	Setback	New	NA	3	3

HVAC - HEAT PUMPS

01	02	03	04	05	06	07	08	09	10	11
Name	System Type	Number of Units	Heating		Cooling		Manually Controlled	Compressor Type	HERS Verification	
Heat Pump System 1	VCRF ductless	3	HSPF/ICOP	Cap 47	Cap 57	SEER	EER/SEER	None	Single Speed	Heat Pump System 3-HeatPump
			10	18000	15500	17	10	Not Zoned		

Registration Number: 202-PO100291664-000-000000-0000
 CA Building Energy Efficiency Standards - 2019 Residential Compliance
 Registration Date/Time: 2022-02-14 11:08:08
 Report Version: 2019.2.000
 Schema Version: rts.20200903
 HERS Provider: CaCERTS Inc.
 Report Generated: 2022-02-14 11:01:21

CERTIFICATE OF COMPLIANCE
 Project Name: Corum ADU
 Calculation Date/Time: 2022-02-14T11:05:01-08:00
 Input File Name: 22-071 Corum ADU.rbd19x
 CF18-PRF-01E
 (Page 8 of 9)

Calculation Description: Title 24 Analysis

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER	Verified SEER	Verified Refrigerant Charge	Verified HSPF	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-HeatPump	Not Required	0	Not Required	Required	Yes	Yes	Yes	Yes

UNVARIABLE CAPACITY HEAT PUMP COMPLIANCE OPTION - HERS VERIFICATION

01	02	03	04	05	06	07	08	09	10
Name	Certified Variable-Static VCRF System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Heat/Burst Thermostat	Air Filter Sizing	Low Leakage Ducts in Conditioned Space	Minimum Airflow per R413 and SC1.3.3.4.1	Certified Non-continuous Fan	Indoor Fan not Running Continuously
Heat Pump System 1	Not Required	Required	Required	Required	Not Required	Not Required	Not Required	Not Required	Not Required

IAQ (INDOOR AIR QUALITY) FANS



01	02	03	04	05	06	07
Dwelling Unit	IAQ CFM	IAQ WASH CFM	IAQ Fan Type	IAQ Recovery Effectiveness - SE	IAQ Recovery Effectiveness - ASRE	HERS Verification
3Frm w/ocntrpt 1-1	30	0.733333	balanced	66	66	Yes



PROJECT NOTES
 balanced ventilation system required to meet the state energy code. Panasonic FV-QV1E1 modeled for compliance. If substituted provide CFM, Watts and unit efficiency prior to installation.

Registration Number: 202-PO100291664-000-000000-0000
 CA Building Energy Efficiency Standards - 2019 Residential Compliance
 Registration Date/Time: 2022-02-14 11:08:08
 Report Version: 2019.2.000
 Schema Version: rts.20200903
 HERS Provider: CaCERTS Inc.
 Report Generated: 2022-02-14 11:01:21

CERTIFICATE OF COMPLIANCE
 Project Name: Corum ADU
 Calculation Date/Time: 2022-02-14T11:05:01-08:00
 Input File Name: 22-071 Corum ADU.rbd19x
 CF18-PRF-01E
 (Page 9 of 9)

Calculation Description: Title 24 Analysis

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
 I, the undersigned, certify that the information provided in this Certificate of Compliance is accurate and complete.
 Documentation Author Name: David Knight
 Signature Date: 2022-02-14 11:06:08
 Company: Monterey Energy Group
 Address: 26465 Carmel Rancho Blvd. #8
 City/State/Zip: Carmel, CA 93923
 Phone: 831-372-8328
 Signature: 
 Title: 


RESPONSIBLE DESIGNER'S DECLARATION STATEMENT
 I, the undersigned, certify that the information provided in this Certificate of Compliance is accurate and complete.
 Responsible Designer Name: David Knight
 Signature Date: 2022-02-14 11:06:08
 Company: Monterey Energy Group
 Address: 26465 Carmel Rancho Blvd. #8
 City/State/Zip: Carmel, CA 93923
 Phone: 831-372-8328
 Signature: 
 Title: 

Digitally signed by CaCERTS. This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

Registration Number: 202-PO100291664-000-000000-0000
 CA Building Energy Efficiency Standards - 2019 Residential Compliance
 Registration Date/Time: 2022-02-14 11:08:08
 Report Version: 2019.2.000
 Schema Version: rts.20200903
 HERS Provider: CaCERTS Inc.
 Report Generated: 2022-02-14 11:01:21

REVISIONS:	BY:

MONTEREY ENERGY GROUP
 Consulting Mechanical Engineering
 26465 Carmel Rancho Blvd, Suite 8, Carmel, CA 93923
 831-372-8328 VOIC E
 831-356-4173 FAX
 www.montereyenergygroup.com
 info@meeg.com



CORUM ADU
 318 PARK AVE
 CAPITOLA, CA, 95010

ENERGY COMPLIANCE

DATE:	02/14/2022
SCALE:	AS NOTED
DRAWN:	MEG
CHECKED:	
FILE NAME:	
SHEET:	T-2
SHEET OF SHEETS	

2019 Low-Rise Residential Mandatory Measures Summary

Table with 2 columns: Code and Description. Includes sections for Building Envelope Measures, Energy Efficiency, and Mechanical Systems.

2019 Low-Rise Residential Mandatory Measures Summary

Table with 2 columns: Code and Description. Includes sections for Durability, Ducts and Ductwork, and Solar Water Heating Systems.

2019 Low-Rise Residential Mandatory Measures Summary

Table with 2 columns: Code and Description. Includes sections for Mechanical Systems, Lighting Controls, and Energy Efficiency.

2019 Low-Rise Residential Mandatory Measures Summary

Table with 2 columns: Code and Description. Includes sections for Durability, Ducts and Ductwork, and Solar Water Heating Systems.

REVISIONS: BY: Table with 2 columns for tracking changes.

MONTEREY ENERGY GROUP logo and contact information: 26465 Camar Road, Suite 8, Camar, CA 91302.

CORUM ADU logo and address: 318 PARK AVE, CAPITOLA, CA, 95010.

2019 LOW-RISE RESIDENTIAL MANDATORY MEASURES SUMMARY title block with fields for DATE, SCALE, DRAWN, CHECKED, FILE NAME, SHEET, and SHEETS.



Studio GLDN
2885 S. BROADWAY, SUITE 100
SACRAMENTO, CA 95825
(916) 486-1000

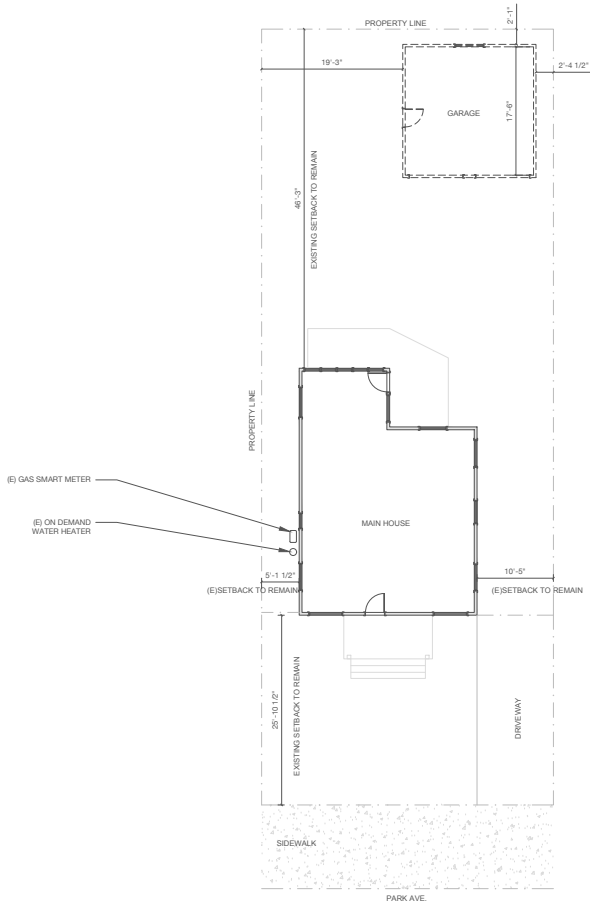
General Contractor:
JMS BUILDING
C/O RBBB

Owner:
Burt & Tam Corum

Owner's Rep:
DANIELLE IRBY

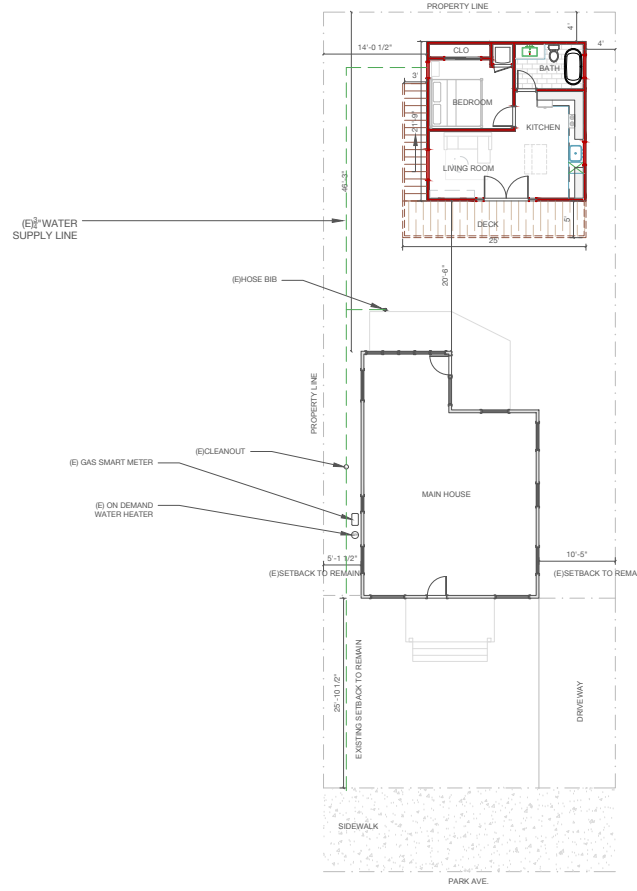
LEGEND - PLAN	
EXISTING	
	Walls/Columns
DEMOLITION	
	Walls
	Other
NEW	
	Walls
	Walls
	Walls
	Walls
	Walls
	Walls

NOTES:
1. ADD OVER GARAGE TO REPLACE EXISTING GARAGE.



EXISTING / DEMO SITE PLAN

SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

THESE PLANS HAVE BEEN PREPARED BY DANIELLE IRBY, SOLELY FOR ITS USE AND SHOULD NOT BE USED WITHOUT PERMISSION FROM GLDN.

CORUM RESIDENCE
318 PARK AVE
CAPITOLA CA 95010

APN	03609413
Drawing Log	Date
PERMIT	1/1/2022
ADDENDUM	
REVISION	
REVISION	

EXPIRATION DATE: 11/20/25
DATE: 1/1/2022

Scale: NTS

Sheet: 06 of 20

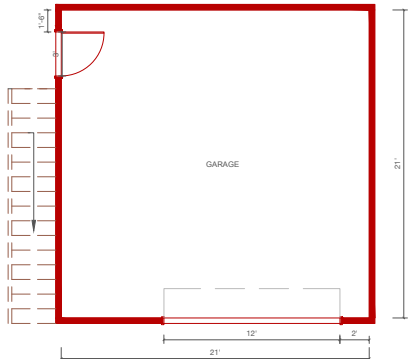
EXISTING / PROPOSED

DRAWN BY:

THESE PLANS HAVE BEEN PREPARED BY DANIELLE RBBY, SOLELY FOR ITS USE AND SHOULD NOT BE USED WITHOUT PERMISSION FROM GLDN.

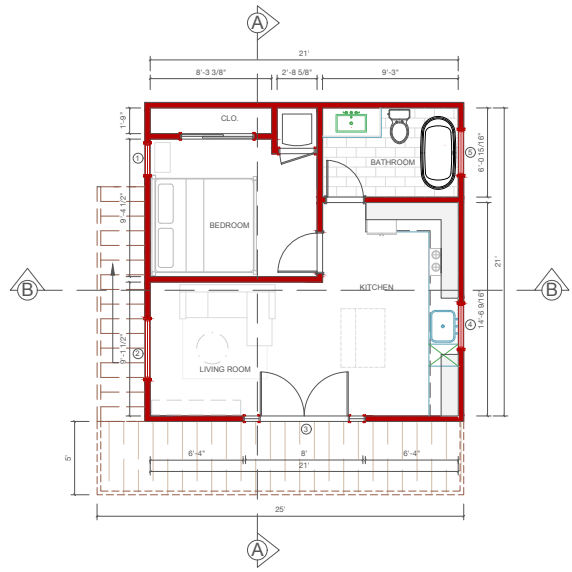
LEGEND - PLAN

EXISTING	
	WALL
	Window Opening
DEMOLITION	
	WALL
	Window Opening
	Other
NEW	
	WALL
	Door
	Floated Ceiling
	Window Opening
	Window Opening



PROPOSED FIRST STORY FLOOR PLAN

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



PROPOSED SECOND STORY FLOOR PLAN

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

- NOTES:**
1. DOOR & WINDOW SIZES VERIFIED N SITE BY GC
 2. REFER TO STRUCTURALS, ELEVATIONS, AND ELECTRICAL PLAN FOR CEILING DETAILS
 3. EGRESS WINDOWS IN BEDROOMS TO HAVE THE BOTTOM OF THE CLEAR OPENING NOT MORE THAN 44" ABOVE FINISHED FLOOR
 4. KITCHEN AND BATHROOM WINDOWS TO BE TEMPERED AND HAVE SAFETY GLAZING
 5. ENTRY DOOR AND SIDELIGHT TO BE TEMPERED AND HAVE SAFETY GLAZING
 6. SHOWER WALLS TO HAVE A SMOOTH, HARD & NON ABSORBANT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT MINIMUM OF 72" ABOVE FLOOR
 7. LANDING OUTSIDE ALL EXTERIOR DOORS NOT MORE THAN 1 1/2" LOWER THAN THRESHOLD FOR OUT SWINGING DOORS
 8. EVERY SLEEPING ROOM SHALL HAVE NOT LESS THAN ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. (CIRC R310)
 9. THE BOTTOM EXPOSED EDGE OF GLAZING IN THE WINDOWS IN THE BATHROOM IS LOCATED IN A HAZARDOUS LOCATION PER CBC. THE GLAZING IN BATHROOM WINDOW SHALL BE SPECIFIED TO COMPLY WITH CBC R608.1 AND R608.3.1.
 10. TOP PLATE AT 8'
 11. SEE STRUCTURAL DETAILS SHEET S1-S5
 12. ENLARGED MASTER BATH PLAN ON SHEET 7
 13. SEE SECTIONS ON SHEET 13
 14. TRASH SHALL BE LOCATED IN GARAGE

WINDOW SCHEDULE

WINDOW SIZE AND TYPE	SYMBOL	NOTES
24" X 48" DOUBLE HUNG	⊙	EGRESS
48" X 60" DOUBLE HUNG	⊙	TEMPERED
72" X 84" FRENCH DOOR	⊙	TEMPERED
36" X 48" DOUBLE HUNG	⊙	TEMPERED/OPASQUE
36" X 24" HALF VENT	⊙	TEMPERED/OPASQUE

APN 03059413

Drawing Log Date

PERMIT 1/1/2022

ADDENDUM

REVISION

REVISION

EXPIRATION DATE: 11/20/22

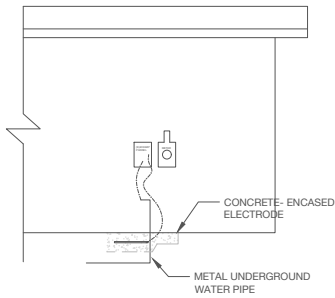
DATE: 1/1/2022

Scale: NTS

Sheet: 07 of 20

PROPOSED FLOOR PLAN

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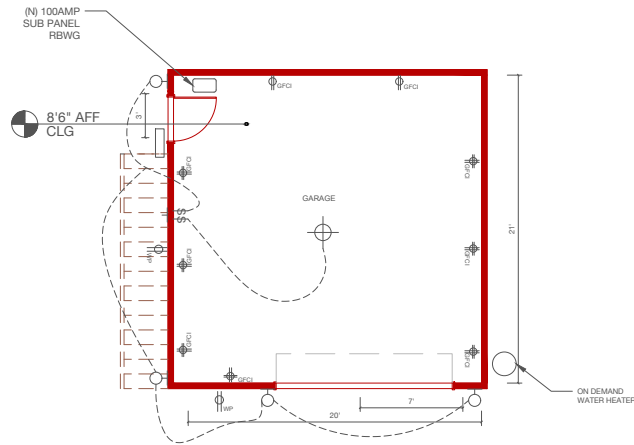


GROUNDING ELECTRODE SYSTEM

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

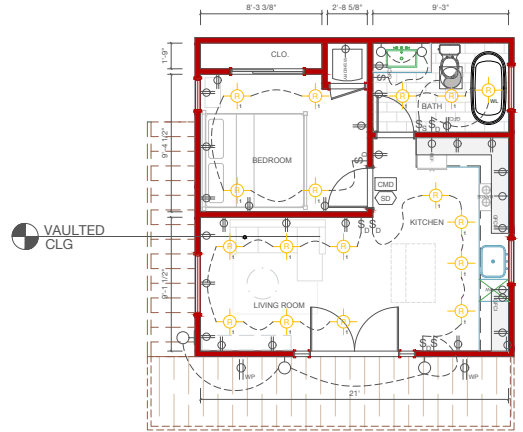
WORK TO BE PERFORMED:

1. UPDATE ALL EXTERIOR LIGHTING TO BE HIGH EFFICACY AND MEET CODE.
2. ALL NEW ELECTRICAL AT ADU
3. NEW SUB PANEL 100AMP AT ADU
4. PIPE TO AMR TO SUB UNIT AT 4AWG COPPER WIRE.
5. GROUNDING ELECTRODE SYSTEM:
A. METAL UNDERGROUND WATER PIPE. (CEC 250.52(A)(2))
B. CONCRETE-ENCASED ELECTRODE (UFER) (CEC 250.52(A)(2))



ELECTRICAL PLAN FIRST STORY

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



ELECTRICAL PLAN SECOND STORY

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

LEGEND - ELECTRICAL

RECESSED LIGHTING	
	TYPE: 4' RECESSED LED W/ 2700K OR 3000K LED W/ 1500 OR 2000 WATTAGE TYPICAL WHITE BAFFLE
	TYPE: 4' RECESSED LED W/ DIFF. JACO TYPICAL LOCATION APPROVED
LIGHTING	
	FAN LIGHT
	Cabinet LED Lighting (No wall removal or dry out)
	Surface Chandelier
	Surface Pendant
	Surface Chandelier or Pendant
	Surface Flushmount
	Wall Sconce
OUTLETS	
	Existing (to remain)
	Standard
	Switched
	Exterior Water Proof
	GFI
	220v. OUTLET
	Quad
	Junction Box
	Dedicated Circuit
SWITCHES	
	Existing Single Pole (to remain)
	3 Way
	4 Way
	Dimmer
	Fan
	Vacancy / Occupancy Sensor
COMMUNICATION	
	Telephone Jack
	CATV
	Cable / Tv
MISCELLANEOUS	
	Exhaust Fan
	Thermostat
	Existing Thermostat
SAFETY	
	Smoke Detector
	SMOKE DETECTOR(S) WITH BATTERY BACKUP
	Carbon Monoxide Detector
GENERAL NOTE	
ALL WORK TO CONFORM TO THE NEC AND ALL LOCAL APPLICABLE CODES. EXACT DEVICE LOCATIONS ARE SUBJECT TO JOB CONDITIONS. FINAL OUTLET AND RECESSED LIGHT FIXTURE LOCATIONS TO BE DETERMINED PER ACTUAL SITE CONDITIONS. METER LOCATION TO BE DETERMINED BY LOCAL UTILITY COMPANY.	

