

# City of Capitola

## Planning Commission Meeting Agenda

### Thursday, May 05, 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

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*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 March 3, 2022, Regular Planning Commission Meeting Minutes

**B.** Approve March 31, 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. 504 Oak Drive**

**Permit Number: #22-0142**

**APN: 035-09-325**

Design Permit for an upper floor deck, landing, and spiral stairway in the rear yard of an existing nonconforming single-family residence located within the R-1 (Single-Family Residential) zoning district.

Environmental Determination: Categorical Exemption

Property Owner: Lori Mahan

Representative: Dennis Norton, Filed: 03.23.2022

**B. 1515 Prospect Avenue**

**Permit Number: #22-0094**

**APN: 034-045-12**

Design Permit amendment for additions and design modifications to a single-family dwelling with an ADU located within the R-1 (Single-Family Residential) zoning district. This project is within the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption

Property Owner: Peter Shamshoian

Representative: Peter Shamshoian, Filed: 02.16.22

**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. 519 Monterey Avenue**

**Permit Number: #22-0032**

**APN: 034-022-03**

Design Permit for a 140 square foot stacked addition to the ground and upper floors, upper floor decks off the front and rear of the residence, and an interior remodel in the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Boguslaw J. Marcinkowski

Representative: John Hofacre, Filed: 01.20.2022

**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 Variances for the maximum height of the primary structure and the maximum Floor Area calculation. 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 are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: Sam Abbey

Representative: Cove Britton, Filed: 09.07.21

- 6. Director's Report**
- 7. Commission Communications**
- 8. Adjournment**

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### 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/81213516285?pwd=cUd6ZkhGYnlhMTVDakdva0JZYXNEZz09>

Or Call one of the following Phone Numbers: - **1 (669) 900 6833 OR 1 (408) 638 0968 OR- 1 (346) 248 7799**

Meeting ID: 812 1351 6285

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#### To participate remotely and make public comment:

##### - Send email:

- As always, send additional materials to the Planning Commission via [planningcommission@ci.capitola.ca.us](mailto: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](mailto: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](mailto: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/meetings](http://www.cityofcapitola.org/meetings). 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](http://www.cityofcapitola.org).

# City of Capitola Planning Commission Meeting Minutes Thursday, March 03, 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 Mick Routh, Courtney Christiansen, Ed Newman, Susan Westman, Peter Wilk were present.

## 2. NEW BUSINESS

None presented

## 3. ORAL COMMUNICATIONS

### A. Additions and Deletions to the Agenda

Director Herlihy clarified that items 5.A and 5.B on the consent agenda will be continued.

### B. Public Comments

None presented

### C. Commission Comments

None presented

### D. Staff Comments

Director Herlihy shared that Sean Sesanto, who has been with the city for three years, has been promoted to the position of Associate Planner.

Director Herlihy stated that the Kaiser project is not yet on the County agenda. City Council will discuss the future of in-person meeting in the April agenda. Update to follow.

## 4. APPROVAL OF MINUTES

Motion: Approve the minutes from the January 20, 2022, and February 3, 2022, Planning Commission meetings.

A. January 20, 2022, Regular Planning Commission Meeting Minutes

B. February 3, 2022, Regular Planning Commission Meeting Minutes

**Mover:** Vice Chair Westman,

**Second:** Commissioner Routh.

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

**Abstaining:** Commissioner Christiansen

**5. CONSENT CALENDAR**

**A. SB9 Ordinance Applicable to Single-Family Zone**

**Permit Number: #22-0079**

**APN: Applicable to all parcels in R-1 (Single-Family) Zone**

Project Description: Request to Continue. Amendments to the Capitola Municipal Code, Adding Section 17.75 Two-Unit 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 Two-Unit Developments.

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

Property Owner: Ordinance applies in the R-1 (Single-Family) zoning district

Representative: Katie Herlihy, Community Development Director

**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.

Motion: Continue Items 5.A and 5.B to the April 7, 2022, Planning Commission meeting.

**Mover:** Commissioner Routh,

**Second:** Vice Chair Westman.

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

**6. PUBLIC HEARINGS**

**A. Right-of-Way in front of 709 Escalona Drive**

**Permit Number: #21-0494**

**APN: N/A (in Public Right-of Way)**

Coastal Development Permit for Soquel Creek Water District to construct a new four (4) inch diameter monitoring well within the R-1 (Single Family Residential) district. The project is located within the Coastal Zone and requires a Coastal Development Permit.

Environmental Determination: Categorical Exemption 15306

Property Owner: City of Capitola

Representative: Skyler Murphy for Soquel Creek Water District  
Senior Planner Brian Froelich presented the staff report.

Public comments: None presented

Motion: Approve Coastal Development Permit with the following conditions and findings with added condition #9.

**Conditions of Approval**

1. The applicant shall inform the Public Works Department of any damage and shall repair any damage caused by the project to sidewalks, curbs, private driveways, and public and private roadways, prior to final inspection and shall provide the City with photographs of the existing pre-project conditions of the roadways and sidewalks, prior to issuance of Encroachment Permits.
2. The applicant shall provide a traffic control plan to the Public Works Department along with the application for Encroachment Permits. The applicant shall plan and prepare for staffing and methods of managing mobilization, deliveries, haul-away, and avoid extended periods of standing or blocking the roadway and private driveways.
3. The applicant shall disperse construction personnel parking along the street and avoid parking more than two (2) vehicles along the same 100’ section of the roadway.
4. The applicant shall hand sweep the roadway daily and at the request of the Public Works Department.
5. Hours of operation shall be limited to 7:30am to 5:30pm. The first and last 30 minutes shall be for low noise tasks, layout, and clean up. Drilling operations shall be limited to between 8:00am and 5pm.
6. The Planning and Public works Departments shall perform a final inspection to determine appropriate erosion control measures and grade restoration. Erosion control and any determined site restoration measures shall be completed prior to final sign off.
7. Drilling and heavy equipment shall not be deployed or operated between October 1st and March 1st pursuant to Section 17.64.050 (Monarch butterfly habitats).
8. A sign shall be displayed on the temporary fence providing contact information for the Soquel Creek Water District Disturbance Coordinator.
9. The Soquel Creek Water District shall, at their sole expense, adjust the surface conditions of the wells to accommodate access for all traffic modes, as needed, for future public or private development projects and improvements. This includes but is not limited to the installation of sidewalks, curbs, gutters, and public or private roadways and driveways.

**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 access.
3. **The project maintains or enhances vegetation, natural habitats and natural resources.** The proposed project will have a minimal impact to existing vegetation. Condition of Approval #6 requires the applicant to re-plant and restore any minor impacts to grade and vegetations.
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. Condition



#2 requires a temporary traffic control plan be evaluated by the Public Works Department. The applicant will need to demonstrate methods for managing and maintaining bike, pedestrian, and vehicle traffic during the operation.

5. **The project maintains or enhances opportunities for visitors.** The permanent project has no impact on visitors and opportunity.
6. **The project maintains or enhances coastal resources.** The proposed monitoring well and drilling operation does not restrict public access and will protect ground water resources.
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 monitoring well will be flush with grade and is a passive installation. There are no significant design or operational impacts associated with the installation of the monitoring well.
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 noise and traffic safety impacts will be proactively managed with the conditions of approval.

**Mover:** Commissioner Routh (with addition of condition #9)

**Second:** Vice Chair Westman.

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

**B. 501 El Salto Drive**  
**Permit Number: #21-0548**  
**APN: 036-144-11**

Tree Removal Permit to remove seven palm trees, a Design Permit to allow a fence that exceeds the maximum height standard, and a Major Encroachment Permit for a fence in the public right-of-way located within the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Ducky Grabill

Representative: Michael Grabill, Filed: 11.23.21

Associate Planner Sean Sesanto presented the staff report.

Commissioner Westman highlighted the importance of the Fire Department's input and the types of trees used.

Public comments: None presented.

Motion: Approve the project with change and condition #2; with the condition that the Fire Department sign off on the project regarding fire hydrant.

**Conditions of Approval**

1. The project approval consists of a tree removal permit for the removal of seven palm trees, a major revocable encroachment permit for a new fence, wooden bench, and landscaping, and a design permit to allow a height deviation for the fence up to 4-feet ten-inches. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on March 3, 2022, except as modified through conditions imposed by the Planning Commission during the hearing.
2. The applicant shall demonstrate compliance with the tree removal permit authorized by this permit for 7 palm trees to be removed from the property and adjacent public right-of-way. The applicant shall plant five new trees. Required replacement trees shall be of the same size, species and planted on the site as shown on the approved plans, with the required modification to the plans that at least two replacement trees must be located on the subject property.
3. Prior to construction, all Planning fees associated with permit #21-0548 shall be paid in full.
4. Prior to issuance of a building permit or revocable encroachment permit, 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.
5. Prior to issuance of building permit or revocable encroachment permit, 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).
6. 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.
7. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official.  
§9.12.010B
8. Prior to 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.
9. Prior to project final, 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.

10. 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.
11. 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.
12. Prior to construction or tree removals, the applicant shall obtain an approved revocable encroachment permit.
13. Prior to construction, the applicant must provide verification from the Central Fire District that the proposed fence will not obstruct the existing fire hydrant.

**Encroachment Permit Findings**

**A. The project, subject to the conditions imposed, secures the purposes of the Chapter 12.56 for Private Improvements on Public Property.**

Community Development Staff and the Planning Commission have reviewed the project. The proposed fence, landscaping and minor improvements are consistent with considerations for major revocable encroachment permits.

**B. This project is categorically exempt under Section 15301(e) 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 minor alterations to existing public and private topographical features, provided the project involves negligible or no expansion of use. The proposed fence, landscaping, and minor improvements serve an existing residential use. No adverse environmental impacts were discovered during review of the proposed project.

**Tree Removal Findings**

**A. The application, subject to the conditions imposed, will secure the purposes of the Community Tree and Forest Management Ordinance including the city goal of 15 percent canopy coverage.**

Community Development Department Staff and the Planning Commission have both reviewed the major landscape renovation project. The project involves extensive topographical work. The major landscape renovation is considered to be a remodel in the discretionary review by the Planning Commission. The application, subject to the conditions imposed, will secure the purposes of the Community Tree and Forest management Ordinance to meet the city goal of 15 percent canopy coverage.

**B. The project secures the policy of the city to protect the locally significant, scenic and mature trees as listed in the heritage tree list to be adopted pursuant to this chapter, in order to protect the character of Capitola.**

The proposal would remove seven palm trees, but would not impact any locally significant, scenic, and mature trees.

**C. The project secures the overall goals of the Community Tree and Forest Management Ordinance to protect and increase the level of tree cover on public and private lands**

**within the city, maintain trees in a healthy and non-hazardous condition, and promote planting of additional trees to increase tree cover (hereby referred to as canopy coverage) throughout the city.**

The proposal would result in a net increase of tree cover within the city.

- D. The project secures the policy of the city to encourage new tree planting on public and private property and to cultivate a flourishing community forest.**

The proposal would remove seven palm trees and add five new trees, for a total of nine trees within the project area.

- E. The project secures the goal of the city to maintain and enhance the tree canopy coverage existing at the time of adoption of the ordinance codified in this chapter (as determined through aerial photography taken within twelve months from adoption of the ordinance codified in this chapter), and to increase flowering tree canopy to help identify and beautify city streets and neighborhoods.**

The proposal would maintain the long-term tree canopy coverage and increase flowering tree canopy which helps identify and beautify city streets and neighborhoods.

- F. The project secures the goal of the city to maintain fifteen percent coverage of tree canopy on individual lots, consisting of flowering, deciduous, and evergreen trees, to be enforced on an on-going basis via the design review process.**

The proposal, subject to the conditions imposed, would secure the goal of maintaining canopy coverage on individual lots with trees that are more compatible with the goals of the Community Tree and Forest Management Ordinance.

**Design Permit Findings**

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

The height deviation for the fence is consistent with the design regulations adopted by the City Council with Planning Commission approval of a design permit.

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

The height deviation for the fence complies with the zoning code with approval of a design permit by Planning Commission.

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

Section 15301 of the CEQA Guidelines exempts minor alterations to existing public and private topographical features, provided the project involves negligible or no expansion of use. The proposed fence, landscaping, and minor improvements serve an existing residential use. No adverse environmental impacts were discovered during review of the proposed project.

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

The height deviation for the fence has been cited to ensure safety of vehicles at the corner of El Salto Drive and Hollister Avenue.

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

The proposed project complies with the specific criteria for review of a height deviation by Planning Commission including unique circumstances existing on the site and the deviation is necessary for the reasonable use and enjoyment of the property.

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

The fence is a great improvement over the current bamboo screen which exists along the property frontage.

**Mover:** Vice Chair Westman

**Second:** Commissioner Newman.

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

**C. Report on Upper-Floor Decks**

Planning staff response to Planning Commission request for information on how other jurisdictions regulate upper-floor decks and how the City processed upper-floor decks under the prior version of the Zoning Ordinance.

Senior Planner Brian Froelich presented the staff report.

Commissioner Newman supported moving forward with the staff proposal.

Commissioners largely concur second decks should be part of the floor area ratio.

Director Herlihy sought clarifications if the Commission would want to be more permissive or allow more flexibility on the front deck.

**Result:** Received presentation, gave feedback regarding Report on Upper-Floor Decks.

**7. DIRECTOR'S REPORT**

None presented.

**8. COMMISSION COMMUNICATIONS**

None presented.

**9. ADJOURNMENT**

The meeting was adjourned at 8:15PM to the next Special Meeting of the Planning Commission on March 31, 2022.

Approved by the Planning Commission

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Louis Osemwegie, Clerk to the Commission

# City of Capitola Planning Commission Special Meeting Minutes



**Thursday, March 31, 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,

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## 1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Chair Wilk called the meeting to order at 5:00PM. Commissioners Mick Routh, Courtney Christiansen, Ed Newman, Susan Westman, and 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 Comments

None presented

### D. Staff Comments

None presented

## 3. PUBLIC HEARINGS

### A. SB9 Ordinance

**Ordinance #: 1049**

#### **APN: Applicable to all parcels in Single-Family Zone**

Project description: Amendments to the Capitola Municipal Code, Adding Section 17.75 Two-Unit 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 Two-Unit 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 Commission Consultant, Ben Noble presented the report. He explained lots under 5,500 square feet cannot accommodate four 800-square-foot units which comply with the SB9 ordinance setbacks, height, and parking requirements.

The Planning Commission accepted Planning Consultant Ben Noble's presentation on SB9 buildout models on typical Capitola lots and provided feedback on policy questions related to lots under 5,500 square feet.

A majority of the five Commissioners (Westman, Christiansen, and Newman) directed staff to allow additional height up to three stories and require parking through shared access toward the back to the property rather than allow parking across the entire front yard.

Commissioners Routh and Wilk preferred parking in the front yard rather than additional height.

**Next step:** Continue the item, (SB9), to the Planning Commission hearing on April 21, 2022.

Director Katie Herlihy requested a motion to continue with this plan.

**Mover:** Commissioner Routh

**Second:** Vice Chair Westman.

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

## **B. Ordinance for Objective Design Standards**

**Permit Number:** 22-0126

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

**Project Description:** Ordinance for new objective standards for multifamily and mixed-use residential development

**Environmental Determination:** Categorical Exempt

**Property Owner:** Citywide

**Representative:** Ben Noble, Ben Noble Planning

Planning Consultant Ben Noble presented the draft objective standards for multifamily and mixed-use residential development. He requested general comments and feedback.

The Planning Commission accepted Planning Consultant Ben Noble's presentation, and provided feedback on the standards, specifically:

1. New purpose, applicability, deviations sections up front.
2. New intent statement for circulation and streetscape standards (17.82.040.A.5)
3. New landscaping standards if parking is adjacent to the street (17.82.050.b.1.b)
4. New options for entries not required to face street (17.82.060.B.3.c)

Commissioner Routh stated his objection to inclusion of balconies prior to leaving the meeting for other commitments this evening.

**Public comments:** None presented.

**Recommendation:** continue with this plan to April 21, 2022. The plan is noticed for public hearing.

**Mover:** Vice Chair Westman

**Second:** Commissioner Christiansen

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

**Abstention:** Commissioner Routh

#### **4. DIRECTOR'S REPORT**

Director Katie Herlihy provided update on Coastal Commission dining ordinance. We continue to work with the Coastal Commission staff. Additional updates will be available at meeting of April 7, 2022.

#### **5. COMMISSION COMMUNICATIONS**

Commissioner Newman provided comments on the city's commitment to the coastal resources.

Director Katie Herlihy noted that we need to look at outdoor parking in the village. It requires a CDP.

Next meeting is April 7, 2022

#### **6. ADJOURNMENT**

The meeting was adjourned at 7:21PM to the next Regular Meeting of the Planning Commission on April 21, 2022.

ATTEST/Approved by the Planning Commission

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Louis Osemwegie, Clerk to the Commission

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# Capitola Planning Commission

## Agenda Report



**Meeting:** May 05, 2022

**From:** Community Development Department

**Address:** 504 Oak Drive

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**Permit Number:** #22-0142

**APN:** 035-09-325

Design Permit for an upper floor deck, landing, and spiral stairway in the rear yard of an existing nonconforming single-family residence located within the R-1 (Single-Family Residential) zoning district.

Environmental Determination: Categorical Exemption

Property Owner: Lori Mahan

Representative: Dennis Norton, Filed: 03.23.2022

### **Applicant Proposal**

The applicant is requesting a Design Permit to construct a 30 square-foot upper floor deck, landing, and spiral stairway to the rear of the single-family residence located at 504 Oak Drive in the R-1 (Single-Family Residential) zoning district.

### **Background**

On April 13, 2022, Development and Design Review Staff reviewed the application and provided the applicant with the following direction:

Public Works Representative, Danielle Uharriet: No comments.

Building Official, Robin Woodman: Asked the applicant to clarify tread and riser dimensions/details for the Building Permit submittal.

Senior Planner, Brian Froelich: Advised that the City is reviewing policy and development standards for upper floor decks.

### **Development Standards**

The following table outlines the zoning code requirements for development in the Single-Family Residential Zoning District. The proposed deck, landing, and stairway comply with all development standards of the R-1 zone.

<b>Building Height</b>			
<b>R-1 Regulation</b>	<b>Existing</b>		<b>Proposed</b>
25 ft.	21 ft. 6 in.		21 ft. 6 in.
<b>Floor Area Ratio (FAR)</b>			
	<b>Existing</b>		<b>Proposed</b>
<b>Lot size</b>	2,000 sq. ft.		2,000 sq. ft.
<b>Maximum Floor Area Ratio</b>	58% (Max 1,160 sq. ft.)		58% (Max 1,160 sq. ft.)
First Story Floor Area	676 sq. ft.		676 sq. ft.
Second Story Floor Area	286 sq. ft.		286 sq. ft.
<b>Total FAR</b>	51.1% (1,022 sq. ft.)		51.1% (1,022 sq. ft.)
<b>Setbacks</b>			
	<b>R-1 regulation</b>	<b>Existing</b>	<b>Proposed</b>
<b>Front Yard 1<sup>st</sup> Story</b>	15 ft.	16 ft. 4 in.	16 ft. 4 in. <b>No Change</b>
<b>Front Yard 2<sup>nd</sup> Story</b>	20 ft.	46 ft.	46 ft. <b>No Change</b>
<b>Side Yard 1<sup>st</sup> Story</b>	10% lot width, 3 ft. min	Lot width 20 ft. 3 ft. min	North: 3 ft. South: 1 ft. 8 in. <b>Existing nonconforming</b>
<b>Side Yard 2<sup>nd</sup> Story</b>	15% of width	Lot width 20 ft. 3 ft. min	North: 3 ft. South: 3 ft.
<b>Rear Yard 1<sup>st</sup> Story</b>	20% of parcel depth	Lot depth 100 ft. 20 ft. min.	41 ft.
<b>Rear Yard 2<sup>nd</sup> Story</b>	20% of parcel depth	Lot depth 100 ft. 20 ft. min.	36 ft.
<b>Parking</b>			
Under 1,500 sq. ft.: 2 per unit,	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
	2 spaces total 0 covered 2 uncovered	0 spaces total 0 covered 0 uncovered	0 spaces total 0 covered 0 uncovered
<b>Underground Utilities: Required with 25% increase in area</b>			No

### Discussion

The existing residence located at 504 Oak Drive is a nonconforming, two-story, single-family residence. The lot is located in the Riverview neighborhood and is surrounded by a mix of one- and two-story single-family homes.