NOTES:

1. LIGHTING LOCATIONS TO BE FIELD VERIFIED WITH ELECTRICAL WALK-THRU WITH DESIGNER AND HOMEOWNER. SOME ELECTRICAL LOCATIONS ARE SUBJECT TO CHANGE.
2. CONFIRM APPLIANCE ELECTRICAL REQUIREMENTS ON APPLICABLE SPEC.
3. SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR LOCATIONS ARE TO BE VERIFIED ON SITE - PER CODE.
4. ALL LIGHTING IS TO BE HIGH EFFICACY AND MEET THE REQUIREMENTS OF SECTION 150.0 (K) AND JOINT APPENDIX JAS
5. ALL LIGHTING IS TO BE JAB
6. LUMINAIRES RECESSED IN INSULATED CEILING SHALL COMPLY WITH THE FOLLOWING:
A. SHALL BE ZERO CLEARANCE IC LISTED AND CERTIFIED AIR TIGHT
B. BE SEALED WITH GASKET OR CAULK BETWEEN LUMINAIRES HOUSING AND CEILING, AND AT ALL AIR LEAK PATHS BETWEEN CONDITIONED AND UNCONDITIONED SPACES.
C. SHALL NOT CONTAIN SCREW BASE SOCKETS
7. ALL OUTDOOR LIGHTS TO BE HIGH EFFICACY AND TO BE CONTROLLED BY PHOTOCELL & MOTION SENSOR
8. BATHROOM EXHAUST FANS TO BE HARDWIRED WITH AUTOMATIC SENSORS U.N.O
9. A MINIMUM OF 50 CFM INTERMITTENT BATHROOM EXHAUST FAN WILL BE INSTALLED IN BATHROOM. FANS WILL BE ENERGY STAR RATED AND SHALL HAVE A HUMIDISTAT CONTROL
10. ALL APPLIANCES ARE TO BE ENERGY STAR RATED AND FOLLOW LOCAL AND STATE CODE.
11. ALL WORK WILL CONFORM TO THE NEC AND ALL LOCAL APPLICABLE CODES. EXACT DEVICE LOCATIONS ARE SUBJECT TO JOB CONDITIONS. FINAL OUTLET AND RECESSED LIGHT FIXTURE LOCATIONS ARE TO BE DETERMINED PER ACTUAL SITE CONDITIONS.
12. METER LOCATION IS TO BE DETERMINED BY LOCAL UTILITY COMPANY
13. EXTERIOR OUTLETS ARE TO BE TAMPER-RESISTANT, GFI PROTECTED, AND SHALL BE HOUSED IN AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. PER CEC.
14. 120V RECEPTACLE OUTLET IS TO BE WITHIN 3 FEET OF THE EXTERIOR WATER HEATER THAT IS ACCESSIBLE WITHOUT OBSTRUCTION. OUTLET IS TO BE LISTED WEATHER-RESISTANT TYPE, GFI PROTECTED, TAMPER-RESISTANT, AND HOUSED IN AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG CAP IS INSERTED. AN OUTLET BOX HOOD INSTALLED FOR THIS PURPOSE SHALL BE LISTED AND SHALL BE IDENTIFIED AS "EXTRA DUTY"
15. ALL SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF CRC R314.1 AND THE HOUSEHOLD FIRE WARNING EQUIPMENT PROVISIONS F NFPA 72.
16. SMOKE ALARMS RE O E INSTALLED THE FOLLOWING LOCATIONS (CRC R314)
A. IN EACH SLEEPING ROOM
B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
C. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS.
17. ALL BRANCH CIRCUITS SUPPLYING 1500 AMPERE OUTLETS IN FAMILY ROOMS, PARLORS, LIBRARIES, DEN, BEDROOM, SUNROOMS, RECREATION ROOM, CLOSET, HALLWAYS, KITCHENS, LAUNDRY ROOM, OR SIMILAR ROOMS/ AREAS SHALL BE PROTECTED BY A LISTED COMBINATION TYPE ARC-FAULT CIRCUIT INTERRUPTER, (CEC 210.12)
18. GFCI OUTLETS ARE REQUIRED: FOR ALL KITCHEN RECEPTACLES THAT ARE DESIGNED TO SERVE COUNTERTOP SURFACES, DISHWASHERS, BATHROOMS, UNDER-FLOOR SPACES OR BELOW GRADE LEVEL, IN EXTERIOR OUTLETS, WITHIN 6' OF A LAUNDRY/UTILITY/ WET BAR SINK, LAUNDRY AREAS, AND IN ALL GARAGE OUTLETS INCLUDING OUTLETS DEDICATED TO A SINGLE DEVICE OR GARAGE DOOR OPENER. (CEC 210.8)
19. ALL SMOKE AND CARBON-MONOXIDE ALARMS SHALL BE HARDWIRED WITH A BATTERY BACKUP. (CRC R314.4 & R315.1.2) (SMOKE ALARMS SHALL HAVE A 10 YEAR SEALED BATTERY)
20. AN RECEPTACLE LOCATED OUTSIDE, IN A BATHROOM OR KITCHEN ARE WITHIN 6' OF SINK EDGE AND SHALL BE GFCI

THESE PLANS HAVE BEEN PREPARED BY DANIELLE RBY, SOLELY FOR ITS USE AND SHOULD NOT BE USED WITHOUT PERMISSION FROM GLDN.

APN 09059413

Drawings Log

PERMIT 1/1/2022

ADDENDUM

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EXPIRATION DATE: 11/20/25

DATE: 1/1/2022

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

Sheet: 08 of 20

Disc: 20

ELECTRICAL



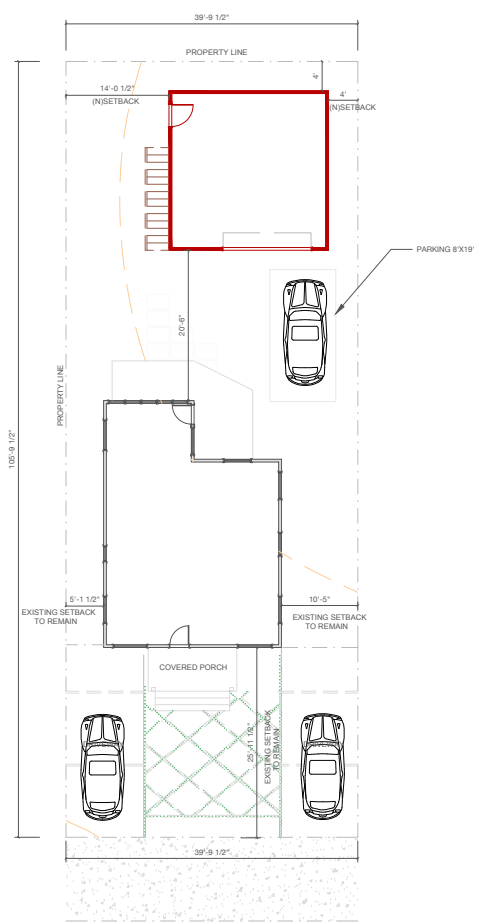
Studio GLDN
2405 S. 2000th St. Ste 100
Redwood City, CA 94061
877-328-0332

General Contractor:
JMS CONCRETE
CONCRETE

Driller:
Burr & Tom Coym

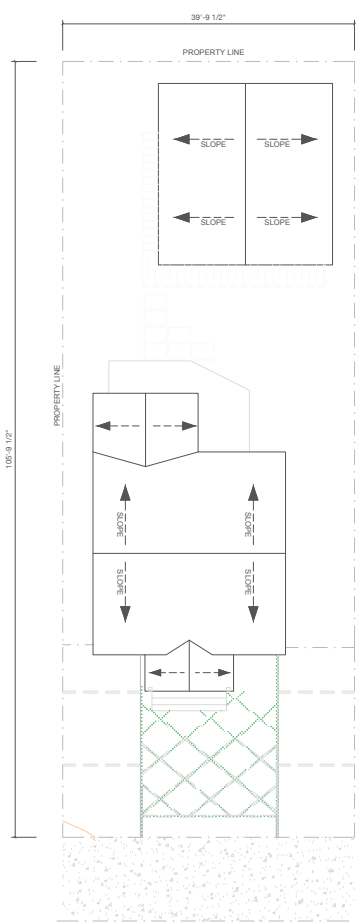
Drainage:
DRELLER INC.

NOTE:
1. ROOFING SHALL BE A MINIMUM CLASS C ROOFING FASTENERS FOR ROOFING SHALL BE CORROSION RESISTANT IN ACCORDANCE WITH CRC.



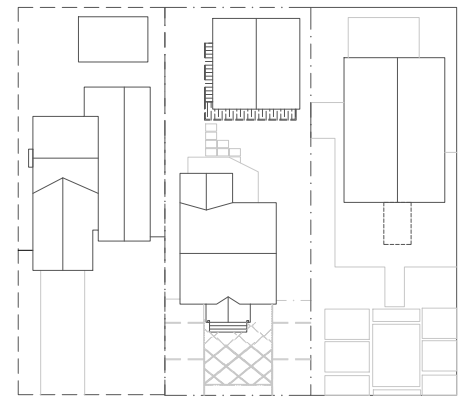
SITE PLAN

SCALE: 3/16" = 1'-0"



ROOF PLAN

SCALE: 3/16" = 1'-0"



ADJACENT PARCELS

SCALE: 1/16" = 1'-0"

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CORUM RESIDENCE
318 PARK AVE
CAPITOLA CA 95010

APN: 02609413

Drawing Log

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EXPIRATION DATE: 11/20/24

DATE: 1/1/2022

Scale: 3/16" = 1'-0"

Sheet: 09 of 20

SITE PLAN / ROOF

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REVISION	

EXPIRATION DATE: 11/20/24

DATE: 1/1/2022

Scale: 1/8" = 1'-0"

Sheet: 10 of 20

Storm Water Management Plan

STORM WATER MANAGEMENT PLAN

Drawn By:

DATE:

SCALE:

DATE:

SCALE:

DATE:

SCALE:

DATE:

SCALE:

DATE:

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EROSION CONTROL NOTES:

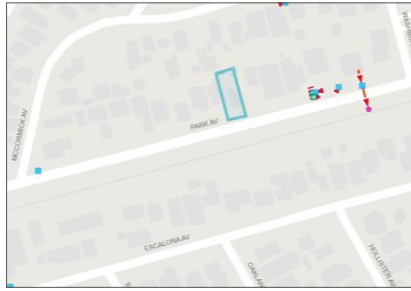
1. NO LAND CLEARING, GRADING OR EXCAVATION SHALL BE DONE BETWEEN OCTOBER 15TH AND APRIL 15TH. ANY DEVIATION FROM THIS CONDITION REQUIRES REVIEW AND APPROVAL OF A SEPARATE WINTER EROSION CONTROL PLAN BY ENVIRONMENTAL PLANNING PRIOR TO BEGINNING CONSTRUCTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM ANY ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED BY THE PLANNING DIRECTOR AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
3. PRIOR TO ANY FORECAST RAIN AND ANY TIME BETWEEN OCTOBER 15TH AND APRIL 15TH, AT THE END OF EACH WORKDAY, AT THE END OF EACH WORKWEEK, THE DEVELOPER SHALL IMPLEMENT ALL TEMPORARY MEASURES NECESSARY TO PREVENT EROSION AND SILTATION, UNTIL THE PROJECT HAS BEEN FINALIZED. THESE MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO: SEEDING OF THE AFFECTED AREAS, SAW MULCHING, AND/OR INSTALLATION OF STRAW BALES DAMS/SILT FENCES.
4. DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO LEAVE THE SITE. USE OF SILT AND GREASE TRAPS, FILTER BERMS, HAY BALES OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
5. ALL AREAS ON AND OFF SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR SEEDING WITH ANNUAL WINTER BARLEY.
6. ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON SITE IN A MANNER THAT WILL NOT CAUSE EROSION.
7. ANY MATERIAL STOCKPILED, FOR LONGER THAN 14 DAYS, DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
8. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY REVEGETATED PER LANDSCAPING PLAN. THE PROTECTION REQUIRED BY SECTION 16.22.000 SHALL BE INSTALLED PRIOR TO CALLING FOR FINAL APPROVAL OF THE PROJECT AND AT ALL TIMES BETWEEN OCTOBER 15 AND APRIL 15. SUCH PROTECTION SHALL BE MAINTAINED FOR AT LEAST ONE WINTER UNTIL PERMANENT PROTECTION IS ESTABLISHED.
9. EXPOSED SOIL ON SLOPES GREATER THAN 20% SHALL BE SEEDDED, COVERED WITH 2 INCHES OF STRAW, AND AS EROSION CONTROL BLANKET. THE EROSION CONTROL BLANKET SHALL BE STAKED IN PLACE.
10. IT IS THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES, NECESSARY TO CONTROL, SITE EROSION AND PREVENT SEDIMENT TRANSPORT OF SITE ARE IMPLEMENTED.
11. ALL SPILLS AND/OR LEAKS SHALL BE IMMEDIATELY CLEANED UP AND MITIGATED PER THE SPILL RESPONSE REQUIREMENTS SPECIFIED IN THE SWPPP DOCUMENT AND THE CONTRACTORS O&M STANDARDS.
12. CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP): PROJECT CONSTRUCTION AND DEMOLITION ACTIVITIES SHALL COMPLY WITH THE CITY'S STORM WATER BMP FOR CONSTRUCTION.
13. BMPs, SUCH AS FIBER ROLLS OR WATTLES, SHALL BE INSPECTED PERIODICALLY DURING CONSTRUCTION AND AFTER EACH SIGNIFICANT RAIN EVENT, AND ANY NEEDED REPAIRS MADE IMMEDIATELY.
14. CHECK THE SIDEWALK AND STREET DAILY DURING THE DEMOLITION AND CONSTRUCTION FOR SOIL OR SEDIMENT DRAG OUT AND SWEEP IF NEEDED.
15. OPEN BASIN OF PARTICULATE, GRANULAR OR POWDER MATERIALS (SUCH AS PLASTER OR CONCRETE) AND PAINTS SHOULD BE STORED INSIDE IF POSSIBLE. IF THESE ITEMS ARE STORED OUTSIDE, THEY MUST BE KEPT COVERED/CLOSED AND DURING THE RAINY SEASON, ALSO KEPT WITHIN SECONDARY CONTAINMENT.
16. DUMPSTERS MUST BE KEPT CLOSED AND SECURED WHEN NOT IN USE.
17. SOIL STOCKPILES, EXCAVATED AND OR NEW SOIL STOCKPILES MUST BE PROTECTED FROM RUNOFF/RUN ON BY BMPs APPROPRIATE FOR THE PILE SIZE, LOCATION AND SITE CONDITIONS, AND MUST BE COVERED WITH PLASTIC SHEETING OR TARP'S WHEN NOT IN USE AND SURROUNDED BY BERMS, FIBER ROLLS OR WATTLES TO PREVENT RUN ON AND RUN OFF. WHEN EXCAVATED SOIL IS MOVED OFF SITE, CHECK THE SIDEWALK AND STREET FOR DIRT, DRAG OUT AND SWEEP IF NEEDED.
18. STORM DRAIN INLET/CATCH BASIN PROTECTION IF AN ADJACENT STREET CATCH BASIN; F: FILTER FABRIC IS USED, PLEASE USE FIL# TREC 8 SOXW WITH MIRA# 140N FABRIC. UNDERNEATH THE GRATE, APPROPRIATELY SIZED, AND SECURED, DURING CONSTRUCTION ENSURE FABRIC EXTENDS A MINIMUM OF 6" INCHES BEYOND CATCH BASIN AFTER PLACEMENT OF GRATE. CONTRACTOR SHALL REMOVE FILTER FABRIC UPON COMPLETION OF PROJECT.