The applicant is proposing to construct a 30 square-foot upper floor deck, landing, and spiral stairway as a means of secondary egress from the upper floor. The applicant notes concerns of

safety as the primary purpose for the installation (Attachment #2 – Owner’s Statement). The proposed deck, landing, and stairway will be metal with a black, power coated finish.

Planning staff visited the site to assess visual and privacy impacts. The lot is narrow at 20 feet wide but has a depth of 100 feet. The second floor has a front setback of 46 feet and the rear wall of the second floor is 36 feet from the rear property line. The upper floor’s deep front setback results in the rear wall of the upper floor being behind the adjacent neighboring buildings to either side with no views toward or into either residence from the proposed deck and landing. Additionally, the upper floor has an increased 36-foot rear setback and views toward the rear property line are obscured by mature trees and with the nearest building being 66 feet away.

Non-Conforming Structure

The existing single-story residence was granted variances for parking and for side setbacks with the upper floor addition in 2004. Pursuant to code section 17.92.070, structural alterations to an existing non-conforming structure may not exceed 80 percent of the present fair market value of the structure. Staff has estimated that alterations to the primary structure represent less than one (1) percent of the present fair market value of the structure, so the alterations are permissible. Staff waived the requirement that the applicant prepare the calculation in this case due the project valuation being so far below the 80 percent threshold.

Design Permit–

Upper-floor decks and balconies on the side or rear of a home that are not adjacent to public open space require a Design Permit. When considering design permit applications, the Planning Commission must evaluate the design review criteria listed in Section 17.120.070 of the Capitola Municipal Code. (Attachment 4) Of the 19 criteria, the criteria for privacy should be considered by the Commission in the review of the application, as follows.

*Criteria F: Privacy. The orientation and location of buildings, entrances, windows, doors, decks, and other building features minimize privacy impacts on adjacent properties and provide adequate privacy for project occupants.*

The total footprint of the deck, landing, and spiral stairway is 30 square feet. Half of the area is the deck and landing while the other half is the spiral stairway. Additionally, the deck and landing project 30 inches from the exterior building wall. Planning staff mocked up the 6 foot by 2.5 foot deck and landing area in the Planning office and concluded that it is not large enough to accommodate extended use or activity. Planning staff also performed a site visit and found that the views to adjacent rear yards are screened by mature landscaping, mitigated by building siting, and there is not a direct view into other buildings.

**CEQA**

Section 15303 of the CEQA Guidelines exempts the construction of a single-family residence and accessory structures in a residential zone. This project involves a new egress installation for an existing single-family residence within the R-1 (single-family residence) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

**Recommendation**

Staff recommends the Planning Commission approve application #22-0142 based on the following Conditions and Findings of Approval.

### **Attachments**

1. Plan Set
2. Owner's Statement
3. Design Permit Design Review Criteria

### **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 May 5, 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. 9.12.010B

### Planning

4. The project approval consists of construction of a 30 square foot upper floor deck, landing, and spiral stairway to an existing nonconforming single-family residence. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on May 5, 2022, except as modified through conditions imposed by the Planning Commission during the hearing.
5. 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.
6. 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 17.156.080.
7. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
8. 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.

9. Prior to issuance of building permit, all Planning fees associated with permit #22-0142 shall be paid in full.
10. Exterior lights for the second story deck area shall comply with CMC Section 17.96.110 and be limited to the Building Code required minimum. Fixtures shall be shielded and directed downward to meet the International Dark Sky Association's (IDA) requirements for reducing waste of ambient light and prevent light trespass on adjacent lots.

### Design Permit Findings

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

Community Development Staff, the Design and Development Review Committee, and the Planning Commission have all reviewed the project. The proposed 30 square foot upper floor deck, landing, and stairway are consistent with the general plan and the local coastal program.

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

Community Development Staff, the Design and Development Review Committee, and the Planning Commission have all reviewed the project. The proposed 30 square foot upper floor deck, landing, and stairway comply with all development standards of the R-1 (Single-Family Residential) zoning district.

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

Section 15303 of the CEQA Guidelines exempts the construction of a single-family residence and accessory structures in a residential zone. This project involves a new egress installation for an existing single-family residence within the R-1 (single-family residence) Zoning District . No adverse environmental impacts were discovered during review of the proposed project.

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

Community Development Staff, the Design and Development Review Committee, and the Planning Commission have all reviewed the project. The proposed 30 square foot upper floor deck, landing, and stairway will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

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

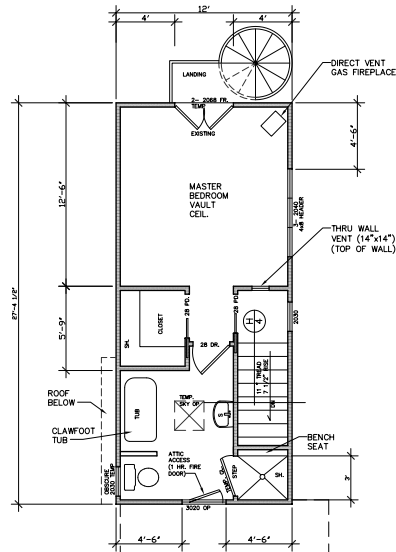
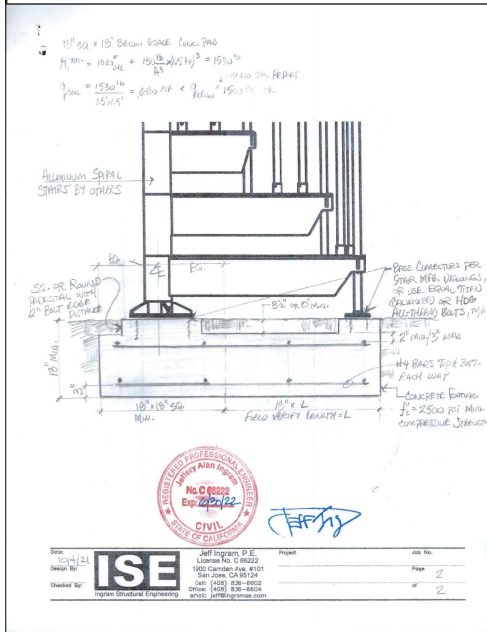
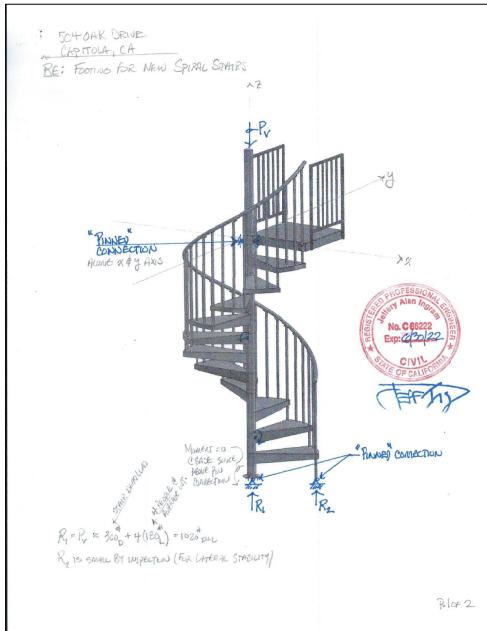
Community Development Staff, the Design and Development Review Committee, and the Planning Commission have all reviewed the project. The proposed 30 square foot upper floor deck, landing, and stairway comply with the applicable design review criteria as described in the staff report.

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

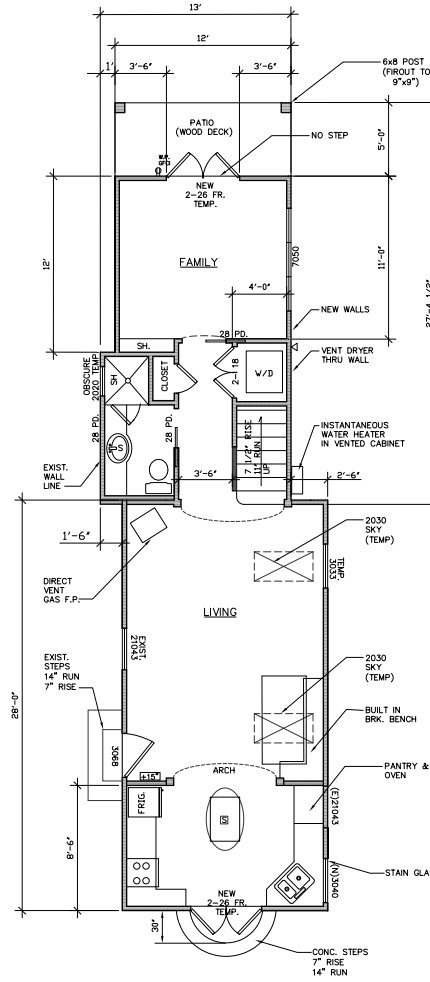
Community Development Staff, the Development and Design Review Committee, and the Planning Commission have all reviewed the application for a landing, deck and stairway and have determined that the project is compatible with the existing neighborhood.