SHEET NOTES:

- A. ALL MEASURES TO CONTROL SEDIMENT AND STORM WATER SHALL COMPLY WITH THE CITY OF SANTA CRUZ BEST MANAGEMENT PRACTICES FOR CONSTRUCTION STORM WATER POLLUTION CONTROL MANUAL.
- B. THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED AT LEAST (4) FOUR WORKING DAYS PRIOR TO ANY SITE CLEARING OR GRADING, SO THAT THE WORK IN THE FIELD CAN BE COORDINATED WITH THE GRADING CONTRACTOR AND ARRANGEMENTS FOR TESTING AND OBSERVATION SERVICES CAN BE MADE. THE RECOMMENDATIONS OF THE SOILS REPORT ARE BASED ON THE ASSUMPTION THAT THE GEOTECHNICAL ENGINEER WILL PERFORM THE REQUIRED TESTING AND OBSERVATION SERVICES DURING GRADING AND CONSTRUCTION. IT IS THE OWNER'S RESPONSIBILITY TO MAKE THE NECESSARY ARRANGEMENTS FOR THESE REQUIRED SERVICES.
- C. WHERE REFERENCED IN THE SOILS REPORT, PERCENT RELATIVE COMPACTION AND OPTIMUM MOISTURE CONTENT SHALL BE BASED ON ASTM TEST DESIGNATION D1557.
- D. AREAS TO BE GRADED SHOULD BE CLEARED OF ALL OBSTRUCTIONS INCLUDING LOOSE FILL, TREES NOT DESIGNATED TO REMAIN, AND OTHER UNSUITABLE MATERIAL (E. COBBLES GREATER THAN 6 INCHES IN DIAMETER). EXISTING DEPRESSIONS OR VOIDS CREATED DURING SITE CLEARING SHOULD BE BACKFILLED WITH ENGINEERING FILL.
- E. CLEARED AREAS SHOULD THEN BE STRIPPED OF ORGANIC-LADEN TOPSOIL. STRIPPING DEPTH IS TYPICALLY FROM 2-6 INCHES. ACTUAL DEPTH OF STRIPPING SHOULD BE DETERMINED IN THE FIELD BY THE GEOTECHNICAL ENGINEER. STRIPPINGS SHOULD BE WASTED OFF-SITE OR STOCKPILED FOR USE IN THE LANDSCAPED AREAS IF DESIRED.
- F. THE CLAYEY SOILS ENCOUNTERED IN THE NEAR SURFACE SOILS, FROM APPROXIMATELY 1' TO 2.5 FEET BELOW EXISTING GRADE, EXHIBITED MODERATELY EXPANSIVE PROPERTIES IN ONE OF THE THREE TEST BORINGS. PLEASE NOTE THAT ANY HIGHLY EXPANSIVE SOILS ENCOUNTERED AT THE BOTTOM OF THE FOUNDATION EXCAVATIONS FOR THE NEW ADDITION SHOULD BE REMOVED AND REPLACED WITH NON-EXPANSIVE ENGINEERED FILL PER THE DISCRETION OF THE PROJECT GEOTECHNICAL ENGINEER.
- G. THE SURFACE SOILS ARE CLASSIFIED AS HAVING A LOW TO MODERATE POTENTIAL FOR EROSION. FINISHED GROUND SURFACE SHOULD BE PLANTED WITH GRASS COVER AND CONTINUALLY MAINTAINED TO MINIMIZE SURFACE EROSION.
- H. IMPORT MATERIALS TO BE USED AS ENGINEERED FILL SHOULD BE GRANULAR, FREE OF ORGANIC MATERIALS, AND CONTAIN NO ROCKS IN EXCESS OF 2 INCHES IN SIZE OR OTHER DELETERIOUS MATERIALS.
- I. IF GRADING IS PERFORMED DURING OR SHORTLY AFTER THE RAINY SEASON, THE ON-SITE SOILS AND OTHER MATERIALS MAY BE TOO WET IN THEIR EXISTING CONDITION TO BE USED AS ENGINEERED FILL. THESE MATERIALS MAY REQUIRE A DILIGENT AND ACTIVE DRYING AND/OR MIXING OPERATION TO REDUCE THE MOISTURE CONTENT TO THE LEVELS REQUIRED TO OBTAIN ADEQUATE COMPACTION AS AN ENGINEERED FILL.

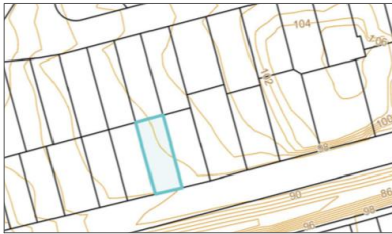
SEDIMENT CONTROL NOTES:

1. FIBER ROLLS ARE TO BE PLACED AT THE DOWN SLOPE PERMITS OF THE DISTURBANCE LIMITS TO PREVENT OR LIMIT SEDIMENT FROM LEAVING THE SITE. IN URBAN AREAS OR SITES DIRECTLY ADJACENT TO STREETS, FIBER ROLLS SHALL BE PLACED AT THE BACK OF A SIDEWALK OR CURB TO LIMIT SEDIMENT FROM ENTERING THE STREET.
 2. FIBER ROLLS OR WATTLES ARE GENERALLY PREFERRED OVER SILT FENCES. FIBER ROLLS ARE BEST USED IN LOW-EXPOSURE/LOW-SEDIMENT LOAD AREAS. FIBER ROLLS AT THE TOE OF SLOPES GREATER THAN 6:1 (H:V) MAY REQUIRE THE USE OF 20 INCH DIAMETER ROLLS OR INSTALLATIONS ACHIEVING THE SAME PROTECTION (E.G., STACKED SMALLER DIAMETER FIBER ROLLS, ETC.). FIBER ROLLS MUST BE ADEQUATELY TRENCHED TO BE EFFECTIVE.
- STORM DRAIN INLET PROTECTION**
PROJECTS THAT INCLUDE STORM DRAIN INLETS OR PROJECTS THAT DRAIN INTO STORM DRAINS SHALL INCLUDE MEASURES ON THE STORMWATER POLLUTION CONTROL PLAN TO PROTECT THE INLETS SO SILT AND OTHER POLLUTANTS DO NOT ENTER THE STORM DRAIN SYSTEM. STORM DRAIN INLET PROTECTION CONSISTS OF A SEDIMENT FILTER OR AN IMPOUNDING AREA AROUND OR UPSTREAM OF A STORM DRAIN, DROP INLET, OR CURB INLET. STORM DRAIN INLET PROTECTION MEASURES TEMPORARILY POND RUNOFF BEFORE IT ENTERS THE STORM DRAIN, ALLOWING SEDIMENT TO SETTLE. SOME FILTER CONFIGURATIONS ALSO REMOVE SEDIMENT BY FILTERING, BUT USUALLY THE PONDING ACTION RESULTS IN THE GREATEST SEDIMENT REDUCTION.



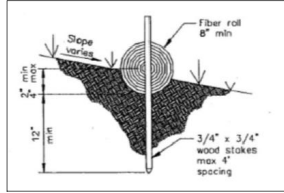
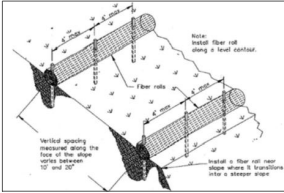
STORM DRAINS

SCALE: NTS



CONTOUR MAP

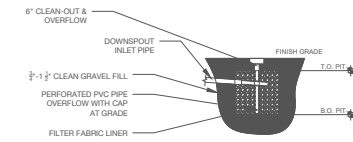
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FIBER ROLLS

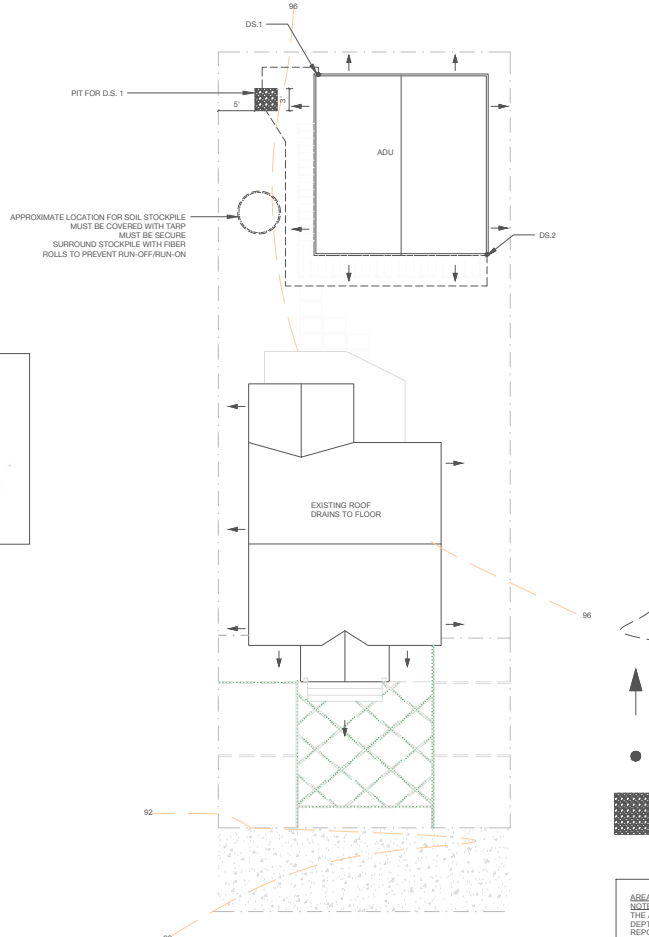
SCALE: NTS

NOTE:
HOMEOWNERS ARE REQUIRED TO INSPECT DISSIPATION PIT PRIOR TO RAINY SEASON TO ENSURE THE LONG TERM FUNCTIONALITY OF THE SYSTEM. HOMEOWNERS TO INSPECT LINER TO ENSURE THAT SEDIMENT IS NOT CLOGGING DISSIPATION PIT LINER.



DISSIPATION PIT

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



AREA OF DISTURBANCE (LIMITS OF GRADING)
NOTE:
THE AREA IS GENERALLY FLAT. ALL AREA DISTURBANCE WILL BE RECOMPACTED. DEPTH OF SOIL REMOVAL & RECOMPACTMENT TO BE DETERMINED BY THE SOIL REPORT. THERE WILL BE NO NEW CONTOURS AFTER GRADING. UNO

DRAWN BY:



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240 S. PICO BLVD. SUITE 100
PASADENA, CA 91105
TEL: 626.792.2222

General Contractor:
JAG CONCRETE
C/O RBBB

Driller:
Burt & Tom Coyle

Contractor:
DANIELLE RBBB

- PLANT LEGEND:**
1. LEMON TREE - MEDIUM FRUIT TREE, PERENNIAL
 2. BANANA TREE - LARGE HERBACEOUS, PERENNIAL
 3. MAJESTY PALM TREE - MEDIUM TREE
 4. CALLA LILY - MEDIUM BULB, PERENNIAL
 5. GANNIA LILY - LARGE SUBTROPICAL HERBACEOUS PERENNIAL
 6. PHILODENDRON SELLOUM - MEDIUM TREE, PERENNIAL
 7. BOUGAINVILLEA - LARGE SHRUB, PERENNIAL
 8. ECHIVERVIA - SUCCULENT

GREEN AREA DESIGNATES:
EXISTING TO REMAIN
MEDIUM SHRUBS AND FLOWERS - (#7, #8)
MEDIUM TREES - (#1, #3, #6)
LARGE TREES - (#2)
NOTE: In addition: Green area may have smaller plants surrounding the base. Please note: select plants may be omitted from planting based on owners discretion.

ORANGE AREA DESIGNATES:
EXISTING TO REMAIN
SMALLER SHRUBS AND FLOWERS - (#4, #8)
MEDIUM TREE - (#1)
NOTE: In addition: Orange area may have smaller plants surrounding the base. Please note: select plants may be omitted from planting based on owners discretion.

ORANGE AREA DESIGNATES:
EXISTING TO REMAIN
SMALLER SHRUBS AND FLOWERS - (#4, #8)
SMALL TREE - (#3)
NOTE: In addition: Orange area may have smaller plants surrounding the base. Please note: select plants may be omitted from planting based on owners discretion.



LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

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CORUM RESIDENCE
318 PARK AVE
CAPITOLA CA 95010

APN:	02609413
Drawing Log	Date
PERMIT	1/1/2022
ADDENDUM	
REVISION	
REVISION	

EXPIRATION DATE: 11/20/24
DATE: 1/1/2022

Scale: 3/16" = 1'-0"

Sheet: 11 of 20

SITE PLAN / ROOF

DRAWN BY:

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APN:	03609413
Drawing Log:	Date:
PERMIT:	1/1/2022
ADDENDUM:	
REVISION:	
REVISION:	

EXPIRATION DATE: 11/20/24
DATE: 1/1/2022

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

Sheet: 12 of 20

EXTERIOR ELEVATION



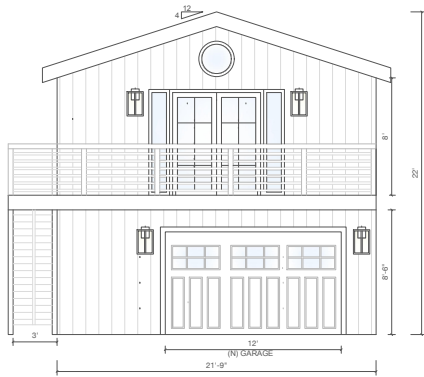
EXISTING MAIN RESIDENCE

MATERIALS

MATERIALS ARE TO MATCH EXISTING MAIN RESIDENCE
SIDING: HARDPLANK
ROOFING: COMPOSITION
WINDOWS: WINDOWS ARE TO MATCH EXISTING / VINYL AND GLASS
ADU DOOR: NANO-ACCORDION DOOR
GARAGE SIDE DOOR: CEDAR

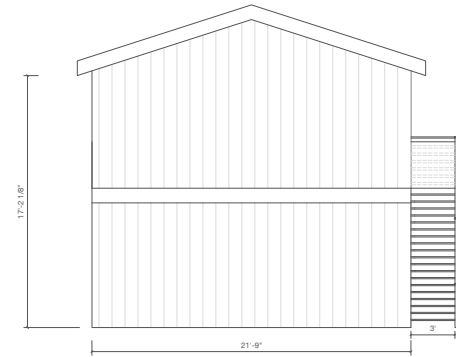


HOUSE: CLOUD SKY - BENJAMIN MOORE TRIM: PAPER WHITE - BENJAMIN MOORE DOOR: CHANTILLY LACE - BENJAMIN MOORE



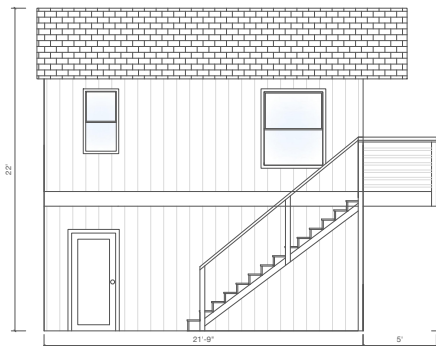
PROPOSED EXTERIOR ELEVATION | SOUTH

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



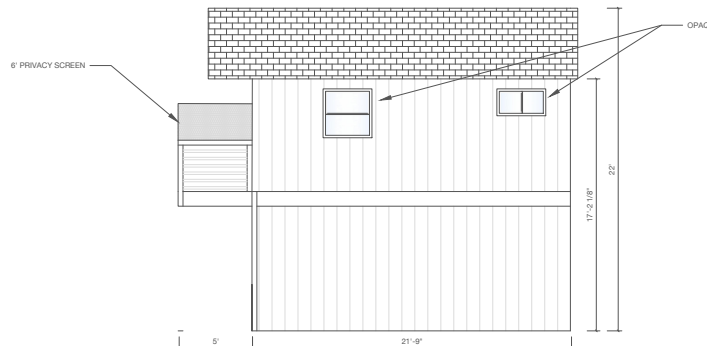
PROPOSED EXTERIOR ELEVATION | NORTH

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



PROPOSED EXTERIOR ELEVATION | WEST

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



PROPOSED EXTERIOR ELEVATION | EAST

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

NOTES:

- SIDING, ROOF AND APPLICABLE MATERIALS TO BLEND WITH EXISTING.
- EXTERIOR SCONCE HEIGHT TO BE FIELD VERIFIED

DECK NOTES:

ARTICLE 1 - DECK FOUNDATION

- Footings shall bear on solid ground and shall be placed at least 12" below the undisturbed ground surface.

ARTICLE 2 - DECK FRAMING

- Deck framing shall be of approved naturally durable or pressure-preservative-treated wood.

ARTICLE 2 - STARWAY

- Stairways shall not be less than 36" in clear width above the handrails. Handrail projections are limited to not more than 4-8" on either side of the stairway.
- Headroom shall not be less than 6'8" measured vertically from the sloped line adjoining the tread nosings.
- Riser height shall not exceed 7.75"; the greatest riser height with any flight of stairs shall not exceed the smallest by more than 3/8".
- Tread depth shall be at least 10". The largest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8".
- Nosings not less than 0.75" but not more than 1.25" shall be provided on the stairways and shall meet the tread depth in less than 11". The radius of curvature at the nosing shall be no greater than 9/16".

ARTICLE 3 - HANDRAIL

- Handrails shall be provided on at least one side of each continuous flight of stair with four or more treads. CBC 91311.7.8.
- The top of handrails shall be 34 to 38 inches above the tread nosings.
- Handrails ends shall be returned or shall terminate in newel post or safety terminals. Handrails adjacent to a wall shall have a spaced foot less than 1-1/2" between the wall and the handrails.

ARTICLE 4 - GUARDRAIL

- Guards shall be located open sided walking surfaces, including stairs, porches, balconies, or landings, that are located more than 30" at any point within 36" horizontally to the edge of the open side.
- Guards shall be not less than 42" high measured vertically above the walking surface or the line connecting the leading edges of the treads.
- Guards shall not have openings from the walking surface to the required guard height which allows passage of a sphere 4" in diameter.
- Guards and handrails shall be capable to withstand a single concentrated load of 200 lbs applied in any direction at any point along the top of the rail.

ARTICLE 5 - LANDINGS

- Exterior doors onto decks/porches shall be provided with landings. The width of each landing shall be not less than the door served. Every landing shall have a minimum dimension of 36" measured in the direction of travel. Exterior landings are permitted to have a slope not exceeding 1/4 inch vertical in 12 units horizontal.
- Exterior landings are the required egress door shall not be more than 1.5' lower than the top of the threshold for the door-swinging door and not more than 7.75" below the top of the threshold for the in-swinging door.
- Doors other than the required egress door shall be provided with landings not more than 7.75" below the top of the threshold.
- Exterior stairways shall be provided with an artificial light source located in the immediate vicinity of the top landing of the stairway. Lighting shall be controlled from inside the dwelling unit.

ARTICLE 6 - ADDITIONAL NOTES

- If needed all new timber floor joist shall be located more than 18" clear of crawl space ground or wood grades when closer than 12". Or shall be from preservative-treated wood.
- Fasteners, including nuts and washers in contact with preservative treated wood shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze or copper. Coating types and weights for connectors in contact with preservative treated wood shall be in accordance with the connectors manufacturer's recommendations, a minimum of gal to a 603 type G185 zinc-coated galvanized steel, or equivalent, shall be used.
- See structural plans for guardrail details.
- DECK IS TO HAVE 4 - 6" RISERS.

DRAWN BY:



Studio GLDN
1485 S RICHES BLVD STE 100
SANTA ANA, CA 92705
949-238-8133

General Contractor:
JAMES BOONING
CONTRACTORS

Owner:
Burt & Tam Corum

Designer:
DANIELLE IRBY

CORUM RESIDENCE
318 PARK AVE
CAPITOLA CA 95010

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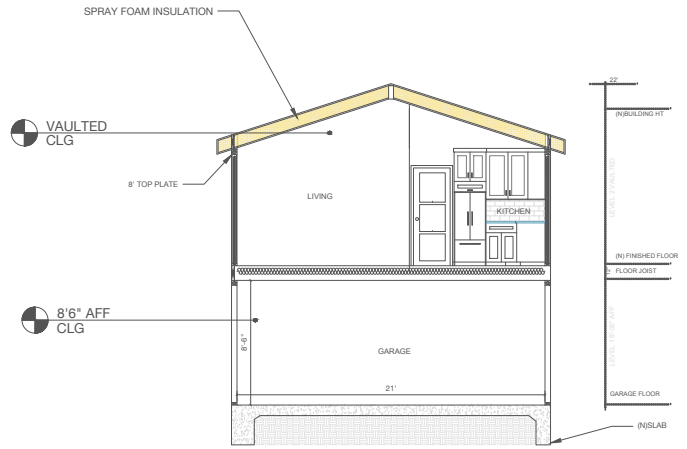
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Drawing Log:	Date:
PERMIT:	1/1/2022
ADDENDUM:	
REVISION:	
REVISION:	

EXPIRATION DATE: 11/20/24
DATE: 1/1/2022

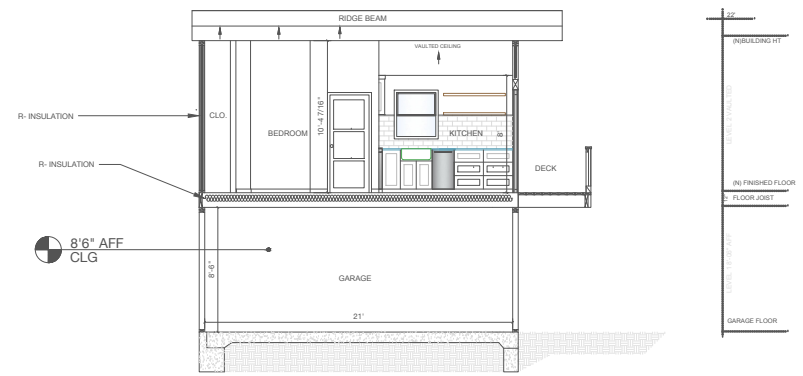
Scale: 1/4" = 1'-0"
Sheet: 13 of 20

SECTIONS

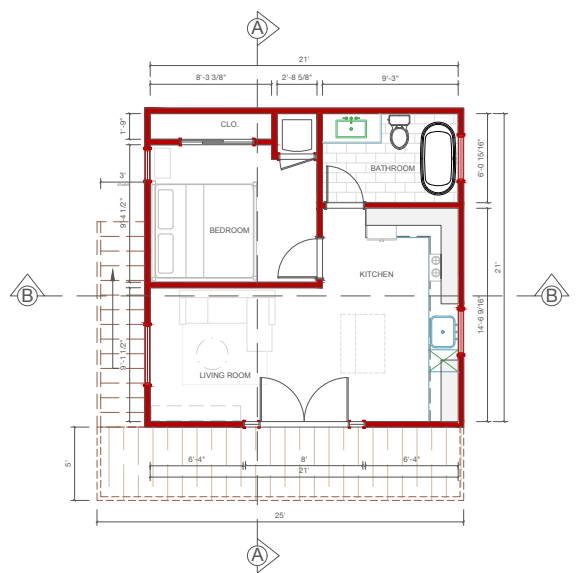
NOTES:
1. SEE STRUCTURAL SHEETS FOR STRUCTURAL DETAILS
2. SEE ENERGY CALC FOR INSULATION DETAILS



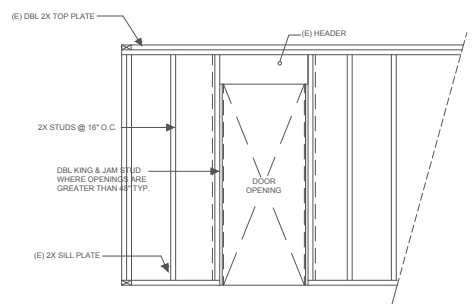
PROPOSED SECTION | A
SCALE: 1/4" = 1'-0"



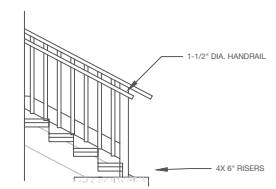
PROPOSED SECTION | B
SCALE: 1/4" = 1'-0"



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



TYPICAL EXTERIOR WALL FRAMING DETAIL
SCALE: NTS



DECK STAIR DETAIL
SCALE: NTS = 1'-0"

DRAWN BY:



Studio GLDN
3835 SERRANO AVE. SUITE 100
DUBLIN, CA 94568
TEL: 925.851.1113

General Contractor:
JAG BUILDING
CONTRACTORS

Client:
Burt & Tam Corum

Designer:
DANIELLE IRBY

CORUM RESIDENCE
318 PARK AVE
CAPITOLA CA 95010

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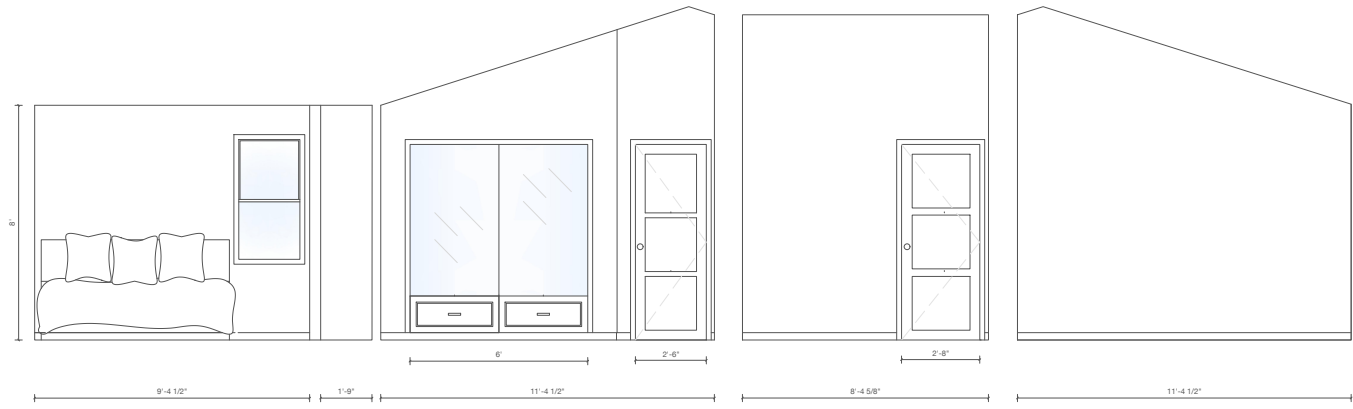
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Drawing Log	Date
PERMIT	1/1/2022
ADDENDUM	
REVISION	
REVISION	

EXPIRATION DATE: 11/2024
DATE: 1/1/2022

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

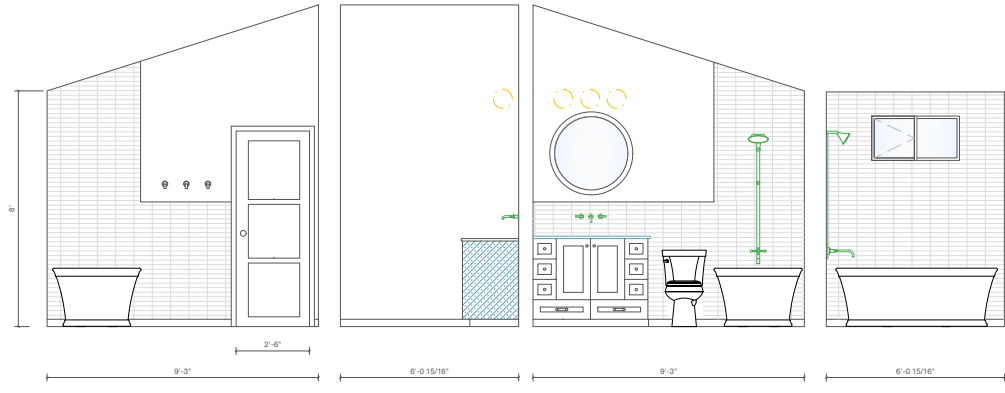
Sheet: 14 of 20

INTERIOR ELEVATION



MASTER BEDROOM ELEVATION

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



MASTER BATHROOM ELEVATION

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

DRAWN BY:



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925-224-5121

General Contractor:
JAMES EDWARDS
C/O RBBBY

Client:
Burt & Tam Corum

Drawn By:
DANIELLE IRBY

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CAPITOLA CA 95010

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APN: 036054113

Drawing Log

PERMIT 1/1/2022

ADDENDUM

REVISION

REVISION

EXPIRATION DATE: 11/20/24

DATE: 1/1/2022

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

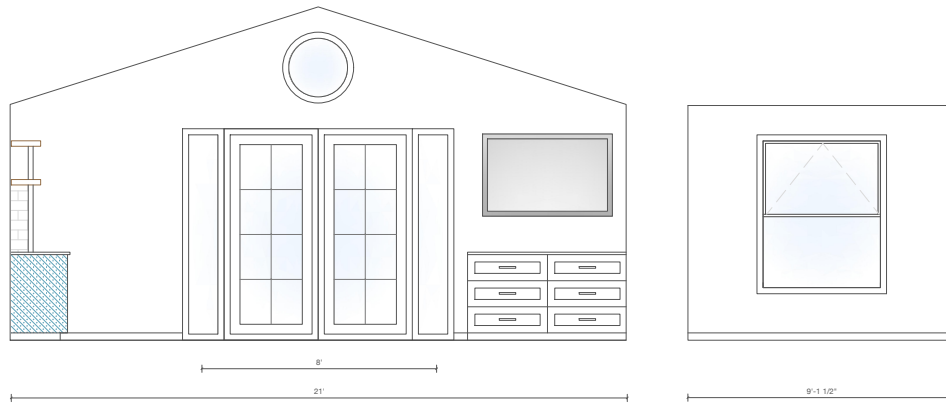
Sheet: 15 of 20

Interior Elevation



LIVING ROOM / KITCHEN ELEVATION

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



LIVING ROOM ELEVATION

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

DRAWN BY:



MID COAST ENGINEERS
CIVIL ENGINEERS AND LAND SURVEYORS
 70 PENNY LANE, SUITE A, WATSONVILLE, CA 95076 - (831) 724-2580

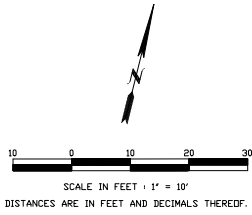


PLOT PLAN
 LOT 12, MCCORMICK'S ADDITION TO CAPITOLA, VOLUME 18 OF
 MAPS, PAGE 62, SANTA CRUZ COUNTY RECORDS
 318 PARK AVENUE, CAPITOLA
 SANTA CRUZ COUNTY CALIFORNIA

SCALE 1" = 10'
 DATE: 04/29/2022
 REVISED:
 JOB NO: 2204423
 SHEET

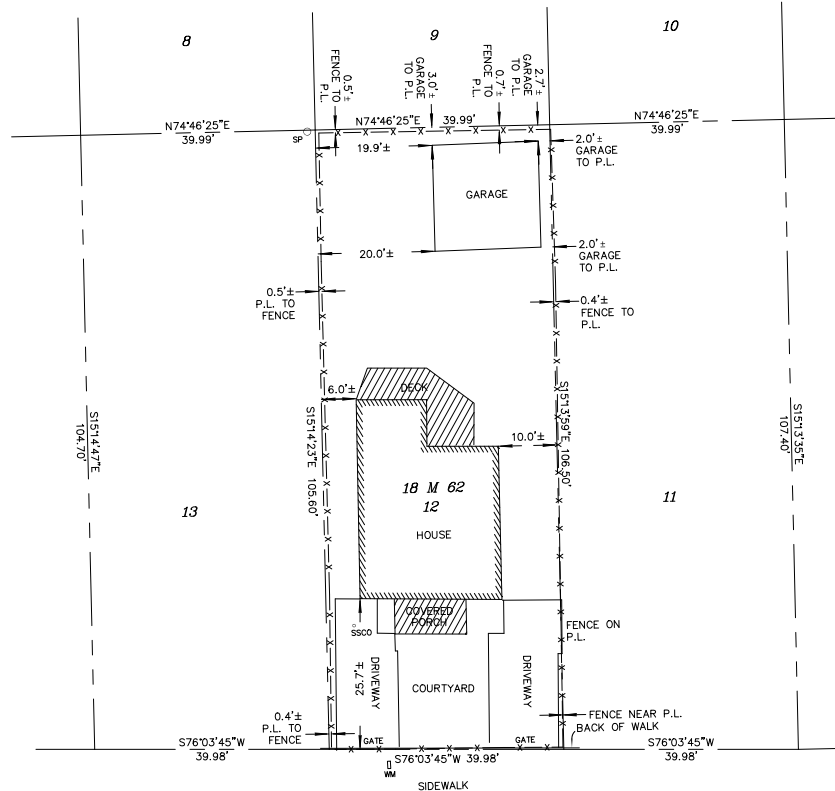
1

OF 1 SHEETS



BASIS OF BEARINGS
 FOR THIS SURVEY IS NAD83 (2022) CCS ZONE 3 ESTABLISHED USING
 RTK GPS TECHNIQUES AND ACCESSED USING SMARTNET NORTH AMERICA.

- LEGEND**
- SUBJECT BOUNDARY
 - ADJOINER BOUNDARY
 - x-x-x-x- FENCE CENTERLINE
 - P.L. PROPERTY LINE
 - SP SERVICE POLE
 - SSCO SANITARY SEWER CLEAN OUT
 - WM WATER METER



PARK AVENUE 50' WIDE

Capitola Planning Commission

Agenda Report

Meeting: June 2, 2022

From: Community Development Department

Address: 4800 Opal Cliff Drive



Permit Number: #22-0011

APN: 034-462-05

An application for a Conditional Use Permit and Coastal Development Permit amendments (Permit #97-88) for repair and maintenance of an existing coastal protection structure located within the RM-M (Multi-Family Residential, Medium Density zoning district and the CZ (Coastal Overlay) zone.

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

Environmental Determination: Categorical Exemption 15301 (Class 1), 15302 (Class 2), 15304 (Class 4)

Property Owner: Eliot Beja

Representative: Diedre Hamilton, Filed: 01.22.2021

APPLICANT PROPOSAL

The applicant is proposing an amendment to a Conditional Use Permit (CUP) and Coastal Development Permit (CDP) for the repair and maintenance of a coastal protection structure approved by the Planning Commission on February 8, 1998 in the RM-M (Multi-Family Residential, Medium Density) Zoning District. The proposal consists of a plan for immediate repairs, periodic monitoring, and a maintenance agreement to address future repairs.

BACKGROUND

The Planning Commission originally approved a Coastal Development Permit, Conditional Use Permit, and Design Permit for a bluff toe seawall and a shotcrete bluff top wall in 1998 (Attachment #6). The approval was appealed by the Coastal Commission. The Coastal Commission required a geotechnical investigation to be completed and further coordination of the relocation of a then existing rip rap emplacement. When these issues were addressed, the Coastal Commission withdrew the appeal. The concrete bluff toe seawall and bluff top shotcrete wall were constructed in late 1998 to preserve the configuration of the bluff and protect the bluff top improvements

This proposal is limited to the bluff top wall only. No changes to the bluff toe wall are proposed.

The bluff top wall is a structural shotcrete retaining wall with post-tensioned tieback anchors. The wall has a substrate panelized drainage system with weepholes to release drainage and pressure from behind the wall.

In January of 2021, the Opal Cliff West HOA filed this application to repair the bluff toe seawall and bluff top shotcrete wall. During plan review, the Coastal Commission staff noted that the bluff toe wall was within the Coastal Commission's jurisdiction and would need a permit from the

Coastal Commission directly. The applicant decided to remove the blufftop wall from the scope of this permit request.

The applicant is also proposing a Monitoring and Maintenance Agreement to be formalized and recorded with the property deed. This document formalizes that maintenance and repairs to the shotcrete blufftop wall can be made in the future by determination of the Community Development Director and securing Building Permits rather than requiring a CDP and CUP amendment each time maintenance or repairs are needed.

The applicant provided a geotechnical plan review and inspection report by Haro, Kasunuch and Associates, Inc. (Attachments #2 and #3).

DISCUSSION

Pursuant to Sections 17.16.020 (A)[3], 17.52.020 (6), and 17.44.070 (A) of the Capitola Municipal Code, a conditional use permit and a coastal development permit are required for repair and maintenance activities in the environmentally sensitive habitat area.

The applicant's proposal is broken down into the following components:

1. Repair of two areas of the shotcrete wall that have failed/broken and have left voids in the wall face. The repair includes reinstallation of the waterproofing and drainage substrate system, 19 soil nails that serve as a shallow tie back anchor, dowels into the existing shotcrete wall, and application of new shotcrete to fill the voids and to cover the heads of soil nails and dowels. See Location 1 and Location 2 on plan sheet 2.
2. Saw cutting of a portion of the original shotcrete wall that is at the property boundary with 4790 Opal Cliff Drive. This edge of the shotcrete wall has been outflanked and cutting it back will reduce further erosion behind the wall.
3. The proposal includes removal of pampas grass that has grown in the voids and along the edges of the wall. Removal will be to the top of the root ball and include an aquatic herbicide applied. The root ball will be left in place to minimize further erosion.
4. A Maintenance and Monitoring Agreement with the City of Capitola that will allow the Community Development Director to authorize repair and maintenance work to the blufftop shotcrete wall through the Building Permit process and requires the property owner to commission an inspection of the blufftop wall every five years.

The Coastal Commission staff was included in the plan review process and provided input on the project and maintenance and monitoring agreement. Their primary comment was to remove the blufftop retaining wall from this application. They also advised that an aquatic herbicide be used and assisted with the language of Condition #11 (bird nesting protection).

Mobilization and Staging

The repair operation will stage from the parking lot only. The applicant is proposing to access the wall face with a truck, boom, and bucket. No beach access or staging are proposed. See the Construction Operations Plan (Attachment #4).

Maintenance Agreement

The applicant is proposing a Maintenance and Monitoring Agreement to allow similar types of repairs in the future without requiring a revision to the Coastal Development Permit. City staff has worked with the Coastal Commission staff and the applicant to create the document that will be recorded with the property title. The agreement assigns the Community Development Director the authority to determine the scope of work and process Building Permits for future maintenance of the blufftop shotcrete wall only.

Project Specific Conditions

9. The applicant shall utilize an aquatic herbicide for removal of the Pampass grass.
10. The applicant shall remove all wall debris from the beach and bluff, prior to Planning Department final inspection.
11. To the extent practicable, vegetation removal and maintenance activities shall be performed from September 1 through January 31 to avoid the general nesting period for birds. If maintenance or vegetation removal cannot be performed during this period, pre-maintenance surveys will be performed no more than two days prior to beginning work activities to locate any active nests as follows: The owner/applicant shall be responsible for the retention of a qualified biologist to conduct a survey of the project site and surrounding 500' for active nests—with particular emphasis on nests of migratory birds—if maintenance (including site preparation) will begin during the bird nesting season, from February 1 through August 31. If active nests are observed on either the project site or the surrounding area, the project owner/applicant, in coordination with the appropriate City staff, shall establish no-disturbance buffer zones around the nests, with the size to be determined in consultation with the California Department of Fish and Wildlife (usually 300' for perching birds and 500' for raptors). The no-disturbance buffer will remain in place until the biologist determines the nest is no longer active or the nesting season ends. If construction ceases for two days or more and then resumes during the nesting season, an additional survey will be necessary to avoid impacts on active bird nests that may be present.
12. The applicant and City of Capitola shall execute and record the maintenance and monitoring agreement prior to issuance of Building Permit for the proposed maintenance and repair.
13. The shotcrete used for repair shall match the color and texture of the existing shotcrete wall.