Prepared By: Brian Froelich



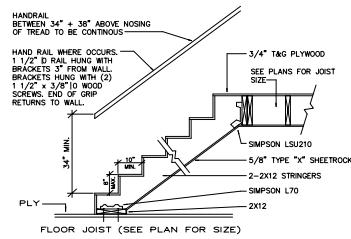


② UPPER FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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

LOWER WALLS  
 ——— NEW WALLS  
 - - - - - EXISTING WALLS  
 □ □ □ □ WALS TO BE REMOVED



Ⓜ INTERIOR STAIR DETAIL  
SCALE: 1/4" = 1'-0"

PROP. FLOOR PLAN  
1/4" = 1'-0"

EXISTING:  
1ST FLOOR = 667 SQ FT  
2ND FLOOR = 302 SQ FT  
TOTAL = 969 SQ FT

REVISIONS:	BY:

OWNER:  
MAHAN RESIDENCE  
504 OAK DR.  
CAPITOLA, CA

MAHAN RESIDENCE  
504 OAK DR.  
CAPITOLA, CA  
APN 035-093-25

DENNIS NORTON  
HOME DESIGN AND PROJECT PLANNING  
112 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010  
PHONE: (831) 338-9922  
WEBSITE: www.dennisonorton.com

PROPOSED  
FLOOR PLAN

DRAWN: duMont  
CHECKED: DRN  
JOB NO. 504 OAK  
DATE: 12/06/21

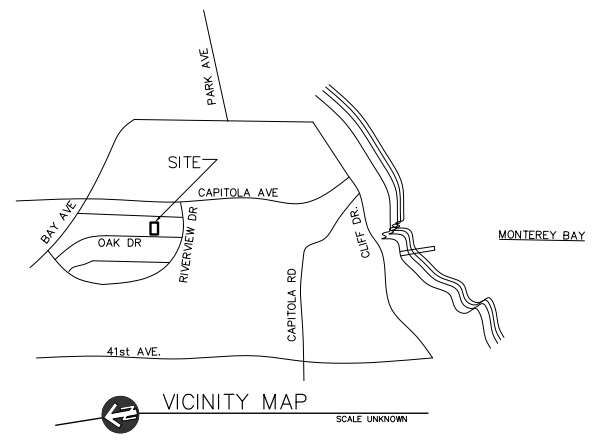
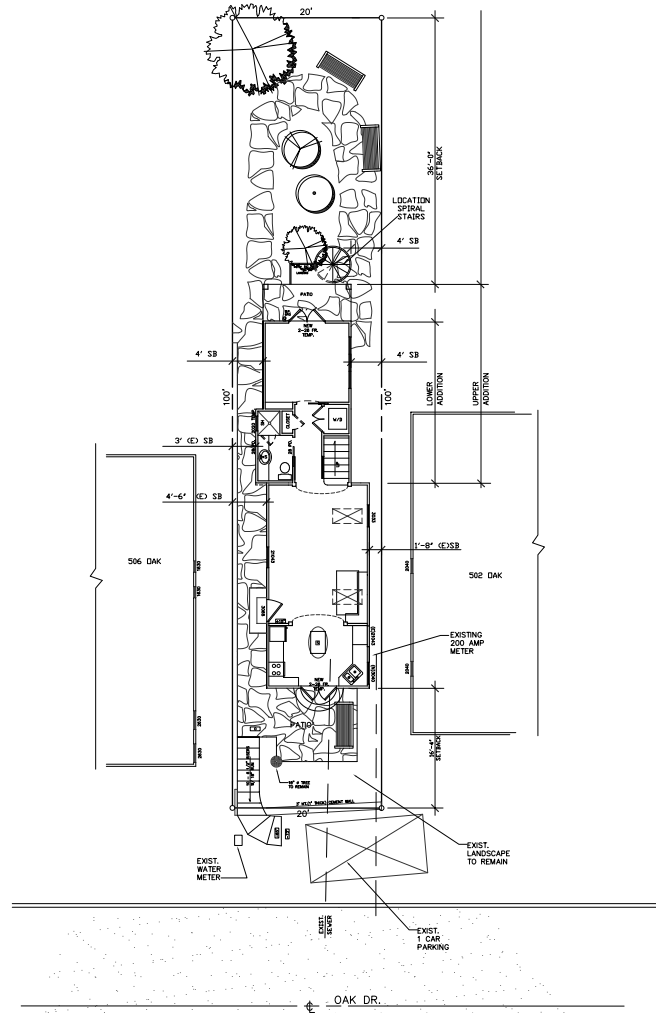
SHEET  
4  
OF # SHEETS



FIRE DEPARTMENT REQUIREMENTS  
 OCCUPANCY CLASSIFICATION V-N  
 BUILDING CONSTRUCTION TYPE R-3

FIRE FLOW REQUIREMENTS FOR SUBJECT PROPERTY ARE A MINIMUM 1000 GALLONS PER MINUTE FROM ON HYDRANT LOCATED WITHIN 250 FEET. EXISTING HYDRANT 1000 GPM

THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2019) AND DISTRICT AMENDMENTS.  
 SMOKE DETECTORS ARE TO BE INSTALLED ACCORDING TO CALIFORNIA BUILDING CODE AND APPROVED BY FIRE AGENCY.  
 BUILDING NUMBERS SHALL BE PROVIDED. NUMBERS SHALL BE A MINIMUM OF FOUR INCHES IN HEIGHT ON A CONTRASTING BACKGROUND AND VISIBLE FROM THE STREET.  
 INSTALL AN APPROVED SPARK ARRESTER ON THE TOP OF CHIMNEYS. THE WIRE MESH SHALL NOT EXCEED 1/2 INCH.  
 ROOF COVER SHALL BE NO LESS THAN CLASS "C" RATED ROOF.  
 A 30-FOOT CLEARANCE WILL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE WHICHEVER IS A SHORTER DISTANCE.  
 THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST BE ON SITE DURING INSPECTIONS.  
 FIRE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH THE STATE OF CALIFORNIA HEALTH AND SAFETY CODE. SEE JURISDICTION REQUIREMENTS.  
 DRIVEWAY SHALL HAVE IN PLACE (ALL WEATHER SERVICE) PRIOR TO ANY FRAMING CONSTRUCTION.  
 THE DRIVEWAY SHALL HAVE AN OVERHEAD CLEARANCE OF 14 FEET VERTICAL DISTANCE FOR ITS ENTIRE WIDTH.  
 AS A CONDITION OF SUBMITTAL OF THESE PLANS, THE OWNER AND INSTALLER CERTIFY THAT THESE PLANS ARE DETAILS COMPLY WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES, AND AGREE THAT THEY ARE SOLELY RESPONSIBLE FOR COMPLIANCE WITH SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES, AND FURTHER AGREE TO CORRECT ANY DEFICIENCIES NOTED BY THIS REVIEW, SUBSEQUENT REVIEW, INSPECTION OR OTHER SOURCE, AND, TO HOLD HARMLESS AND WITHOUT PREJUDICE, THE REVIEWER AND REVIEWING AGENCY.  
 DRIVEWAY WILL BE 14 FEET WIDE WITH A MAXIMUM SLOPE OF 5% WITH A SOIL COMPACTION OF 95%. DRIVEWAY SHALL BE 4-INCH CONCRETE SURFACE.  
 SEE SITE PLANS FOR DRIVEWAY.



REVISIONS:	BY:

OWNER  
 MAHAN RESIDENCE  
 504 OAK DRIVE  
 CAPITOLA, CA

MAHAN RESIDENCE  
 504 OAK DRIVE  
 CAPITOLA, CA  
 APN 035-093-25

**DENNIS NORTON**  
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 1712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010  
 PHONE: 831.335.1111  
 WEBSITE: www.dennisonortondesign.com

SITE  
 PLAN

DRAWN: duMont  
 CHECKED: DRN  
 JOB NO. 504 OAK  
 DATE: 12/06/21

SHEET  
 2  
 OF # SHEETS

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



**Froelich, Brian**

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**Subject:** Re: 504 Oak Drive

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**From:** Lori Mahan <lori.mahan@yahoo.com>  
**Sent:** Friday, April 22, 2022 11:59 AM  
**To:** Froelich, Brian <bfroelich@ci.capitola.ca.us>  
**Subject:** Re: [PDF] Re: 504 Oak Drive

Hi Brian,

I would like to address my request for installing the spiral staircase/ 2nd exit coming off the bedroom on the 2nd floor.

I have four important reasons for this request:

1. My mom's home burned completely down a few years ago in the Magalia/paradise fires, and she barely escaped with her dogs. She had a one level home with 2 exits/entry points.
2. My brothers home burned down last year in the Ben Lomond fires, and he lost his cat, and basically all of his possessions. The cost of construction is too high for him to rebuild, and on a teachers salary, he is not able to do so.
3. My neighbors home directly behind me burned down last year, and she lost her dog in the fire
4. I have 2 elderly dogs and a cat, and if my home caught on fire, and I was unable to exit down through the family room, i would not be able to get them out. I consider my pets part of the family, and I worry about a fire; and I would feel safer, if I had a second exit from the 2nd floor.

Please don't hesitate to reach out if you need anything.

Thank you

Lori

Sent from my iPhone

## Design Permit Design Review Criteria

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

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

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

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

# Capitola Planning Commission

## Agenda Report



**Meeting:** May 5, 2022  
**From:** Community Development Department  
**Topic:** 1515 Prospect Avenue

**Permit Number: #22-0094**

**APN: 034-045-12**

Design Permit amendment for additions and design modifications to a single-family dwelling with an ADU located within the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Peter Shamshoian

Representative: Peter Shamshoian, Filed: 02.16.22

### **Applicant Proposal:**

The applicant is proposing an amendment to the previous design permit for second-story design modifications. The application involves an existing two-story, nonconforming single-family residence located at 1515 Prospect Avenue within the R-1 (Single-Family Residential) zoning district. The application complies with all development standards of the R-1 zone.

### **Background:**

On April 2, 2020, the Planning Commission approved design permit #19-0267 for first- and second-story additions. However, with the 2020 modifications to the state ADU laws, the owner decided to revise the plans to accommodate an ADU and first- and second-story additions to the primary residence.

On November 12, 2020, the Community Development Department approved application #20-0464 for a ministerial detached accessory dwelling unit.

On December 3, 2020, the Planning Commission approved design permit #20-0379 for first- and second-story additions.

On September 21, 2021, the applicant submitted application #21-0425 to amend the design of the primary residence, which was approved during December 3, 2020, Planning Commission meeting (permit #20-0379). The permit amendment included revisions to the exterior finishes, the floor plan, and added a new rear deck. On January 20, 2022, the Planning Commission approved design permit #21-0425 for amendments to the previous design permit approval but denied the rear second-story deck.