CEQA REVIEW

This project is categorically exempt under 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and 15304 (Minor Alterations to Land) of the California Environmental Quality Act. The proposed project consists of in-kind repairs of an existing deteriorated shotcrete wall, would involve no expansion of use beyond that previously existing, would not result in a significant cumulative impact due to the continuation of the existing use, would consist of the repair of an existing wall structure, would have substantially the same purpose and capacity as originally intended, would result in no permanent effects on the environment, and would not involve the removal of scenic or mature trees.

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #21-0011 based on the following Conditions and Findings for Approval.

Attachments

1. Project Plan Set
2. Geotechnical Plan Review
3. Inspection Monitoring and Maintenance Report
4. Construction Operations Plan
5. Maintenance and Monitoring Agreement
6. Original Permit #97-88

Conditions of Approval

1. 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 on June 2, 2022. All construction and site improvements shall be completed according to the approved plans.
2. 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.
3. Construction activity shall be subject to a noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official.

Planning

4. The project approval consists of construction of conditional use permit, and coastal development permit amendments to permit #97-88 for repair and maintenance of an existing coastal protection structure. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on June 2, 2022, except as modified through conditions imposed by the Planning Commission during the hearing.
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 project scope shall require Planning Commission approval.
6. Prior to issuance of a building permit, all Planning fees associated with permit #21-0011 shall be paid in full.
7. Prior to Final Inspection by the Planning Department, 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 may 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.

8. This permit is transferable with the title to the underlying property such 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.
9. The applicant shall utilize an aquatic herbicide for removal of the Pampass grass.
10. The applicant shall remove all broken off wall debris from the beach and bluff, prior to Planning Department final inspection.
11. To the extent practicable, vegetation removal and maintenance activities shall be performed from September 1 through January 31 to avoid the general nesting period for birds. If maintenance or vegetation removal cannot be performed during this period, pre-maintenance surveys will be performed no more than two days prior to beginning work activities to locate any active nests as follows: The owner/applicant shall be responsible for the retention of a qualified biologist to conduct a survey of the project site and surrounding 500' for active nests—with particular emphasis on nests of migratory birds—if maintenance (including site preparation) will begin during the bird nesting season, from February 1 through August 31. If active nests are observed on either the project site or the surrounding area, the project owner/applicant, in coordination with the appropriate City staff, shall establish no-disturbance buffer zones around the nests, with the size to be determined in consultation with the California Department of Fish and Wildlife (usually 300' for perching birds and 500' for raptors). The no-disturbance buffer will remain in place until the biologist determines the nest is no longer active or the nesting season ends. If construction ceases for two days or more and then resumes during the nesting season, an additional survey will be necessary to avoid impacts on active bird nests that may be present.
12. The applicant and City of Capitola shall execute and record the maintenance and monitoring agreement prior to issuance of Building Permit for the proposed maintenance and repair.
13. The shotcrete used for repair shall match the color and texture of the existing shotcrete wall.

Public Works

14. At the time of submittal for building permit review, a sediment and erosion control plan (construction BMP's), including equipment and stockpile location and protection, 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.
15. At the 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.

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

Conditional Use Permit Findings

- A. **The proposed use is allowed in the applicable zoning district.**
Accessory structures located in the ESHA are permitted through a conditional use permit and coastal development permit in the RM-M zoning 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 shotcrete wall was determined to be consistent with the general plan, local coastal program, and zoning code in 1998. The repair and maintenance of the existing wall is consistent the current general plan, local coastal program, and zoning code.
- 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 proposed use is to repair and continue the use of an existing accessory structure that supports the bluff behind the existing multifamily building on the property. The existing shotcrete wall is compatible with and will not interfere with other planned land uses in the vicinity.
- D. **The proposed use will not be detrimental to the public health, safety, and welfare.**
The proposed shotcrete wall repair will not be detrimental to the public health, safety, or welfare. As conditioned, the mobilization and finished repairs will stabilize the wall and reduce the possibility of further debris from falling onto the beach.
- E. **The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.**
The proposed use does not have any immediate demands on services or infrastructure. Similar structures exist in the vicinity and the proposed repair does not alter the existing location.

Coastal Findings

1. **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.
2. **The project maintains or enhances public views.**
The proposed project has no permanent impact on view or coastal access.

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

The proposed project will have a minimal impact to existing with Pampas Grass to be removed above the root. Pampas Grass is nonnative and is a “recommended to avoid” plant species by the Department of Fish and Wildlife. Condition of approval #12 requires the applicant to avoid repairs during the nesting season or hire a qualified biologist to survey any nesting activity in the area prior to start of work.

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

The project has no impact on recreation access or cost.

5. **The project maintains or enhances opportunities for visitors.**

The project has no impact on visitors and opportunity.

6. **The project maintains or enhances coastal resources.**

The proposed wall repair is intended to maintain the bluff and minimize erosion.

7. **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 wall repair will not be noticeable from offsite when compared to the conditions since 1998. There are no significant design or operational impacts associated with the repair.

8. **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 will not obstruct public access and has no impact on recreation or visitor opportunities and experiences. Short term mobilization impacts will be minimal and only impact the project site.

Prepared By: Brian Froelich

BLUFFTOP RETAINING WALL MAINTENANCE

PREPARED FOR:

OPAL CLIFF WEST HOA
C/o MR. DAVID MEWES, HOA BOARD PRESIDENT
4800 OPAL CLIFF DRIVE,
CAPITOLA, CALIFORNIA 95010

PROJECT ADDRESS:

OPAL CLIFF WEST HOA
4800 OPAL CLIFF DRIVE,
CAPITOLA, CALIFORNIA 95010
APN: 034-251-05

SCOPE OF WORK

- AREAS (TWO LOCATIONS) OF SHOTCRETE WALL REPAIR:
 - AT UP COAST END OF WALL, LOCATION 1, LARGE MASS OF SHOTCRETE, BEDROCK, AND REBAR DISCLOSED, VOID LEFT BY MASS MEASURES APPROX. 11' WIDE x 2' TALL x 1.5' DEEP. NOW EXPOSED BEDROCK/TERRACE CONTACT IS VISIBLE ALONG W/ EXISTING MIRADRAN PANELS AND PVC PIPES.
 - AT SECOND AREA LOCATED APPROX. 15' FROM DOWN COAST PROPERTY LINE, LOCATION 2, BLOCKS OF BEDROCK HAVE BEEN BROKEN OFF LEAVING VOID MEASURING APPROX. 6' WIDE x 5' TALL x 1' DEEP. LOSS OF THESE UNSUPPORTED, BEDROCK BLOCKS WILL EXPOSE BASE OF WALL DRAINAGE SYSTEM AND EASILY ERODED TERRACE DEPOSITS.
 - TO FACILITATE REPAIR IN THESE TWO LOCATIONS, OVERHANGING SHOTCRETE WILL BE TRIMMED AND VEGETATION CLEARED. SHALLOW ROCK BOWLS OF 1" DIA. DRIVING RODS WILL BE INSTALLED AT LEAST 8" ONTO BEDROCK BLUFF FACE BELOW BASE OF WALL AT BOTH REPAIR AREAS. TOTAL UP TO (10) ANCHORS ARE ANTICIPATED. MIRADRAN PANELS CONNECTED TO EXISTING BEHIND WALL DRAIN SYSTEM AND WEEP HOLES WILL BE INSTALLED PRIOR TO SHOTCRETE PLACEMENT. REPAIR SHOTCRETE WILL INCORPORATE STEEL REINFORCEMENT TIED TO STEEL ROCK DOWELS TO MINIMIZE SHRINKAGE CRACK WIDTHS. SPECIFIC EXTENT OF REPAIR AREAS WILL BE CONFIRMED BY HKA (HARO, KASUNICH AND ASSOCIATES) IN FIELD DURING CONSTRUCTION.
- SHOTCRETE WALL REPAIR:
 - AT UP COAST END OF WALL, SMALL PORTION OF BLUFFTOP SHOTCRETE WALL IS OUTFLANKED ALONG 4800/4790 OPAL CLIFF DRIVE PROPERTY LINE. SHOTCRETE IS RESULT OF OVERSPRAY FROM CONSTRUCTION AND IS NOT STRUCTURAL COMPONENT OF BLUFFTOP WALL. IT MEASURES APPROX. 6' TALL x 2' WIDE. IT WILL BE SAW-CUT AND REMOVED SO SHOTCRETE IS FLUSH W/ TERRACE DEPOSITS. THIS WORK WILL BE PERFORMED SO AS TO MINIMIZE DISTURBANCE OF ADJACENT PROPERTY TERRACE DEPOSITS DURING REMOVAL OF SHOTCRETE OVERSPRAY.
- SEAWALL WALL REPAIR:
 - THERE ARE MULTIPLE INSTANCES OF CONCRETE SPALLING ALONG SEAWALL AT BOTTOM OF BLUFF. SPALLED CONCRETE WILL BE PATCHED BY SIMILAR-COLORED AND TEXTURED CONCRETE AS EXISTING SEAWALL. SPALLED AREA WILL BE PROPERLY PREPARED BY CLEANING AND ROUGHING SURFACE PRIOR TO PLACEMENT OF CONCRETE PATCH. THIS ITEM OF WORK WILL INCLUDE DRILLING OUT/CLEANING ALL CHOKED WEEP HOLES.
- PAMPAS GRASS TRIMMING:
 - THERE IS PAMPAS GRASS AND VARIOUS SHRUB AND GRASS GROWTH ON BLUFF SURFACE. PLANTS WILL BE REMOVED TO MINIMIZE FUTURE DAMAGE TO BLUFF SLOPE. HOWEVER, REMOVAL OF VEGETATION WILL BE LIMITED TO CUTTING OFF PLANT TO TOP OF ROOT BALL AND PAINTING ROOT BALL WITH UNDULATED HERBICIDE. EXPOSED ROOT BALL WILL BE LEFT IN PLACE TO MINIMIZE DISTURBANCE OF FRACTURED ROCK.

SHEET INDEX:

- AERIAL VIEW OF EXISTING BLUFF, VICINITY MAP, SCOPE OF WORK AND PROJECT CONTACTS/CONSULTANTS
- SITE PLAN-EXISTING AND PROPOSED WORK
- PROFILE SECTION A-A', SECTIONS, DETAILS AND NOTES
- STATEMENT OF SPECIAL INSPECTIONS-2019 CBC, STANDARD WALL DRAIN DETAILS



PROJECT CONTACTS/CONSULTANTS:

OWNERS REPRESENTATIVE:
 OPAL CLIFF WEST HOA
 C/O MR. DAVID MEWES,
 HOA BOARD PRESIDENT
 4800 OPAL CLIFF DRIVE,
 CAPITOLA, CALIFORNIA 95010

CIVIL ENGINEER:
 SOIL ENGINEERING CONSTRUCTION, INC.
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 (650) 367-9595

GEOTECHNICAL ENGINEER:
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 MOSES CURRILL, P.E.
 BRIAN SHEDDEN, P.E.
 116 EAST LAKE AVENUE,
 WATSONVILLE, CALIFORNIA 95076
 (831) 722-4175

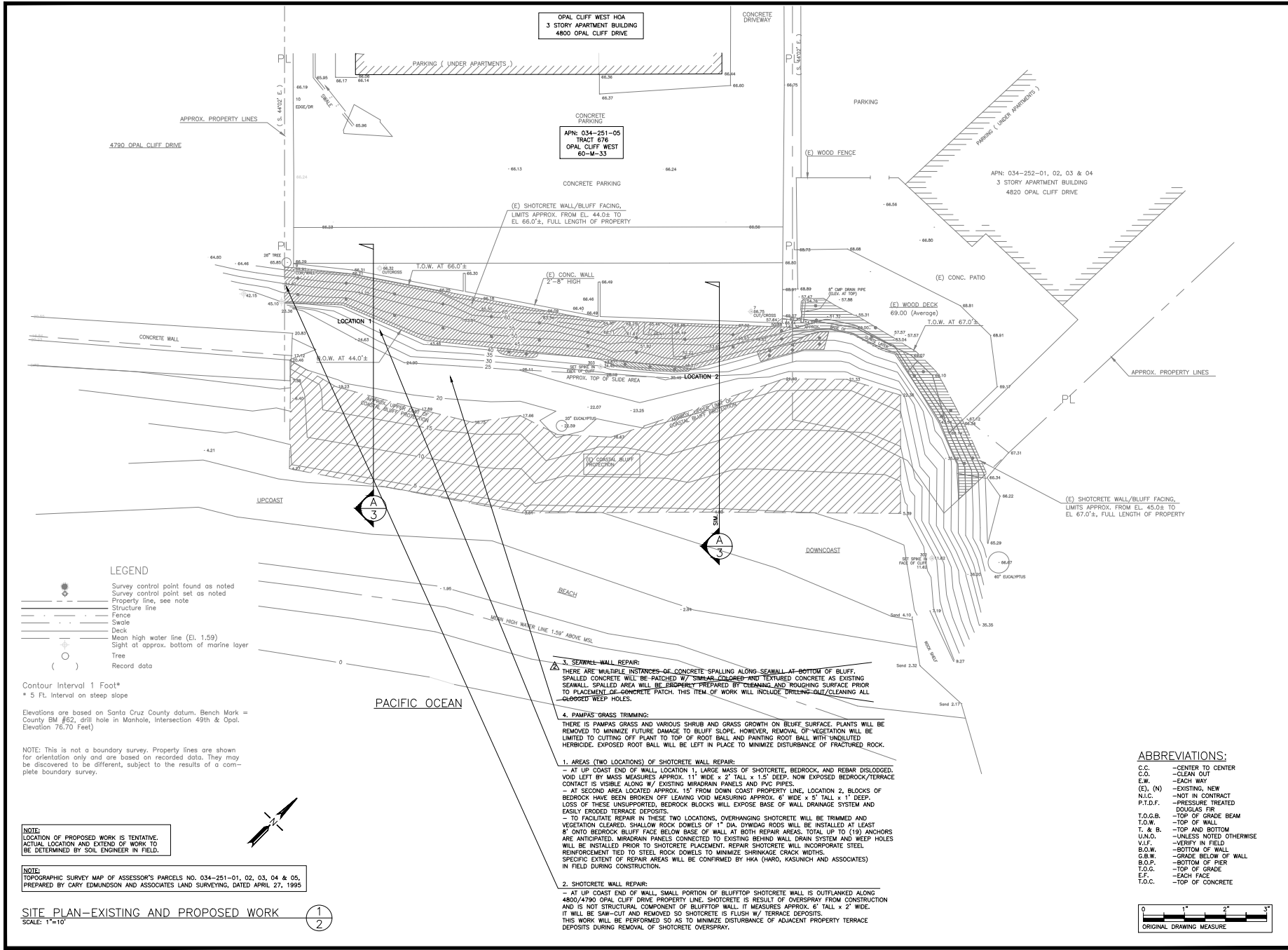
SURVEYOR:
 CARY EDMUNDSON AND ASSOCIATES
 LAND SURVEYING
 CARY D. EDMUNDSON, P.L.S.
 1512 SEABRIGHT AVENUE,
 SANTA CRUZ, CALIFORNIA 95062
 (831) 425-1796



AERIAL VIEW OF EXISTING BLUFF, VICINITY MAP, SCOPE OF WORK AND PROJECT CONTACTS/CONSULTANTS

BLUFFTOP RETAINING WALL MAINTENANCE
 OPAL CLIFF WEST HOA
 4800 OPAL CLIFF DRIVE,
 CAPITOLA, CALIFORNIA 95010

FILE NO.	
DATE	10-20-20
PROJECT	20-04
DRAWN BY	04d D-4800-2020-01
REVISION	12-29-20
REVISION	08-18-21
REVISION	01-06-23
DESIGNED BY:	RM
CHECKED BY:	GD



LEGEND

- Survey control point found as noted
- Survey control point set as noted
- Property line, see note
- Structure line
- Fence
- Swale
- Deck
- Mean high water line (El. 1.59)
- Sight at approx. bottom of marine layer
- Tree
- Record data

Contour Interval 1 Foot*
 * 5 Ft. Interval on steep slope

Elevations are based on Santa Cruz County datum, Bench Mark = County BM #622 drill hole in Manhole, intersection 49th & Opal. Elevation 76.70 Feet)

NOTE: This is not a boundary survey. Property lines are shown for orientation only and are based on recorded data. They may be discovered to be different, subject to the results of a complete boundary survey.

NOTE: LOCATION OF PROPOSED WORK IS TENTATIVE. ACTUAL LOCATION AND EXTENT OF WORK TO BE DETERMINED BY SOIL ENGINEER IN FIELD.

NOTE: TOPOGRAPHIC SURVEY MAP OF ASSESSOR'S PARCELS NO. 034-251-01, 02, 03, 04 & 05, PREPARED BY CARY EDMUNDSON AND ASSOCIATES LAND SURVEYING, DATED APRIL 27, 1995

SITE PLAN-EXISTING AND PROPOSED WORK

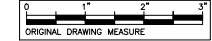
SCALE: 1"=10'

1
2

3. SEAWALL WALL REPAIR:
 THERE ARE MULTIPLE INSTANCES OF CONCRETE SPALLING ALONG SEAWALL AT BOTTOM OF BLUFF. SPALLED CONCRETE WILL BE PATCHED WITH SIMILAR COLORED AND TEXTURED CONCRETE AS EXISTING SEAWALL. SPALLED AREA WILL BE PROPERLY PREPARED BY CLEANING AND ROUGHING SURFACE PRIOR TO PLACEMENT OF CONCRETE PATCH. THIS ITEM OF WORK WILL INCLUDE DRILLING OUT/CLEANING ALL "GROGGED" WEEP HOLES.
4. PAMPAS GRASS TRIMMING:
 THERE IS PAMPAS GRASS AND VARIOUS SHRUB AND GRASS GROWTH ON BLUFF SURFACE. PLANTS WILL BE REMOVED TO MINIMIZE FUTURE DAMAGE TO BLUFF SLOPE. HOWEVER, REMOVAL OF VEGETATION WILL BE LIMITED TO CUTTING OFF PLANT TO TOP OF ROOT BALL AND PAINTING ROOT BALL WITH UNDILUTED HERBICIDE. EXPOSED ROOT BALL WILL BE LEFT IN PLACE TO MINIMIZE DISTURBANCE OF FRACTURED ROCK.
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 AT UP COAST END OF WALL, SMALL PORTION OF BLUFFTOP SHOTCRETE WALL IS OUTFLANKED ALONG 4800/4790 OPAL CLIFF DRIVE PROPERTY LINE. SHOTCRETE IS RESULT OF OVERSPRAY FROM CONSTRUCTION AND IS NOT STRUCTURAL COMPONENT OF BLUFFTOP WALL. IT MEASURES APPROX. 6' TALL x 2' WIDE. IT WILL BE SAW-CUT AND REMOVED SO SHOTCRETE IS FLUSH W/ TERRACE DEPOSITS. THIS WORK WILL BE PERFORMED SO AS TO MINIMIZE DISTURBANCE OF ADJACENT PROPERTY TERRACE DEPOSITS DURING REMOVAL OF SHOTCRETE OVERSPRAY.

ABBREVIATIONS:

- C.C. - CENTER TO CENTER
- C.O. - CLEAN OUT
- E.W. - EACH WAY
- (E), (N) - EXISTING, NEW
- N.I.C. - NOT IN CONTRACT
- P.T.D.F. - PRESSURE TREATED DOUGLAS FIR
- T.O.G.B. - TOP OF GRADE BEAM
- T.O.W. - TOP OF WALL
- T. & B. - TOP AND BOTTOM
- U.N.O. - UNLESS NOTED OTHERWISE
- V.I.F. - VEGETRY IN FIELD
- B.O.W. - BOTTOM OF WALL
- G.B.W. - GRADE BELOW OF WALL
- B.O.P. - BOTTOM OF PIER
- T.O.G. - TOP OF GRADE
- E.F. - EACH FACE
- T.O.C. - TOP OF CONCRETE



SOIL ENGINEERING CONSTRUCTION, INC.
 SOIL ENGINEERING CONSTRUCTION, INC.
 927 ARCADE STREET, REDWOOD CITY, CALIFORNIA 94063
 PHONE (650) 307-8955 FAX (650) 307-8139

REGISTERED PROFESSIONAL ENGINEER
 GEORGE E. JENSEN
 No. 20681
 EXP. 09-30-23
 CIVIL
 STATE OF CALIFORNIA

SITE PLAN-EXISTING AND PROPOSED WORK

BLUFFTOP RETAINING WALL MAINTENANCE

OPAL CLIFF WEST HOA
 4800 OPAL CLIFF DRIVE,
 CAPITOLA, CALIFORNIA 95010

FILE NO.	
DATE	10-20-20
PROJECT	20-04
DRAWN BY	081 Cpl 01-4800-2000-03
REVISION	12-29-20
REVISION	08-18-21
REVISION	01-06-23
DESIGNED BY:	RM
CHECKED BY:	GD

2 OF 4

Item 5 A.

CONCRETE

SECTION 1907
MINIMUM SLAB PROVISIONS

1907.1 General. The thickness of concrete floor slabs shall comply with the general slab thickness table in Section 1907.1. A 6-mil (0.006 inch) to 15-mil polyethylene vapor barrier with joints taped to meet the requirements of this section shall be placed beneath the base course or subgrade and the concrete shall be placed on the approved repair methods or materials shall be used to retail vapor transmission through the floor slab.

Exception: A vapor barrier is not required:

1. For detached structures adjacent to occupancies in Group R-3, both as garages, entry buildings or other related structures.
2. For attached structures having an area of less than 20 square feet and copers attached to occupancies in Group S-1.
3. For buildings of other occupancies where mitigation of moisture through the slab from below will be detrimental to the intended occupancy of the building.
4. For driveways, walks, patios and other flatwork that will not be subjected to base loads.
5. Where approved based on local conditions.

1907.1.1 FIELD II Capillary Break. When a vapor barrier is required, a capillary break shall be installed in accordance with the California Green Building Standards Code (California, Chapter 4.2).

SECTION 1908
SHOTCRETE

1908.1 General. Shotcrete is mortar or concrete that is pneumatically projected to high velocity onto a surface. Except as specified in this section, shotcrete shall conform to the requirements of this chapter for reinforced concrete.

1908.1.1 Shotcrete Strength. Shotcrete shall not be less than 1,000 psi (70 MPa).

1908.1.2 Cure. Shotcrete or masonry to receive shotcrete shall be cured before the shotcrete is placed. Shotcrete shall be cured continuously until the concrete has attained its design strength. Shotcrete shall be cured continuously until the concrete has attained its design strength. Shotcrete shall be cured continuously until the concrete has attained its design strength. Shotcrete shall be cured continuously until the concrete has attained its design strength.

1908.1.3 Application. Shotcrete shall be applied to the formwork, and the concrete shall be finished in the field. Shotcrete shall be applied to the formwork, and the concrete shall be finished in the field. Shotcrete shall be applied to the formwork, and the concrete shall be finished in the field.

1908.1.4 Aggregate. Coarse aggregate, if used, shall not exceed 1 1/2 inch (38 mm).

1908.1.5 Rebound. Any rebound or accumulated loose aggregate shall be removed from the surface to be covered prior to placement of the shotcrete.

2019 CALIFORNIA BUILDING CODE 219

CONCRETE

SECTION 1909
ADDITIONAL REQUIREMENTS FOR COMMUNITY COLLEGES (DGA-BBCC)

1909.1 General. Shotcrete is mortar or concrete that is pneumatically projected to high velocity onto a surface. Except as specified in this section, shotcrete shall conform to the requirements of this chapter for reinforced concrete.

1909.1.1 Shotcrete Strength. Shotcrete shall not be less than 1,000 psi (70 MPa).

1909.1.2 Cure. Shotcrete or masonry to receive shotcrete shall be cured before the shotcrete is placed. Shotcrete shall be cured continuously until the concrete has attained its design strength. Shotcrete shall be cured continuously until the concrete has attained its design strength.

1909.1.3 Application. Shotcrete shall be applied to the formwork, and the concrete shall be finished in the field. Shotcrete shall be applied to the formwork, and the concrete shall be finished in the field.

1909.1.4 Aggregate. Coarse aggregate, if used, shall not exceed 1 1/2 inch (38 mm).

1909.1.5 Rebound. Any rebound or accumulated loose aggregate shall be removed from the surface to be covered prior to placement of the shotcrete.

2019 CALIFORNIA BUILDING CODE 220

Project No. SC11778
4800 Opal Cliff Drive
23 June 2020
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NOTE:
- CAPTION OF PROPOSED REPAIR LOCATION 1.
- FROM: INSPECTION MONITORING & MAINTENANCE REPORT, BLUFFTOP RETAINING WALL AND SEAWALL, 4800 OPAL CLIFF DRIVE, APRN 034-251-05, CAPITOLA, CALIFORNIA, BY HARO, KASUNICH AND ASSOCIATES, INC., PROJECT NO. SC11778, DATED JUNE 23, 2020.

2019 CALIFORNIA BUILDING CODE 220

Project No. SC11778
4800 Opal Cliff Drive
23 June 2020
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NOTE:
- CAPTION OF PROPOSED REPAIR LOCATION 2.
- FROM: INSPECTION MONITORING & MAINTENANCE REPORT, BLUFFTOP RETAINING WALL AND SEAWALL, 4800 OPAL CLIFF DRIVE, APRN 034-251-05, CAPITOLA, CALIFORNIA, BY HARO, KASUNICH AND ASSOCIATES, INC., PROJECT NO. SC11778, DATED JUNE 23, 2020.

2019 CALIFORNIA BUILDING CODE 219

SPECIAL INSPECTIONS AND TESTS

REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION	PERIODIC SPECIAL TESTING	CSI REFERENCE
1. Inspect formwork, including bracing, ties, and early placement.	—	X	ACI 318 CH. 20, 26.1.5, 26.2, 26.3, 26.4.	1908.4
2. Requiring bar welding: a. Verify workability of reinforcing bars used in accordance with ACI 318. b. Inspect high-paste fiber welds, minimum 3/8" lap or other welds.	—	X	AWS D1.4, ACI 318 26.4.1	—
3. Inspect anchors cast in concrete.	—	X	ACI 318 17.8.2	—
4. Inspect anchors post-installed in hardened concrete members. a. Adhesive anchors installed horizontally on vertically aligned connections to receive mechanical loads. b. Mechanical anchors and adhesive anchors as defined in A.	X	—	ACI 318 17.8.2.1	—
5. Verify use of required design aids.	—	X	ACI 318 17.8.1, 26.4.5, 26.4.6.	1908.1, 1908.2
6. Prior to concrete placement, fabricate specimens for strength tests, perform drying and cure tests, and determine the temperature of the concrete.	X	—	ASTM C172, ASTM C11, ACI 318 26.3, 26.12	1908.10
7. Inspect concrete and concrete placement for proper application techniques.	X	—	ACI 318 26.5	1908.6, 1908.7
8. Verify measurement of specified curing time and techniques.	—	X	ACI 318 26.5.3, 26.5.5	1908.9
9. Inspect precast concrete for: a. Application of prestressing forces and loss. b. Cracking of bonded prestressing tendons.	X	—	ACI 318 26.9	—
10. Inspect erection of precast concrete members.	—	X	ACI 318 26.9	—
11. Verify in-situ concrete strength using instrumented or non-instrumented concrete and prior to removal of forms and formwork beams and structural loads.	—	X	ACI 318 26.11.2	—
12. Inspect formwork for design, location and dimensions of the concrete members being formed.	—	X	ACI 318 26.11.1, 26.9	—

NOTE: 1. When applicable, see Section 1907.1.2. Specific inspection for alternate materials.
2. Specific inspections for special inspection shall be included in the contract report for the work item to be inspected in accordance with 1907.1.2.3. ACI 318 for other inspection procedures. When specific inspection is required, special inspection shall be performed in accordance with the requirements of the contract documents.
3. Inspect precast concrete for application of prestressing forces and loss of prestressing force and cracking of bonded prestressing tendons.
4. Inspect precast concrete for application of prestressing forces and loss of prestressing force and cracking of bonded prestressing tendons.
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2019 CALIFORNIA BUILDING CODE 219

EARTH SLOPE

LAGGING

NOTE:
1. BACK OF CCW MIRADRAN CORE SHOULD BE FACING INSTALLER WHEN INSTALLING. FABRIC SIDE OF CCW MIRADRAN IS INSTALLED TOWARDS LAGGING OR EARTH.

MD-2 CHIMNEY DRAIN

CARLISLE
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2019 CALIFORNIA BUILDING CODE 219

RETAINING WALL

NOTE:
1. BACK OF CCW MIRADRAN CORE SHOULD BE FACING INSTALLER WHEN INSTALLING. FABRIC SIDE OF CCW MIRADRAN IS INSTALLED TOWARDS LAGGING OR EARTH.

MD-1 RETAINING WALL DETAIL

CARLISLE
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CCW-MIRADRAN-STANDARD DETAILS
SCALE: N.T.S.

2019 CALIFORNIA BUILDING CODE 219

STATEMENT OF SPECIAL INSPECTIONS-2019 CBC, STANDARD WALL DRAIN DETAILS

PHOTOS 1 AND 4 SHOW AREAS WHERE SHOTCRETE AND BEST SECTION OF UNDERLYING NATURAL MATERIAL HAVE BEEN LOST. PHOTO 1 (LOCATION 1) ON SEC PROJECT DRAWING SHEET 2) IS 11" WIDE, 2' HIGH AND 1.5' DEEP. ITS REPAIR WILL INVOLVE ABOUT 1.2 CUBIC YARDS OF SHOTCRETE AND ABOUT 50 POUNDS OF REINFORCING STEEL. PHOTO 4 (SECOND LOCATION) IS ALSO SHOWN ON SEC PROJECT DRAWING SHEET 2). IT IS 6' WIDE, 5' HIGH AND 1' DEEP. ITS REPAIR WILL INVOLVE 1.1 CUBIC YARDS OF SHOTCRETE AND ABOUT 50 POUNDS OF REINFORCING STEEL. IN TOTAL REPAIR WILL COVER 52 SF OF UPPER WALL'S 4125 SF SURFACE AREA (ABOUT 1%).

FILE NO. _____
DATE: 10-20-20
PROJECT: 10-20-20
DWG. NO. 20-024
REVISED: 08-18-21
REVISION: 01-06-23

DESIGNED BY: BH
CHECKED BY: GED

4 OF 4

2019 CALIFORNIA BUILDING CODE 219

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927 ARCADILLO STREET, REDWOOD CITY, CALIFORNIA 94063
PHONE (650) 367-9555 FAX (650) 367-9319

REGISTERED PROFESSIONAL ENGINEER
No. 20681
Exp. 09-30-23
CIVIL
STATE OF CALIFORNIA

STATEMENT OF SPECIAL INSPECTIONS-2019 CBC, STANDARD WALL DRAIN DETAILS

OPAL CLIFF WEST HOA
4800 OPAL CLIFF DRIVE,
CAPITOLA, CALIFORNIA 95010

65

HARO, KASUNICH AND ASSOCIATES, INC.

CONSULTING GEOTECHNICAL & COASTAL ENGINEERS

Project No. SC11778
7 January 2021

MR. DAVID MEWES
HOA Board President
4800 Opal Cliff Drive
Capitola, CA 95010

Subject: Geotechnical Plan Review

Reference: Blufftop Retaining Wall and Seawall
4800 Opal Cliff Drive
APN 34-251-05
Capitola, California

Dear Mr. Mewes:

At your request, Haro, Kasunich and Associates, Inc. (HKA) has prepared this letter to summarize our review of the plan set provided to us. We understand the project involves various maintenance work which include: two shotcrete and rock dowel repair areas along the base of the blufftop wall (locations #1 and #2), removal of shotcrete overspray at the upcoast property boundary, repair of various areas of spalled concrete along the blufftop seawall, repair of plugged weep holes along the blufftop seawall, and vegetation removal along the base of the blufftop wall.

HKA has reviewed only the geotechnical aspects of these plans. We are not the Civil or Structural Engineers of Record for this project. We provide no warranties, either express or implied, concerning the dimensions or accuracy of the plans and analysis.

We reviewed the geotechnical-related aspects of plan sheets to see if they are in conformance with our geotechnical recommendations for this project. We reviewed the Blufftop Retaining Wall and Seawall Maintenance plans prepared by Soil Engineering Construction, sheets 1 to 4, latest revision dated 12-28-2020. Our geotechnical recommendations are summarized in an Inspection Monitoring & Maintenance Report, dated 23 June 2020.

The shotcrete rock dowel repair areas are shown in plan on sheet 2 and in section on sheet 3. Photos of the repair areas are shown on sheet 4. The soil nails are to have a minimum bond length of 8' into the Purisima Sandstone and a 1.5' unbonded zone for a total minimum length of 9.5'. It is anticipated that 19 soil nails will be needed for the two repairs. The nails will consist of 1" diameter Dywidag rods set in 3" diameter bore holes and bonded to the soil with grout. Miradrain panels will be connected to the existing Miradrain panels and will be installed along the bluff face with weep holes before placement of shotcrete.

Mr. David Mewes
Project No. SC11778
4800 Opal Cliff Drive
7 January 2021
Page 2

The new shotcrete will also be connected to the existing shotcrete with 18" long #4 dowels and grout. The new shotcrete should match the existing shotcrete texture and color. At the upcoast location #1 repair, a large mass of shotcrete, bedrock, and rebar dislodged and fell to the beach as shown in Photos 2 and 3 in our Report. The plans show this concrete, bedrock, rebar debris to be removed on Photo 1, sheet 4. The location and extent of the repair conforms with our June 2020 Report.

Existing outflanked shotcrete from the blufftop wall along the upcoast property line is shown to be sawcut and removed so the shotcrete is flush with the terrace deposits. The work will be done in a manner that minimizes disturbance of adjacent unprotected terrace deposits during maintenance operations.

The maintenance work also shows repair of various spalled areas along the blufftoe gravity seawall. The materials used to patch the spalled sections of the seawall should be of marine environment quality. If a concrete mixture is used it should have a maximum water to cementitious materials ratio of 0.40. The spalled area will be properly prepared by cleaning and roughing surface prior to placement of concrete patch. The patched will be made with similar colored and textured concrete as the existing blufftoe seawall. The existing pvc weeps holes along the base of the blufftoe seawall are also shown to be drilled out / cleaned out to removed debris and shotcrete that was observed during our inspection.

The unprotected area between the blufftop seawall and the blufftoe seawall has pampas grass and various shrubs growing on the slope. This vegetation is planned to be removed to minimize future damage to the bluff slope. Removal of the vegetation will be limited to cutting off the plant to the top of the root ball and painting the root ball with undiluted herbicide. The exposed root ball will be left in place to minimize disturbance of the fractured rock.

The geotechnical aspects of the plan sheets we reviewed are in conformance with our recommendations for this project. HKA should observe the maintenance operations during the scheduled work. This will allow us to see that our recommendations have been met and the soil and site conditions are consistent with those inferred in our recommendations for this project.

Mr. David Mewes
Project No. SC11778
4800 Opal Cliff Drive
7 January 2021
Page 3

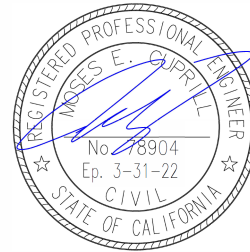
If you have any questions, please call our office.



Brian Shedden, P.E.
C.E. 84817

Respectfully Submitted,

HARO, KASUNICH AND ASSOCIATES, INC.



Moses Cuprill, P.E.
C.E. 78904

BRS/MC/mc

Copies: 2 to Addressee + pdf dmewes1@yahoo.com
4 to Deidre Hamilton + pdf deidre@hamiltonlandplanning.com
1 to George Drew, Soil Engineering Construction, Inc. gcdinc94@aol.com pdf only

Project No. SC11778
23 June 2020

MR. DAVID MEWES
HOA Board President
4800 Opal Cliff
Capitola, CA

Subject: Inspection Monitoring & Maintenance Report

Reference: Blufftop Retaining Wall and Seawall
4800 Opal Cliff Drive
APN 34-251-05
Capitola, California

Dear Mr. Mewes:

This letter outlines our visit to the coastal bluff below the multi-residence structure at 4800 Opal Cliff Drive in Capitola, California. The purpose of our site visit was to observe the blufftop retaining wall system and the blufftoe seawall to monitor their conditions regarding needed maintenance.

We were onsite 26 May 2020 to rappel down the bluff face to examine the condition of the blufftop structural shotcrete wall and the blufftoe concrete gravity seawall.

Site Setting and Shoreline Protection Structures

The coastal bluff at the referenced site is approximately 65 feet high and consists of about 21 feet of easily eroded, blufftop terrace deposits (silty and clayey sands, gravels, and cobbles) overlying fractured and jointed siltstone/sandstone bedrock.

By the mid-1990's, wave action erosion and bluff face recession threatened to undermine the blufftop parking area on the seaward side of the condominium building. In late 1998 a blufftop retaining wall and a blufftoe seawall were continuously constructed at 4800 and 4820 Opal Cliff Drive to preserve the configuration of the bluff and protect the blufftop improvements, see Photos 1 & 4 attached to this letter.