On February 16, 2022, the applicant submitted a permit amendment to modify the previous design.

**Development and Design Review:**

On April 13, 2022, Development and Design Review Staff reviewed the application and provided the applicant with the following direction:

Public Works Representative, Danielle Uharriet: No comment.

Building Official, Robin Woodman: No comment.

Associate Planner, Sean Sesanto: informed the applicant they would need to include the existing floor plans and elevations for reference. Mr. Sesanto confirmed with the applicant that the roof height is not changing between the current proposal and previously approved plans.

**Development Standards:**

The following table outlines the zoning code requirements for development in the R-1 (Single-Family Residential) Zoning District. The application complies with all development standards of the R-1 zone.

**R-1 (Single Family Residential) Zoning District**

Development Standards						
Building Height						
R-1 Regulation	Existing		Proposed			
25 ft.	21 ft. 10 in.		24 ft. 8 in.			
Floor Area Ratio (FAR)						
	Existing		Proposed			
<b>Lot Size</b>	3,200 sq. ft.		3,200 sq. ft.			
<b>Maximum Floor Area Ratio</b>	57% (Max 1,824 sq. ft.)		57% (Max 1,824 sq. ft.)			
First Story Floor Area	720 sq. ft.		882 sq. ft.			
Second Story Floor Area	720 sq. ft.		923 sq. ft.			
<i>Decks Exemption</i>	-170 sq. ft.		-192 sq. ft.			
<b>TOTAL FAR</b>	45% (1,440 sq. ft.)		56.4% (1,805 sq. ft.)			
Yards (setbacks are measured from the edge of the public right-of-way)						
	R-1 Regulation		Existing		Proposed	
<b>Front Yard 1<sup>st</sup> Story</b>	15 ft.		15 ft.		15 ft.	
<b>Front Yard 2<sup>nd</sup> Story &amp; Garage</b>	20 ft.		2 <sup>nd</sup> Story: 15 ft. Garage: 15 ft.		2 <sup>nd</sup> Story: 15 ft. Garage: 18 ft. <b>Existing Nonconforming</b>	
<b>Side Yard 1<sup>st</sup> Story</b>	10% lot width	Lot width: 40 ft. 4 ft. min.	North: 4 ft. South: 8 ft.		North: 4 ft. South: 6 ft. 9 in.	
<b>Side Yard 2<sup>nd</sup> Story</b>	15% of width	Lot width: 40 ft. 6 ft. min	North: 4 ft. South: 8 ft.		North: 4 ft. <b>Existing Nonconforming</b> South: 6 ft. 9 in.	

<b>Rear Yard 1<sup>st</sup> Story</b>	20% of lot depth	Lot depth: 80 ft. 16 ft. min.	35 ft.	30 ft.
<b>Rear Yard 2<sup>nd</sup> Story</b>	20% of lot depth	Lot depth: 80 ft. 16 ft. min.	35 ft.	30 ft. 3 in.
<b>Encroachments (list all)</b>	Retention of second-story front deck projects two feet into front setback. No new encroachments.			
<b>Accessory Dwelling Unit - Approved ministerially under CMC §17.74.050(B)</b>				
	<b>ADU Regulation</b>		<b>Approved – No Change</b>	
<b>Side &amp; Rear Setbacks</b>	4 ft.		4 ft.	
<b>Maximum Floor Area</b>	800 sq. ft.		540 sq. ft.	
<b>Height</b>	16 ft.		13 ft. 5 in.	
<b>Parking</b>	1 space		1 space	
<b>Parking</b>				
	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	
<b>Residential (from <u>1,501</u> up to <u>2,000</u> sq. ft.)</b>	2 spaces total 1 covered 1 uncovered	2 spaces total 2 covered 0 uncovered	3 spaces total 1 covered 1 uncovered 1 uncovered for ADU	
<b>Underground Utilities: required with 25% increase in area</b>				Required

**Discussion:**

The existing residence at 1515 Prospect Avenue is a nonconforming, two-story, single-family residence. The lot is in the Jewel Box neighborhood and is surrounded by one- and two-story single-family homes.

The applicant is proposing a number of changes to the layout and exterior appearance from the previously approved plans:

1. Modified gable ends on the front and rear elevations.
2. New second-story bay windows on rear elevation where the door to the previous deck had been proposed.
3. Modify second-story windows and doors on all elevations.
4. Remove existing conditioned space on front second-story to expand the existing front deck and add a pantry to the back of the second story.

The modification will result in a 192 square-foot second-story deck in the front yard. The previously approved front deck measured 205 square feet. The kitchen area will be expanded into a portion of the previously approved flat roof on the rear of the primary structure. The proposed remodel will otherwise retain the previously approved design features, including eight-inch horizontal board siding, a new roof with fish scale tile in the gable ends and slate tile roof, and a stucco wall extending into the public right-of-way along Prospect Avenue.

**Design Permit**

When considering design permits, the Planning Commission evaluates applications to ensure that the proposed design satisfies applicable *Design Review Criteria* (attachment 4). This includes privacy considerations for the orientation and location of features including windows, doors, and decks to minimize privacy impacts on adjacent properties and provide adequate privacy for project

occupants. The proposal modifies the existing front deck with an expansion in size on the south (left) side. Staff has included photos of both the existing deck and views looking south at the adjacent property of 1505 Prospect Avenue (attachment 3). Under current zoning code, upper-floor decks and balconies immediately adjacent to a street or public open space are generally exempted from design permit requirements, pursuant to §17.120.030(B)(8). The applicant is proposing to minimize window impacts along the south side by using opaque glass and smaller raised windows.

#### Parking

The previously approved site plan included three parking spaces, one of which was covered. One uncovered parking space (space #3) serves the detached accessory dwelling unit. The proposed permit amendment does not increase the floor area and no parking modifications are proposed.

#### Non-Conforming Structure

The existing residence is nonconforming because the second story encroaches into the required front and second-story side setbacks and the garage encroaches into the front setback. Pursuant to §17.92.070, structural alterations to an existing non-conforming structure may not exceed 80 percent of their present fair market value. The applicant submitted the required Construction Cost Breakdown, demonstrating that the proposed alterations are within 80 percent of the present fair market value of the structure, therefore the alterations are permissible.

#### Minor Encroachment Permit

The application is proposing several improvements within the public right-of-way, including new curb and gutter, depressed driveway approach, landscaping, and a 42-inch-tall stucco wall. The Public Works Department has reviewed the plans and support the proposed improvements with the issuance of a minor encroachment permit. The applicant is not proposing any alterations to the previous encroachment permit.

#### **CEQA:**

Section 15301(e) of the CEQA Guidelines exempts the additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. This project involves 365 square-feet of additions to an existing 1,440-square-foot single-family residence within the R-1 (Single-Family Residence) zoning district that will increase the floor area by 25%. No adverse environmental impacts were discovered during review of the proposed project.

#### **Recommendation:**

Staff recommends the Planning Commission consider application #22-0094 and approve the application as proposed based on the following Conditions and Findings for Approval

#### **Attachments:**

1. Plan Set
2. Construction Cost Breakdown
3. Existing Conditions Photos
4. Design Review Criteria



**Conditions of Approval:**

1. The project approval consists of the construction of 365-square-feet of first- and second-story additions to a 1,440-square-foot, two-story, nonconforming, single-family residence, a new 540-square-foot accessory dwelling unit (approved ministerially under CMC §17.99.050(B)), and a minor encroachment permit for a 42-inch-tall stucco wall in the public right of way. The maximum Floor Area Ratio for the 3,200 square-foot property is 57% (1,824 square feet). The total FAR of the project is 56.4% with a total of 1,805 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on May 5, 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 permits #22-0094 shall be paid in full.
8. 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.
9. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
10. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.

11. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
12. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
13. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
14. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
15. Prior to 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.
16. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
17. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
18. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
19. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
20. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward.

**Design Permit & CEQA Findings:**

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

Community Development Staff and the Planning Commission have reviewed the project. The proposed remodel of a single-family residence complies with the development standards of the R-1 zoning district.

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

Community Development Staff and the Planning Commission have reviewed the application for the remodel of a single-family residence. The project complies with all applicable provisions of the zoning code and municipal code.

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

Section 15301(e) of the CEQA Guidelines exempts the additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. This project involves 365 square-feet of additions to an existing 1,440-square-foot single-family residence within the R-1 (Single-Family Residence) zoning district that will increase the floor area by 25%. No adverse environmental impacts were discovered during review of the proposed project.

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

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

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

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

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

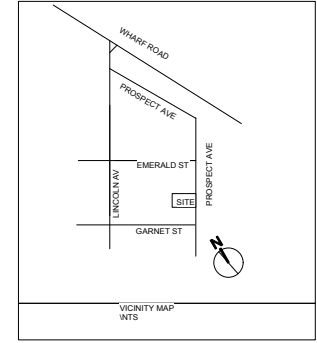
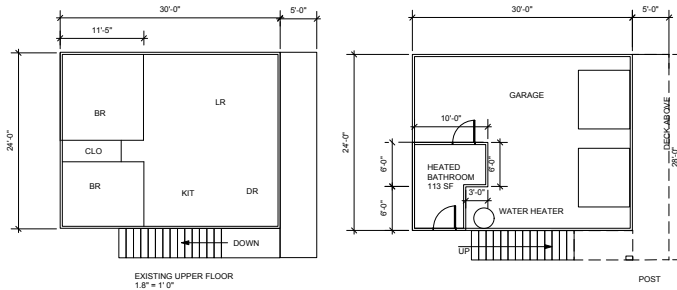
Community Development Staff and the Planning Commission have all reviewed the application for the residential remodel. The design of the remodel with horizontal Hardie Board siding, Hardie Board fish scale tile at the gable ends, and new Brava slate tile roof will fit in nicely with the existing neighborhood. The project will maintain the character, scale, and development pattern of the neighborhood.

SEE SHEET L-1 FOR THE PRELIMINARY GRADING AND LANDSCAPE PLAN

THE STORM WATER BEST MANAGEMENT PRACTICES (STRM-BMP) SHALL BE PRINTED IN FULL AND INCORPORATED INTO THE CONSTRUCTION PLANS.