The blufftop wall at 4800 Opal Cliff Drive is a structural shotcrete compression plate type retaining wall with post-tensioned tieback anchors. The retaining wall contains a drainage system consisting of vertical drainage panels connected to a horizontal drainage panel along the base of the wall with weep holes to dissipate collected seepage. The downcoast end of the blufftop wall is continuously

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4800 Opal Cliff Drive
23 June 2020
Page 2

connected to the blufftop wall at 4820 Opal Cliff Drive; see Photo 4 attached to this letter. At the upcoast end of the blufftop wall, the bluff face at 4790 Opal Cliff Drive is not protected by a retaining wall system and is subject to ongoing blufftop recession; see Photo 1 attached to this letter.

The blufftoe seawall at 4800 Opal Cliff Drive is a concrete gravity type structure embedded into the sandstone bedrock underlying the beach sand. The purpose of the seawall is to armor or harden the blufftoe to mitigate wave action erosion. The seawall is connected to existing seawalls of similar construction at both the downcoast end at 4820 Opal Cliff Drive and on the upcoast end at 4790 Opal Cliff Drive; see Photos 1 and 4 attached to this letter.

The top of the coastal bluff at the referenced site is at approximately elevation 67 feet NGVD29 (NGVD29 \approx Mean Sea Level). The top of the seawall is at approximately elevation 21 feet NGVD29. The blufftop retaining wall and the blufftoe seawall structures are separated by about 22 feet of unsupported, fractured bedrock bluff face.

Parking Area Soil Pin Retaining Wall

The adjacent upcoast parcel at 4790 Opal Cliff Drive contains a blufftoe concrete gravity seawall but the blufftop is not retained and is receding landward. Construction of a soil pin type retaining wall was initiated in January 2013 to mitigate the outflanking of the upcoast perimeter of the blufftop wall at 4800 Opal Cliff Drive and protect the blufftop parking area. Four drilled piers were installed on the seaward side of the parcel line between 4790 and 4800 Opal Cliff Drive as the primary components of a soil pin retaining wall. The tops of the piers were structurally connected by a concrete grade beam. The grade beam was fitted with hollow sleeves to facilitate installation of a drilled tieback at each pier location.

The planned and permitted tieback anchors were not installed at that time nor have they been installed to date. We understand at the time of the soil pin wall construction, the adjacent neighbor at 4790 Opal Cliff Drive did not want their lawn disturbed and denied access to install the tiebacks until their blufftop yard receded to expose the grade beam tieback sleeve locations. The tiebacks are part of the retaining wall design and necessary to maintain the integrity of the soil pin retaining wall system as the adjacent blufftop recedes. The tieback anchors should be installed prior to the exposure of the bottom of the 3 feet deep grade beam.

As side yard area blufftop recession continues, the soil bays between the soil pin piers will become exposed and need to be maintained. The exposed soils will be subject to the effects of long-term weathering and seasonal saturation. If left unprotected, the exposed soils will deteriorate and erode over time thereby

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eliminating the soil arching between the piers. To protect the exposed soils and maintain the integrity of the soil arching system, it will be necessary to apply a structural shotcrete section between the soil pin piers as the soil is exposed. No soil pins were observed during our observations therefore no maintenance on the soil pin system is needed at this time. The owner should inform HKA immediately when the soil pins are observed and maintenance (i.e., tiebacks and shotcrete) should be scheduled.

Maintenance Monitoring Observations – 26 May 2020

Our last maintenance monitoring visit was on 24 April 2015. The last repair to the blufftop retaining wall was in December 2015 at the base of the wall. An approximately 3.5 feet high by 7 feet wide, reinforced structural shotcrete section was tied to the bluff face using three, 8 feet long, 1 inch diameter, grouted rock dowels by Soil Engineering Construction. Refer to our Geotechnical Construction Observation letter dated 7 January 2016 (Project No. SC5802 & SC10100) for more details. No repairs to the blufftoe seawall have been necessary to date.

On 26 May 2020 we rappelled down the bluff face to examine the current condition of blufftop shotcrete retaining wall and the blufftoe concrete gravity seawall.

For the blufftop, structural shotcrete compression plate type retaining wall with tiebacks, the primary monitoring considerations are: undermining of the wall base due to loss of the fractured bedrock leading to the exposure of the retained terrace or soil deposits; and outflanking of the upcoast perimeter of the blufftop wall due to the ongoing recession of the adjacent unprotected bluff face at 4790 Opal Cliff Drive.

The exposed, fractured bedrock bluff face between the blufftop shotcrete wall and the blufftoe concrete seawall is receding due to weathering processes. The base or bottom of the blufftop wall along most of its entire length is slowly being undermined by loss of the exposed, fractured bedrock. With time the loss of bedrock can expose the bedrock/terrace deposit contact as well as the bottom of the wall drainage system. Exposure of the terrace deposits will allow loss of the compression plate bearing soils and compromise the integrity of the retaining wall system.

Weathering processes and the rate of recession of the exposed, fractured bedrock bluff face are exacerbated by: long duration rainfall; seismic shaking; and dislodgement of the fractured bedrock by vegetation. Plant roots growing in fractures on the bluff face slowly force open the fractures as they grow and eventually dislodge the fractured bedrock blocks. Pampas grass is the primary

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23 June 2020
Page 4

plant growing upon the fractured bedrock bluff face. Grasses and shrubs were also observed growing during our inspection.

For the blufftoe concrete gravity seawall, the primary monitoring considerations are undermining of the seaward toe of the gravity structure and the connection to the adjacent seawalls at either end. At the time of our site visit, 26 May 2020, the sand level was at about +5 feet NGVD with nine (9) of the lower row of weep pipes showing above the sand. The exposed weep pipes were discharging drainage at the time of our inspection. There was no exposure of the bedrock beach platform adjacent to the toe of the seawall at the time of our site visit. The upcoast and downcoast ends of the blufftoe seawall is continuously joined to a similar gravity walls at 4970 Opal Cliff Drive and 4820 Opal Cliff Drive, with no apparent differential erosion at the exposed wall junctions (see Photo 1 and 4). We recommend contacting HKA for a follow up inspection when the sand level has decreased and the bedrock platform is exposed. This will most likely occur in the high scour months of November to February. This will allow us to inspect whether the toe and keyway of the seawall has become undermined from vertical erosion of the bedrock platform and provide maintenance recommendations if necessary.

Recommended Maintenance

We identified two areas along the base of the blufftop retaining wall that are undermined and in need of immediate maintenance and repair. The two areas are located at the (1) upcoast end of the wall and (2) approximately 15 feet from the downcoast property line between 4800 and 4820 Opal Cliff Drive. See Photos 1 and 4 attached to this letter for the locations. The undermined areas consist of a shotcrete shell covering unsupported, bedrock blocks ranging in size from less than an inch to approximately 1.5 feet thick.

At location 1, a large mass of shotcrete, bedrock, and rebar dislodged and fell to the beach as shown in Photos 2 and 3. The void left by the mass measures approximately 11' wide x 2' tall x 1.5' deep, which matches the debris mass on the beach. The exposed bedrock/terrace contact is visible along with the existing Miradrain panels and pvc pipes. Active seepage was observed at the bedrock/terrace contact.

At location 2, blocks of bedrock have been broken off leaving a void measuring approximately 6' wide x 5' tall x 1' deep. Loss of these unsupported, bedrock blocks will expose the base of wall drainage system and the easily eroded terrace deposits, exacerbating the scope of the repair.

To facilitate the repair in these two locations, the overhanging shotcrete shell should be trimmed and vegetation cleared. Shallow rock dowels (1 inch diameter min.) should be installed at least 8 feet into the bedrock bluff face below the base

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of the wall. The repair shotcrete should incorporate steel reinforcement tied to the steel rock dowels to minimize shrinkage crack widths. The repair shotcrete should match the existing shotcrete texture and color. Miradrain panels connected to the existing drainage system and weep holes should be installed prior to shotcrete. All work should be done to conform with HKA's recommendations for this project site and confirmed by HKA in the field. The specific extent of the repair should be confirmed by HKA in the field during construction. For cost estimate purposes the contractor should assume a repair area for location 1 of 13' wide x 6' tall x 1.5' deep and a repair area for location 2 of 6' wide x 5' tall x 1' deep.

The repaired section of the blufftop retaining wall should be constructed following the same details from the original design. If a more robust repair is desired contact HKA for geotechnical design criteria.

A small section of the blufftop shotcrete wall is outflanked along the 4800/4790 Opal Cliff Drive property line. The shotcrete is the result of overspray from construction and is not a structural component of the blufftop wall. It measures approximately 6' tall x 2' wide. It should be sawcut and removed so the shotcrete is flush with the terrace deposit. Photo 1 shows the location of this overspray shotcrete. Do not disturb the adjacent property terrace deposits during removal of the overspray.

There are multiple instances of concrete spalling along the blufftoe gravity seawall, as shown in Photo 6. The spalled concrete should be patched with similar colored and textured concrete as the existing blufftoe seawall. The materials used to patch the spalled section of the seawall should be of marine environment quality. If a concrete mixture is used it should have a maximum water to cement ratio of 0.40. The spalled area should be properly prepared by cleaning and roughing surface prior to placement of concrete patch.

The blufftop wall drain system collects and concentrates water along the bottom of the wall between the blufftop and blufftoe walls. This zone has abundant pampas grass and various shrub and grass growth. We recommend the plants currently growing in this zone be removed to minimize future repairs caused by the roots seeking water and dislodging the fractured bedrock; see Photos 1, 3, 4 & 5 attached to this letter. Removal of the vegetation should be limited to cutting off the plant to the top of the root ball and painting the root ball with undiluted herbicide. The exposed root ball should be left in place to minimize disturbance of the fractured rock.

The neighboring parcel at 4790 Opal Cliff has a blufftoe concrete gravity seawall. Their seawall is currently outflanked approximately 8 feet on the upcoast end. This is far enough away from the 4800 Opal Cliff blufftoe seawall that it is not of

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concern for 4800 Opal Cliff Drive at present. However, this area should be continued to be monitored. HKA recommends contacting the owner of 4790 Opal Cliff Drive and informing them of their outflanked bluff toe seawall. The outflanked portion of the seawall should be plugged flush with the bluff face. The governing permit agency should be notified and authorization in writing obtained by property owner prior to any repair work taking place.

The existing pvc weep holes for the bluff top shotcrete seawall back drainage system were observed to be plugged with shotcrete in multiple locations. All weep holes should be drilled out and cleared of shotcrete or debris. The build-up of hydrostatic pressure behind the seawall will lead to increased forces on the seawalls and potential failure of the seawall.

The handrail and pedestrian guard at the upcoast corner of the parking lot area is not to code and currently poses a significant threat to pedestrian safety. The guard should be raised to a minimum of 42 inches and fully enclose the top of the bluff. A permit may be needed to commence with this work check with local building department.

The current condition (26 May 2020) of the bluff top retaining wall and bluff toe seawall is chronicled in the site inspection photos attached in Appendix A:

Photo 1: 4800/4790 Opal Cliff Drive Property Line View

Photo 2: Close up of shotcrete, bedrock, rebar debris to be removed

Photo 3: Close up of undermined area in need of repair

Photo 4: 4800/4820 Opal Cliff Drive Property Line View

Photo 5: Close up of undermined area in need of repair

Photo 6: Close up of concrete spalling on bluff toe concrete gravity seawall

We recommend the outlined repair areas along the base of the bluff top wall (locations 1 and 2), the shotcrete overspray, the various areas of spalled concrete along the bluff toe seawall, the plugged weep holes, and the vegetation growing at the base of the bluff top wall be addressed in order to maintain the structural integrity of the bluff top retaining wall system. Additionally, the guardrail for the bluff top wall should be raised and extended and the adjacent outflanked bluff toe wall at 4790 Opal Cliff Drive should be monitored and/or fixed. The project designer/builder, Soil Engineering Construction, Inc. should examine the structural integrity of the bluff top wall system and be contacted to schedule the repair. A point of contact will be George Drew, PE at 408-812-4355. We will be available to work with Soil Engineering Construction to develop an efficient repair solution as well as observe the geotechnical aspects of the repair.

We also recommend that the Santa Cruz County and/or California Coastal Commission permit conditions and compliance for the bluff top retaining wall and bluff toe seawall be fully understood before conducting any maintenance work. It

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23 June 2020
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would be prudent to consult with a land use planner or counsel with experience in coastal development permits if any of this is unclear.

If you have any questions concerning this letter, please call our office.

Respectfully Submitted,

HARO, KASUNICH AND ASSOCIATES, INC

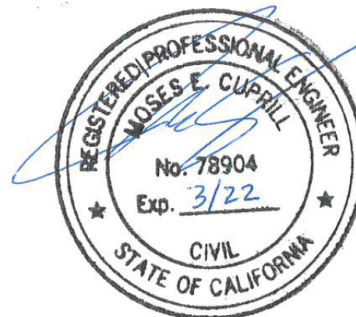
Brian Shedden, P.E.
C.E. 84817

Moses Cuprill, P.E.
C.E. 78904

BRS/MC/mc

Attachments: Appendix A: Site Inspection Photos

Copies: 3 to Addressee (+ pdf to David Mewes <dmewes1@yahoo.com>)
1 to Soil Engineering Construction, Inc (electronic copy only)



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Item 5 A.

APPENDIX A
Site Inspection Photos

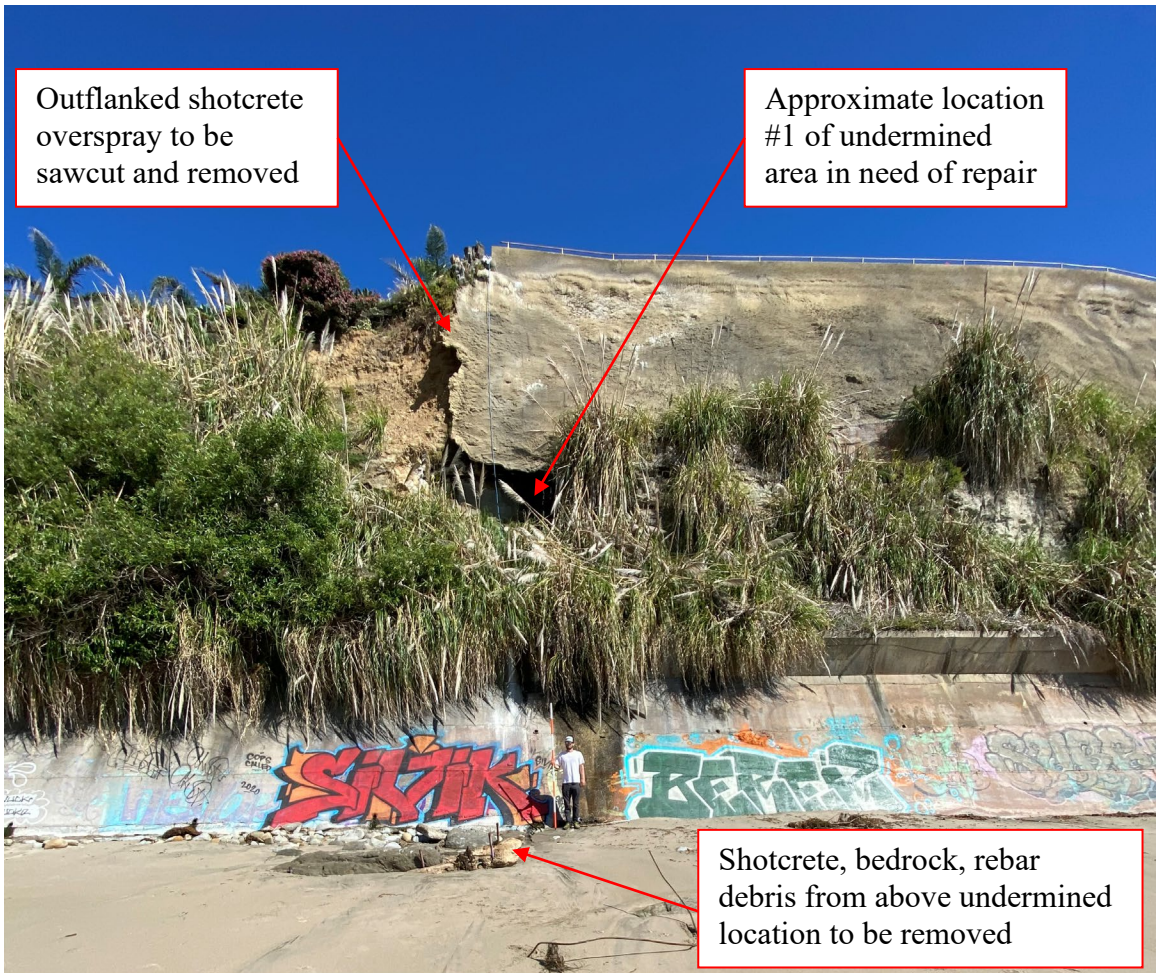


Photo 1: 4800/4790 Opal Cliff Drive Property Line View - 26 May 2020



Photo 2: Close up of shotcrete, bedrock, rebar debris to be removed - 26 May 2020



Photo 3: Close up of undermined area in need of repair - 26 May 2020



Approximate location
#2 of undermined
area in need of repair

Photo 4: 4800/4820 Opal Cliff Drive Property Line View - 26 May 2020



Photo 5: Close up of undermined area in need of repair - 26 May 2020



Photo 6: Close up of concrete spalling on bluff toe concrete gravity seawall - 26 May 2020

SEAWALL MAINTENANCE CONSTRUCTION PLAN

PROJECT ADDRESS:
**4800 OPAL CLIFF DRIVE
 CAPITOLA, CA**

SCOPE OF WORK: The proposed seawall maintenance work will be performed from ropes and a man basket supported by a crane located where shown on the construction plan. All construction equipment and materials will be stored in the parking area behind 4800 Opal Cliff Drive.



- GENERAL NOTES:**
1. DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF CAPITOLA SPECIFICATIONS AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AND TO BE APPROVED BY THE CITY OF CAPITOLA.
 2. ALL MEASUREMENTS, QUANTITIES AND LOCATIONS OF MATERIALS TO BE STORED AND DEMONSTRATED IN FIELD.
 3. EXISTING UTILITIES AND STRUCTURES TO BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION. ALL EXISTING UTILITIES TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
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 5. EXISTING UTILITIES TO BE MAINTAINED THROUGHOUT CONSTRUCTION.

PUBLIC WORKS REQUIREMENTS:

1. ALL CONSTRUCTION RELATED ACTIVITIES SHALL BE IN ACCORDANCE WITH THE CITY OF CAPITOLA SPECIFICATIONS AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS, AND TO BE APPROVED BY THE CITY OF CAPITOLA.
2. ALL MEASUREMENTS, QUANTITIES AND LOCATIONS OF MATERIALS TO BE STORED AND DEMONSTRATED IN FIELD.
3. EXISTING UTILITIES AND STRUCTURES TO BE PROTECTED AND MAINTAINED THROUGHOUT CONSTRUCTION. ALL EXISTING UTILITIES TO BE MAINTAINED THROUGHOUT CONSTRUCTION.
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ABBREVIATIONS:

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SEAWALL MAINTENANCE CONSTRUCTION PLAN

PROPERTY AT
 4800 OPAL CLIFF DRIVE
 CAPITOLA, CA

SITE PLAN, MAP—AERIAL VIEW OF PROJECT SITE, SECTIONS AND NOTES

SOIL ENGINEERING CONSTRUCTION, INC.

827 ANNEBELLS STREET, REDWOOD CITY, CALIFORNIA 94063
 PHONE (650) 367-0820 FAX (650) 367-8132

DATE: 08-04-23

PROJECT: Seawall Maintenance

SCALE: 1" = 100'

DESIGNER: [Signature]

CHECKER: [Signature]

DATE: 08-04-23

BY: [Signature]

1 OF 1

DRAFT

**Recording Requested by
and**

When Recorded Return to:

Opal Cliff West Homeowners Association
c/o Shoreline Property Management
1100 Water Street, Suite 1A Santa Cruz, C. 95062
The undersigned hereby declares
DOCUMENTARY TRANSFER TAX \$0
R&T Code Section 11911 (no consideration)

APN: 034-462-05

**AGREEMENT
HEREIN REFERRED TO AS
MONITORING AND MAINTENANCE PROGRAM AGREEMENT**

PURSUANT Conditional Use Permit and Coastal Permit #2021-0011 (Permit), this Monitoring and Maintenance Program ("Program") is a requirement of the Permit approved by the City of Capitola (City) on 06/02/2022, and this Program has been reviewed and accepted by the City for purposes of a) achieving compliance with a permit Condition of Approval, and (b) for record at City of Capitola in the Official Records of City of Capitola and on title to the subject property to establish procedures for ongoing maintenance and repair of the existing reinforced shotcrete tied back retaining wall. This Program has been developed by Opal Cliff West Homeowners Association, a California nonprofit mutual benefit corporation under the Davis Sterling Common Interest Development Act (Civil Code Section 4000 et seq.) ("Owner"), as duly approved by the Owner's Board of Governors, with reference to the following facts and circumstances:

Owner owns, manages, and operates that certain real property located in the City of Capitola, defined as "Common Area" in Owner's Declaration of Covenants, Conditions and Restrictions dated July 30, 1974, and recorded September 11, 1974 in Book 2441 at Page 461 in the Official Records or the Santa Cruz County Recorder's Office, which is commonly known as 4800 Opal Cliffs Dr., Capitola, California, Assessor's Parcel Number 034-462-05, and as more particularly described in that legal description attached as Exhibit "A" hereto and incorporated herein by reference ("Property"). Their currently exists on the Common Area of the Property a reinforced shotcrete tied back retaining wall and seawall. The vertical seawall at the bluff toe is not included in this monitoring and maintenance program agreement.

- The Permit was subject to the terms and conditions imposed on the Property by the City upon approval of the Permits ("Approval Conditions"), which required "that a monitoring, reporting and maintenance program statement must be recorded before the final building permit inspection".
- In the future, the retaining wall will need ongoing maintenance and repair to ensure the stability of the wall.
- The Permit requires that the applicant/owner shall:
 - Submit proof that a Maintenance and Monitoring Program has been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).

- Full-sized copies of the Blufftop Retaining Wall Plans prepared by Soil Engineering Construction with final revision dated 10/20/20 with most recent revision date 01/06/22 are on file with the City. The City has reviewed and approved the Plans dated 10/20/20 revision 01/06/22 as consistent with the Permit, and upon City review of and issuance of a Building Permit the maintenance and repair activities would be able to occur, consistent with this Program.
- To the extent practicable, vegetation removal and maintenance activities shall be performed from September 1 through January 31 to avoid the general nesting period for birds. If maintenance or vegetation removal cannot be performed during this period, pre-maintenance surveys will be performed no more than two days prior to beginning work activities to locate any active nests as follows: The owner/applicant shall be responsible for the retention of a qualified biologist to conduct a survey of the project site and surrounding 500' for active nests—with particular emphasis on nests of migratory birds—if maintenance (including site preparation) will begin during the bird nesting season, from February 1 through August 31. If active nests are observed on either the project site or the surrounding area, the project owner/applicant, in coordination with the appropriate City staff, shall establish no-disturbance buffer zones around the nests, with the size to be determined in consultation with the California Department of Fish and Wildlife (usually 300' for perching birds and 500' for raptors). The no-disturbance buffer will remain in place until the biologist determines the nest is no longer active or the nesting season ends. If construction ceases for two days or more and then resumes during the nesting season, an additional survey will be necessary to avoid impacts on active bird nests that may be present.

Owner and the City desire and intend by this Program to ensure compliance with the Conditions of the Permit, and to ensure that ongoing monitoring and maintenance of the Blufftop retaining wall on the Property will occur in the future consistent with the Approval Conditions, this Program, and specifications of future years' maintenance plans as may be authorized through future issuance of building/grading permits, to ensure the protection of the public health and safety NOW, THEREFORE, in consideration of the foregoing facts and circumstances, the Owner, for themselves, their heirs, assigns, and successors in interest, hereby covenants, declares, and agrees as follows:

1. Future Maintenance Plans

The Owner shall implement any future maintenance plans only after City review and issuance of a building/grading permit for the proposed repair and maintenance activities. Prior to the commencement of work in future years, the Owner shall obtain any necessary permits or approvals from the City and complete a preconstruction meeting. In implementing any Maintenance Plan, Owner shall comply with all applicable operational and construction Approval Conditions, as those conditions may apply to the Maintenance Plan. Although implementation of Maintenance Plan work may constitute development as defined under the California Coastal Act and related applicable regulations, such maintenance and repair work is covered by the City-issued Permit, is mandated by the Approval Conditions, including but not limited to the City Permit Condition requiring this Program, constitutes ordinary maintenance and repair, and therefore shall not require a separate coastal development permit. However, should any future proposed work exceed a level that qualifies as

maintenance and repair, as determined by the City of Capitola's Community Development Director, then such proposed work may require application(s) for and approval of new coastal development permit(s) if required by then-existing regulations.

2. Monitoring and Reporting

Following implementation of any future maintenance plan and final inspection thereof by the City, the Owner shall ensure that the condition and performance of the permitted blufftop retaining wall and related development are regularly monitored, with inspections by qualified registered civil engineer with experience in coastal structures and processes. Monitoring inspections shall occur at least once every five (5) years, as well as after prolonged rain events of significant intensity (i.e. El Nino). Such monitoring shall at a minimum address whether any significant weathering or damage has occurred that would adversely impact future performance, and identify any structural damage requiring repair in order to maintain the approved shotcrete tieback retaining wall in its approved state. Monitoring reports prepared by a qualified registered civil engineer with experience in coastal structures and processes, and covering the above-described evaluations, shall be submitted to the Planning Director and/or City Geologist for review and acceptance as they are prepared, as a minimum at five-year intervals, by January 1st of each fifth year (with the first report due by January 1, 2028, and subsequent reports due by January 1 of 2033, 2038, and so on) for as long as the blufftop retaining wall and related development exist at the Property.

Retaining Wall Inspection

- a) Inspection every 5 years by a licensed C.E. starting 1 January 2028 while using climbing gear.
- b) Repel face of slope and look for exposed:
 1. Large cracks or visible damage of concrete;
 2. Exposed Rebar, dowels or tie backs;
 3. Evidence of corrosion;
 4. Outflanking along the edges of the walls and undermining along the wall base;
 5. Weep holes are clear of obstructions (buried in sand is ok).
- c) The licensed C.E. should prepare inspection report and submit it to City.

Repair Options for retaining Wall

- a) Where rebar, dowels or tiebacks are exposed, cover with reinforced concrete fascia. Fascia must be designed by a civil engineer with plans prepared.
- b) If erosion occurs along edges outflanking concrete remove the affected section of concrete.

3. Construction Plans

- Repair plans should be designed by a Professional Civil Engineer and reviewed by the engineer that performed the maintenance inspection.
- Prior to commencement of any work pursuant to this Maintenance Program, the owner shall submit two sets of a Construction Plans for proposed maintenance and repair work to the Community Development Director, who shall determine whether or not the proposed work requires issuance of a building/grading permit, and/or whether the proposed work is at a level that exceeds maintenance and repair to a degree that a new coastal development and/or other City permits is required pursuant to then-existing applicable regulations.

- Any Construction Plan that is submitted for City review and/or as an application for a building/grading permit, will, at a minimum, include the following specifications:

(a) Construction Areas. The Construction Plan shall identify the specific location of all construction areas, all staging areas, all storage areas, all construction access corridors (to the construction site and staging areas), and all public pedestrian access corridors. All such areas within which construction activities and/or staging are to take place shall be minimized in order to minimize construction encroachment on all publicly available pathways, park areas, beach and beach access points, to have the least impact on public access and other coastal resources overall.

(b) Construction Methods and Timing. The Construction Plan shall specify the construction methods to be used, including all methods to be used to keep the construction areas separated from public recreational use areas (including using the space available on the project site for staging, storage, and construction activities to the maximum extent feasible provided it does not significantly adversely affect public access, and including using unobtrusive fencing (or equivalent measures) to delineate construction areas), and including all methods to be used to protect Monterey Bay. All erosion control/water quality best management practices to be implemented during construction and their location shall be noted.

(c) Construction Requirements. The Construction Plan shall include the following construction requirements specified by written notes on the Construction Plan. Minor adjustments to the following construction requirements may be allowed by the Community Development Director if such adjustments: (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources.

- Construction (including but not limited to construction activities, and materials and/or equipment storage) is prohibited outside of the defined construction, staging, and storage areas.
- Equipment washing, servicing, and refueling shall not take place on the project site, and shall only be allowed at a designated inland location as noted on the Plan. Appropriate best management practices shall be used to ensure that no spills of petroleum products or other chemicals take place during these activities.
- The construction site shall maintain good construction site housekeeping controls and procedures (e.g., clean up all leaks, drips, and other spills immediately; keep materials covered and out of the rain, including covering exposed piles of soil and wastes; dispose of all wastes properly, place trash receptacles on site for that purpose, and cover open trash receptacles during wet weather; remove all construction debris from the beach; etc.).
- All erosion and sediment controls shall be in place prior to the commencement of construction as well as at the end of each workday. At a minimum, silt fences, or equivalent apparatus, shall be installed at the perimeter of the construction site to prevent construction-related runoff and/or sediment from leaving the site.
- All public recreational use areas and all beach access points impacted by construction activities shall be restored to their preconstruction condition or better within three days of completion of construction. Any native materials impacted shall be filtered as necessary to remove all construction debris.
- After issuance of Building Permits, the Owner shall notify the City of Capitola planning staff at least three working days in advance of commencement of construction or maintenance activities, and immediately upon completion of construction or maintenance activities. All requirements above and all requirements of the approved Construction Plan shall be enforceable components of this permit. The Owner shall undertake development in accordance with this condition and the approved Construction Plan. Minor adjustments to these requirements may be allowed by the Community

Development Director if such adjustments: (1) are deemed reasonable and necessary; and (2) do not adversely impact coastal resources.

4. Construction Site Documents & Construction Coordinator

DURING ALL CONSTRUCTION:

(a) Construction Site Documents. Copies of the signed Building Permit and the approved Construction Plan shall be maintained in a conspicuous location at the construction job site at all times, and such copies shall be available for public review on request. All persons involved with the construction shall be

briefed on the content and meaning of the Building Permit and the approved Construction Plan, and the public review requirements applicable to them, prior to commencement of construction.

(b) Construction Coordinator. A construction coordinator shall be designated to be contacted during construction should questions arise regarding the construction (in case of both regular inquiries and emergencies), and the coordinator's contact information (i.e., address, email, phone numbers, etc.)

including, at a minimum, a telephone number and email address that will be made available 24 hours a day for the duration of construction, shall be conspicuously posted at the job site where such contact information is readily visible from public viewing areas, along with an indication that the construction coordinator should be contacted in the case of questions regarding the construction (in case of both

regular inquiries and emergencies). The construction coordinator shall record the contact information (e.g., name, address, email, phone number, etc.) and nature of all complaints received regarding the construction, and shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.

5. Future Maintenance Authorized

Permit #2021-0011 authorizes future maintenance to the blufftop shotcrete wall at 4800 Opal Cliffs Drive subject to the following:

(a) Maintenance. "Maintenance" as it is understood in this agreement, means development that would otherwise require a Coast Development Permit whose purpose is:

- To maintain the approved blufftop shotcrete wall and all related components in their approved state and is consistent Government Code Section 30610.

(b) Other Agency Approvals. The Owner acknowledges that this maintenance condition does not obviate the need to obtain authorization from other agencies for any future maintenance and/or repair episodes.

(c) Maintenance Notification. At least 30 days prior to submittal of a Building Permit Application for any maintenance event, the Owner shall notify, in writing, planning staff of the City of Capitola Planning Department. The notification shall include: a detailed description of the maintenance event proposed; any plans, engineering and/or geology reports describing the event; a construction plan that complies with all aspects of the approved construction plan as described in Section 3 above; identification of a construction coordinator and his/her contact information (i.e., address, email, phone numbers, etc.) as described in Section 4 above; other agency authorizations; and any other supporting documentation (as necessary) describing the maintenance event. The maintenance event shall not commence until the Owner has been informed by staff of the City of Capitola Planning Department that the maintenance event complies with this Permit. In the event of an emergency requiring immediate maintenance, the notification of such emergency episode shall be made as soon as possible and shall (in addition to the foregoing information) clearly describe the nature of the emergency.

(d) Maintenance Coordination. Maintenance events shall, to the degree feasible, be coordinated with other maintenance events proposed in the immediate vicinity with the goal being to limit coastal resource impacts, including the length of time that construction occurs in and around the

beach and bluff area, and beach and surf access points. As such, the Owner shall make reasonable efforts to coordinate the Owner's maintenance events with other adjacent events, including adjusting maintenance event scheduling as directed by planning staff of the City of Capitola Planning Department.

(e) Restoration. The Owner shall restore original slope vegetation impacted by maintenance activities to their pre-construction condition or better at the conclusion of any maintenance event if applicable. Any native materials impacted shall be filtered as necessary to remove all construction debris from the area within three days of completion of construction. The Owner shall notify City of Capitola Planning Department upon completion of restoration activities to arrange for a site visit to verify that all restoration activities are complete. If the City staff identifies additional reasonable measures necessary to restore the affected area, such measures shall be implemented as quickly as reasonably possible.

(f) Noncompliance with Building Permit. If the Owner is not in compliance with the terms and conditions of approval that apply to the project area at the time that a maintenance event is proposed, then the maintenance event that might otherwise be allowed by the terms of this future maintenance condition shall not be allowed by this condition until the Owner is in full compliance with those terms and conditions.

(g) Emergency. In addition to the emergency provisions set forth in subsection (c) above, nothing in this condition shall serve to waive any Owner rights that may exist in cases of emergency pursuant to California Code of Regulations (Permits for Approval of Emergency Work).

(h) Duration of Covered Maintenance. Future maintenance under this PERMIT is allowed subject to the above terms throughout the length of the shotcrete wall approval.

(i) Noncompliance Provision. If the Owner is not in compliance with the terms and conditions of this Program, the Permit, or other permit agency authorizations that apply to the Property at the time that a maintenance/repair activity is proposed, then the maintenance/repair activity that might otherwise

be allowed by the terms of this Program shall not be allowed until the Owner is in full compliance with those terms and conditions.

IN WITNESS WHEREOF, Owner has executed this Program on the day and year set out opposite their respective signatures and agrees to abide by its terms.

//

OWNER:

OPAL CLIFF WEST HOMEOWNERS ASSOCIATION, a California nonprofit mutual benefit corporation

By: _____

Dated:

Name: David Mewes

Its: President

By: _____

Dated:

Name: Andrea Vitz

Its: Secretary

REVIEWED AND ACCEPTED

The City of Capitola has reviewed and hereby accepts this Monitoring and Maintenance Program as in fulfillment of the Conditions of Permit No. and directs that Owner record the Program consistent with those Conditions; provided, the City expressly disclaims any liability for the condition or maintenance of the Property or any improvements thereon or relating thereto.

City of Capitola

By: _____

Position: _____

Dated: _____

PLACEHOLDER - Notary to Provide

Appendix A

PROPERTY LEGAL DESCRIPTION

Placeholder: Others to Provide

Appendix B

City of Capitola Conditions of Approved Conditional Use Permit and Coastal Permit No.2021-0011

Appendix C

Approved Blufftop Retaining Wall Maintenance Plans



420 CAPITOLA AVENUE
 CAPITOLA, CALIFORNIA 95010
 TELEPHONE (408) 475-7300
 FAX (408) 479-8879

* PERMIT *

Application #CP/CUP/AS/97-88

DATE: February, 17, 1998

TO: Opal Cliffs East Homeowners Association, Property Owner
 4820 Opal Cliff Drive #103
 Capitola CA 95010

RE: Seawall

The above matter was presented to the Planning Commission on February 5, 1998 and was approved, with the following conditions and findings:

CONDITIONS

1. Prior to issuance of building permits, the applicant shall submit documentation that the following agencies have either issued a permit or concluded no permit is needed:

California Coastal Commission
 State Lands Commission
 Regional Water Quality Control Board
 California Department of Fish and Game
 Monterey Bay National Marine Sanctuary

2. Construction activities shall begin after the nesting season for cliff swallows and rock doves. Excavation or other modifications to the bluff face shall not be disturbed until after August 1st. Construction may begin earlier than August 1st in the event the applicant obtains a survey from a qualified biologist confirming that nests do not exist in the project area. area of work that would affect nesting birds.

3. The shotcrete tieback wall and concrete seawall shall be constructed of materials which are colored to blend with the natural colors of the bluff.

4. Prior to final inspection of building permits, the applicant shall provide certification that all development has occurred in accordance with the geotechnical reports prepared for the project.

FINDINGS

A. The use will be consistent with the General Plan and Local Coastal Plan because it meets all requirements of the zoning district and is a designated use in both the General Plan and Local Coastal Plan.

B. The use will not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons in the vicinity or city because it is in conformance with the General Plan and Local Coastal Plan.

C. A Negative Declaration has been prepared for this project in accordance with the California Environmental Quality Act. Mitigation measures contained in the Negative Declaration have been imposed as conditions of approval, to ensure that potentially significant impacts are reduced to less than significant levels.

If you have any questions, please call the Capitola Planning Department at (408) 475-7300.

Sincerely,



Kathleen Molloy
Community Development Director

Copies To:

Steve Graves & Associates
4630 Soquel Drive Suite 8
Soquel Ca 95073