NOTE THIS INCLUDES DOWNSPOUTS TO SPLASH GUARDS, MOST DOWNSPOUTS TO LANDSCAPING AREAS, AND USE OF PERVIOUS PAVERS REPLACING SOME OF THE IMPERVIOUS AREAS IN THE FRONT YARD AND BACK YARD AREAS.

THE LOT SLOPES TO THE BACK FROM THE EXISTING GARAGE DOOR AREAS AND THE GRAVEL UNDER THE BACK PATIO PAVER AREA WILL ALLOW FOR RAIN WATER PERCOLATION AS PROPOSED THERE IS A REDUCTION IN THE PERVIOUS SURFACE ON THE LOT.



DESIGN CHANGE OBJECTIVES

The last permit application attempted to create an "Outdoor Living" design with separate sunrise and sunset deck locations. With the rejection of the proposed rear deck on our last design permit application we are pivoting the design to maximize internal living space and reallocating the front deck area to optimize its sun exposure. This design returns the structure to its existing boundaries but more importantly reduces the size and privacy impacts of the front deck. The area of the front deck is shifted away from the non-conforming side of the property to the conforming side. We are removing 39sf of deck area which affords a 4ft side set-back on the north side of the property and adding back only 25sf at a distance of nearly 12ft from from the southern side of the property.

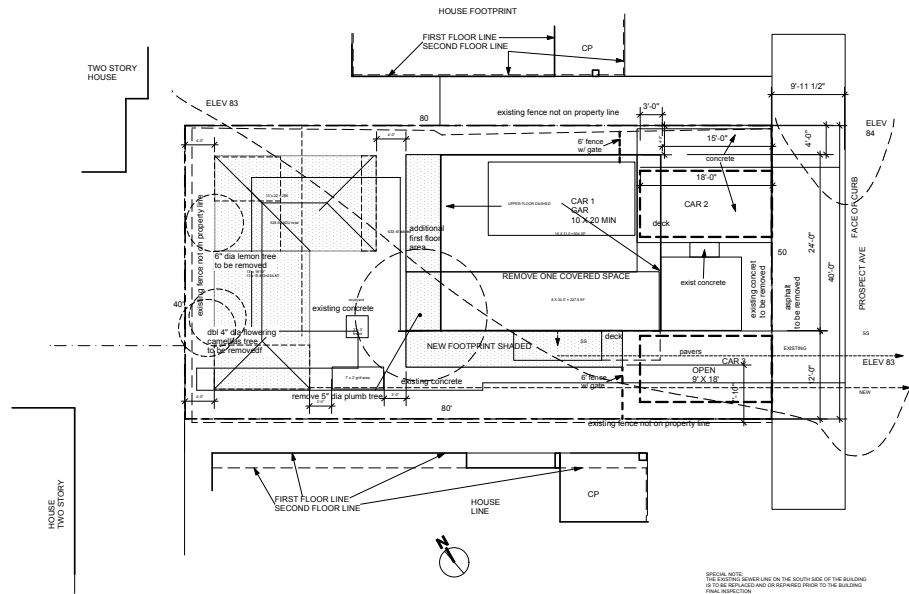
LIST OF CHANGES FROM LAST APPROVED PLANS

ON THE UPPER FLOOR:

- Moved the Northeastern part of the front wall to its existing location. This eliminates 39 square feet of deck space facing the side of the house with a non-conforming side yard setback.
- Added 25 square feet of conforming deck space on the Southeastern corner of the house which has a conforming side yard setback.
- Added a 6 foot wide, 2 foot high, clerestory window to the Office/Bedroom. The bottom sill will be 5' 8" above the floor protecting the privacy of the neighbor to the South.
- Expanded the Pantry into the approved flat roof area at the rear of the house.
- Moved the rear wall of the house one foot back to the original existing perimeter of the current structure.

ON THE GROUND FLOOR:

- Retained the existing wall at the Northeastern corner to maintain the incoming location for water, gas, and power.



BUILDING FAR = 1003 sf  
 FIRST FLOOR = 636 sf  
 SECOND FLOOR = 636 sf  
 (stair area on first floor only)  
 DECK AREA OVER 150 SF = 85 sf

LOT AREA 3200 SF  
 FAR ALLOWED .57 = 1824 sf  
 FAR PROPOSED = 1788 sf = .56  
 IF COVERED PORCH OF 36 sf  
 ON FIRST FLOOR IS  
 ADDED PROPOSED = 1824 sf = .57

NOTE:  
 BUILDING IS NON CONFLRMING ON FRONT  
 LESS THAN 20 FEET BASED ON 8-16-19 SURVEY  
 BY ALPHA LAND SURVEYS, INC

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

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4	A-4 APPROVED ELEVATIONS
5	A-5 PROPOSED ELEVATIONS
6	A-6 EXISTING ELEVATIONS
7	S-1 SURVEY

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SITE PLAN

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 Los Gatos, CA 95030

Peter Shamshoian  
 1515 Prospect, Capitola  
 CA 95010

MPN 003292208  
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A-1

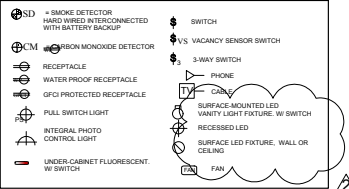
Sheet 1 of 6 SHEETS

FLOOR AREA RATIO  
 MAIN FLOOR 1035 SQUARE FEET  
 SECOND FLOOR 705 SQUARE FEET  
 DECK 190 SQUARE FEET  
 WITH 150 SF CREDIT  
 TOTAL FLOOR AREA 1782 SF / 3200 LOT = 56%  
 EXISTING IMPERVIOUS LOT AREA (SEE SURVEY)  
 BUILDING FOOTPRINT AREA = 720 SF  
 CONCRETE DRIVEWAY, WALKS  
 AND PATIO AREA = 1267 SF  
 TOTAL 1987 SQUARE FEET / 3200 LOT = 62%  
 PROPOSED IMPERVIOUS LOT AREA  
 BUILDING FOOTPRINT 720 + 423 = 1,143 SF  
 CONCRETE DRIVEWAY AND WALK 360 SF  
 TOTAL 1503 A REDUCTION OF 484 SF  
 NO INCREASE IN DOWNSTREAM WATER IMPACTS  
 EXISTING CONCRETE REMOVED  
 AND PERVIOUS PAVERS INSTALLED  
 920 SF  
 DRAINAGE PATTERN AND TOPO SHOWN  
 ON L-1 PRELIMINARY LANDSCAPE PLAN

PLUMBING NOTES

All building water supply systems in which back-siphoning is a hazard shall be protected by an automatic backflow prevention device to prevent backflow into the water supply system. The device shall be installed at the point of use and shall be capable of withstanding the maximum pressure differential that may occur during the backflow event.  
 SHOWER AND TUB SHOWERS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE-BALANCE, THERMOSTATIC OR COMBINATION PRESSURE-BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALING AND THERMAL SHOCK PROTECTION.  
 Gas and Water lines to be bonded.  
 The plumbing fixtures are required to meet the following maximum flow rates  
 Shower heads 1.8 gpm @ 80 psi  
 Kitchen Faucets 1.8 gpm @ 80 psi  
 Water closets 1.2 gpm @ 80 psi  
 Lavatory Faucets 1.2 gpm @ 80 psi

SYMBOLS LEGEND



SYM	SIZE	QTY	N	E	S	W	NOTES
1	3' x 48"	1				1/14	Light fixture
2	4' x 4'	1			1/16		Fixed Tempered Glass
3	26" x 36"	1			1/28		Overhead Treatment
4	6' x 36"	1	1/21				SH
5	26" x 46"	2	1/10	1/10			SH
6	26" x 36"	2			2/22.5		SH
7	4x1'	1					Fixed Tempered
8	6' X 4'	1	1/24				WOKZ SLIDER
9	27' X 7'	8	6/105		2/25		Fixed Tempered Glass
10	3' X 6'	2	1/18	1/18			Fixed Tempered
11	2' X 4'	3			3/24		SKYLIGHT
TOTAL							34 121 108.5 57

NEW DOOR SCHEDULE

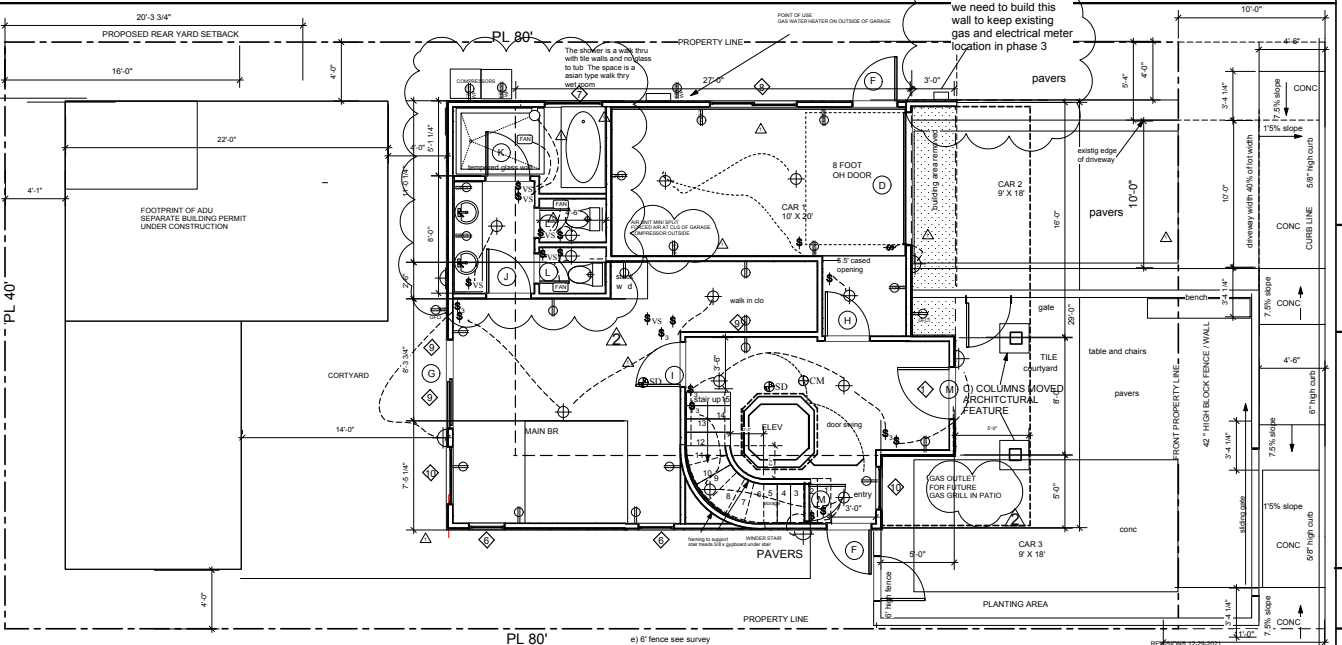
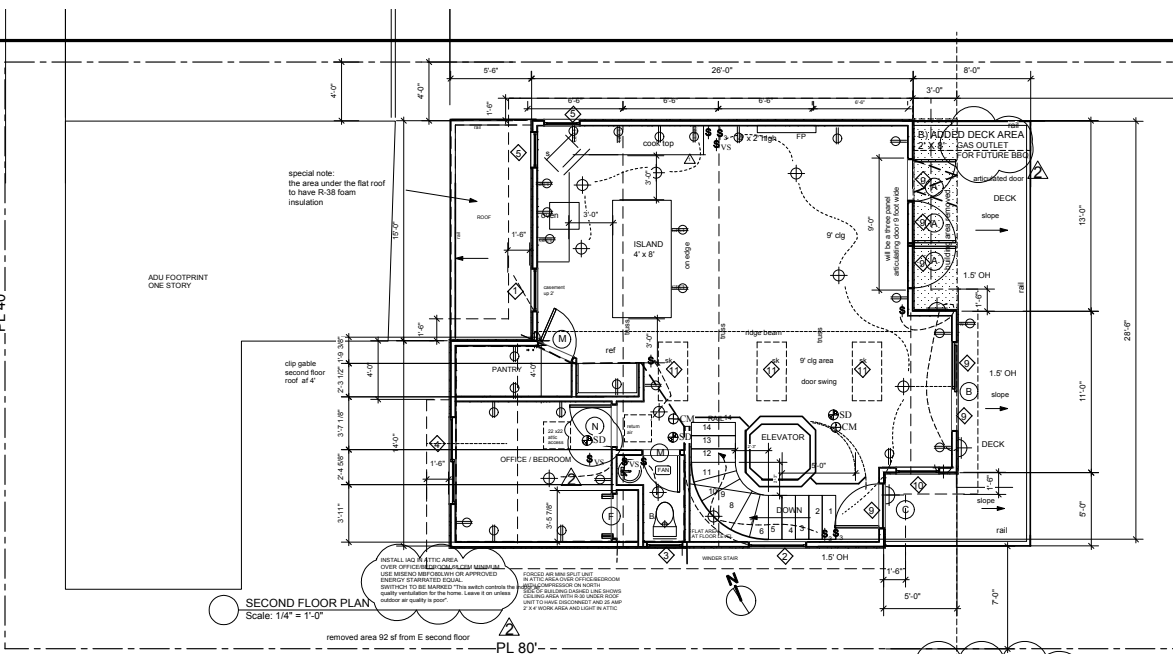
SYM	SIZE	Door Style	Location	Qty
A	6' x 78"	SLIDER	Exterior	1
B	6' x 78"	SWING	Exterior	1
C	6' x 78"	SWING	Exterior	1
D	8' X 8'	OVERHEAD	Ext garage	1
E	3x 8'	SWING	Exterior	1
F	3' x 8'	SWING	Exterior Solid Core	2
G	8' x 8'	SLIDER	Exterior 1 HR Solid Core	1
H	3' x 69"	SWING	Interior	1
I	3' x 69"	SWING	Interior	1
J	3' x 69"	SWING	Interior	1
K	3' x 69"	SWING	Interior	1
L	3'10" x 69"	SWING	Interior	2
M	3'10" x 69"	SWING	Exterior Solid Core	3
N	3' x 69"	SWING	Exterior Solid Core	1

APPLIANCE LISTING

WOLF  
 Range/Oven Combo 48"DF 484EG GAS  
 15,000 BTU Infrared Charbroiler  
 15,000 BTU Infrared Griddle  
 20,000 BTU Burner  
 15,000 BTU Burner  
 18,000 BTU Burner  
 KitchenAid Appliances  
 Refrigerator  
 Microwave Oven KMBP100ESS  
 Under Counter Beverage Cooler  
 Under Counter Wine Cooler KUM334SESS  
 Range Hood 48" KWB748YS 108K BTU RATED  
 Dishwasher  
 Electrolux Appliances  
 Refrigerator  
 Clothes Washer 120V 20 AMP BREAKER  
 Clothes Dryer 240V 30 AMP BREAKER  
 Electrolux Gas 24" DV 1840000  
 42,000 BTU  
 Two 18,000BTU 1/2" SEER Concealed Duct  
 Mini-Split Single Zone Heat Pump  
 PEAD-KA18A2 (One for each floor)  
 Front deck 40,000 BTU Gas grill  
 Line for future 40,000 BTU Gas grill in front  
 yard patio area.

ELECTRICAL NOTES

No panel along wall line is more than 5' from a receptacle. Any wall length 2' or more shall have a receptacle.  
 GFCI outlets shall be located at front & rear of house.  
 Light fixtures in closets shall be a min. 10" from the back of a shelf if recessed, 6" if fluorescent or recessed. California Code Article 410-8.  
 If in-line is installed, Light and power outlet with switch shall be located at access opening.  
 There shall be a conductor wire with an insulated neutral and a 4-prong outlet for dryer and cooking units. N.E.C. Section 250-68.  
 All branch circuits that supply 120-volt, single phase, 15- and 20-ampere outlets (i.e. receptacles, lights, smoke alarms, etc.) installed in dwelling shall be protected by an AFCI and arc-fault circuit interrupter (AFCI) to provide protection of the entire branch circuit per CECS 210-2.2(A)(1) thru (8).  
 All laundry room receptacles to be supplied by a dedicated 20 AMP circuit.  
 All bathroom receptacles to be supplied by a dedicated 20 amp circuit with GFCI protection. California Electrical Code Article 210-8 & 210-11(e)(3).  
 Exterior outlets will be in a weatherproof enclosure to comply with 408.8(B)(1).  
 All lighting luminaires shall be high efficiency.  
 Dimmers or vacancy sensors shall control all luminaires required to have light sources compliant with reference Joint Appendix JAB per the 150.0(A) of the 2019 California Electrical Code. Exceptions are provided for dimmers smaller than 70 W in floor area, and light fixtures for hallways.  
 JAB marking is required for the following:  
 All light sources in ceiling recessed downlight luminaires shall have screw bases regardless of lamp type as described in section 150.0(A)(1) of the 2019 California Electrical Code. A G24-2 lamp fitting is a two-pin connector for compact fluorescent lamps (CFL) or LED lamps that uses a tapered recessed base lock hex-pin connector instead of an Edison screw fitting.  
 Any light source not otherwise listed above and certified to the commission as complying with JAB.  
 Fixtures recessed into ceiling shall be listed for zero clearance installation contact (ZC), have a label that certifies that the fixture is airtight with leakage less than 2.5 CFM at 75 Pascals (Pa), be sealed with a gasket or caulk to the ceiling, have accessible ballast/drivers if fluorescent, and not contain a lower base socket. They shall contain light source requirements, and that are marked JAB-2108-E. (CEC: 150.0(A)(1)(C)).  
 All outdoor lighting shall have motion sensor switches with integral photo control.  
 All Gas and Water lines to be bonded and to have a UFER grounding electrode.  
 Use high efficiency recessed can or decorative surface mounted fixture controlled by an occupancy sensor, over the toilet area, bath, and walkway. Make sure the sensor can be "viewed" or seen by occupant, not hidden around the corner or in another room.



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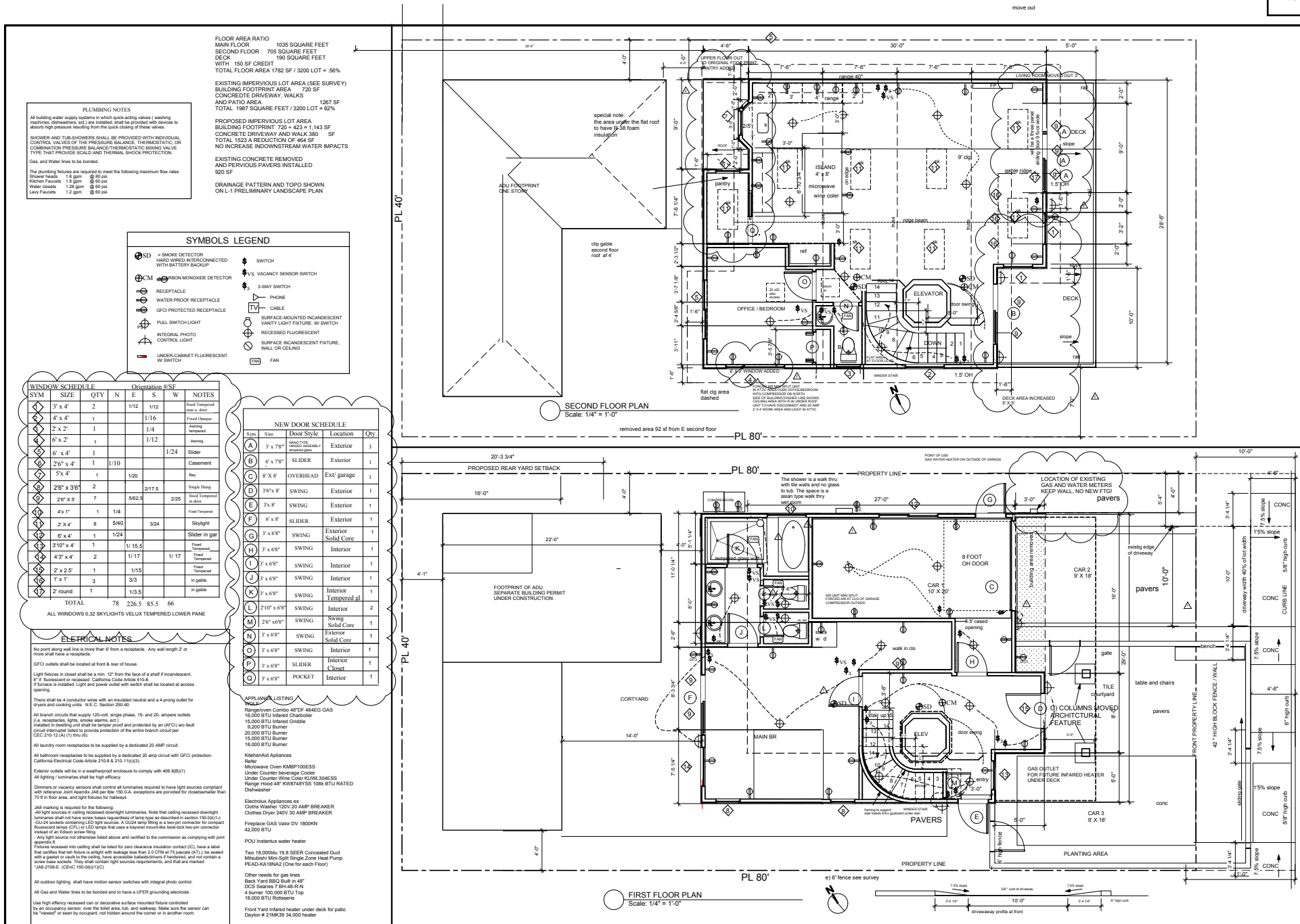
APPROVED FLOOR PLAN

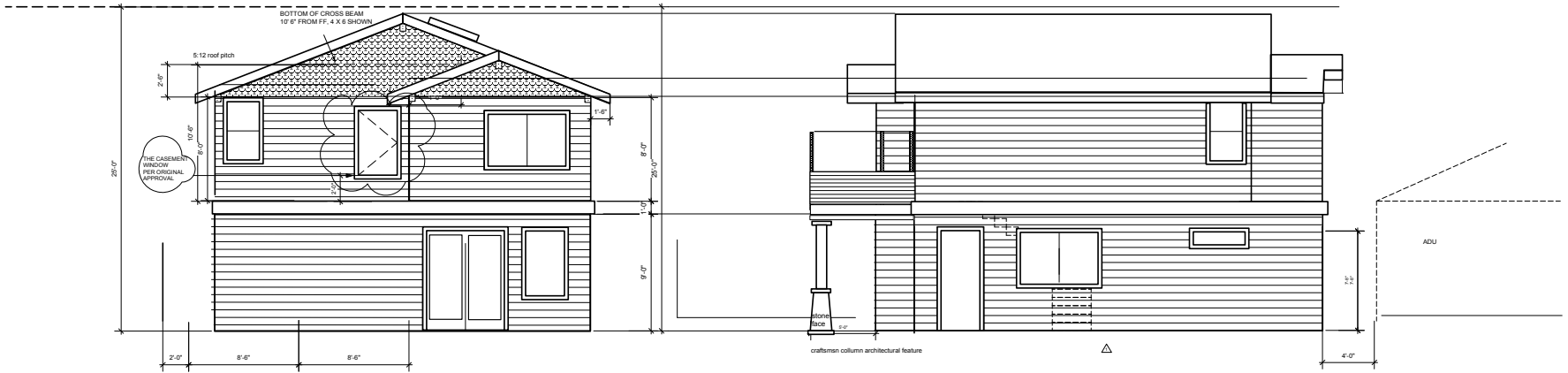
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MPN 003-202-036  
 15.9.2024 14  
 15.9.2024 14  
 15.9.2024 14

A-2  
 Sheet 2 of 6 SHEETS

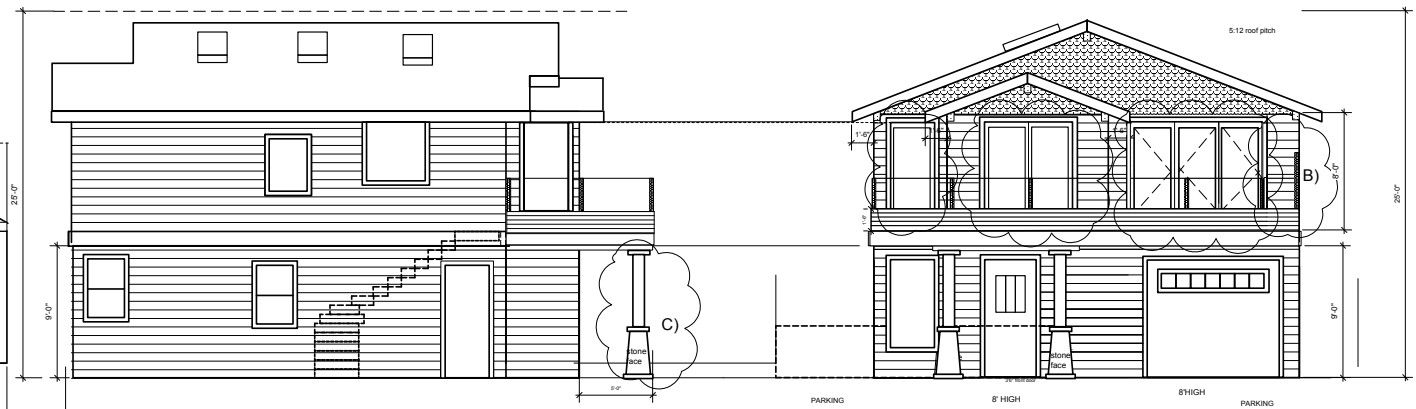
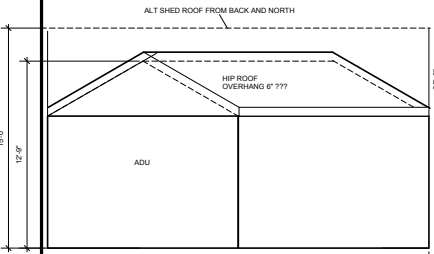




BACK ELEVATION  
 1/4" = 1' 0"

RIGHT ELEVATION  
 1/4" = 1' 0"

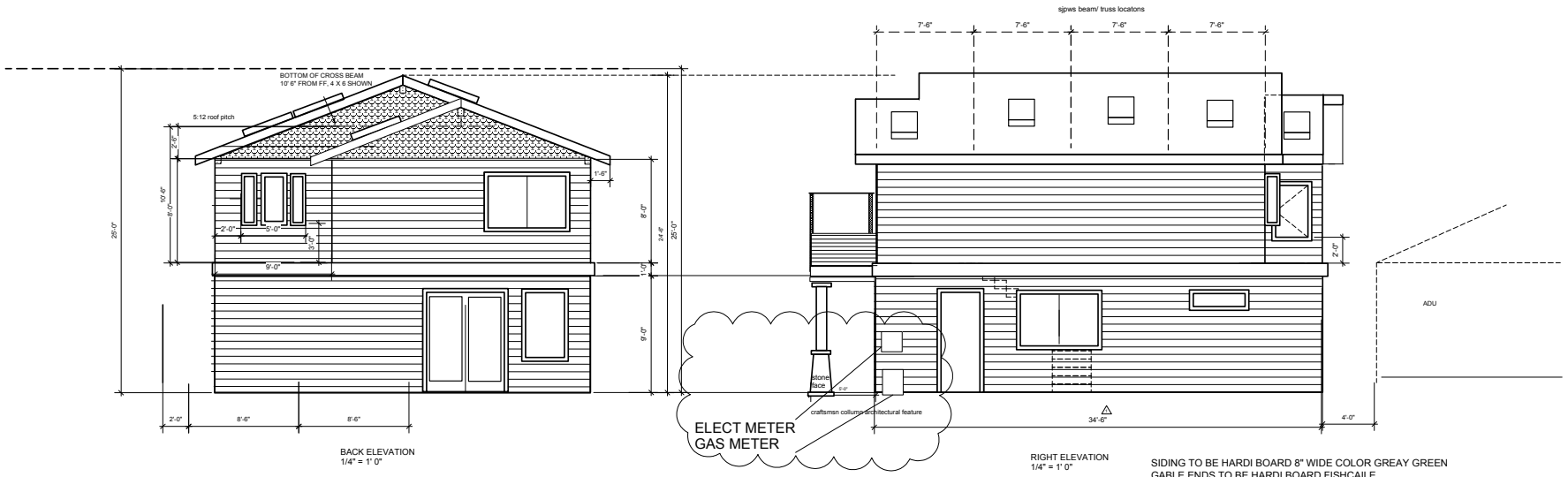
SIDING TO BE HARDI BOARD 8" WIDE COLOR GREAY GREEN  
 GABLE ENDS TO BE HARDI BOARD FISHCALLE  
 TRIM AND FACIA BORDS TO BE OFF WHITE 3 1/2 WIDE  
 ROOF TO BE CLASS A BRAVA SLATE TILE COLOR GRAY SLATE



LEFT SIDE ELEVATION  
 1/4" = 1' 0"

FRONT ELEVATION  
 1/4" = 1' 0"

CHANGES MADE TO BUILDING NOT PART OF CORRECTION LIST:  
 FRONT DOOR 4" WIDE  
 ENTRY COLUMNS MOVED OUT 2 FEET TO CREATE COVERED PORCH  
 18" HIGH SOLID DECK RAIL WITH 1 1/2" HORIZONTAL BOARD WITH CLASS ABOVE NOTOP RAIL  
 ON EAST AND SOUTH SIDE 2.5' HIGH ON NORTH SIDE AT FRONT AND NEW DECK AT BACK  
 EXTENDS 2 FEET INTO SIDE YARD SETBACK PER CURRENT REGULATIONS  
 GARAGE DOOR 9' WIDE TO CLEAR INTERIOR GARAGE SPACE WHICH IS 10 FOOT WIDE.  
 INTERIOR STAIR TO A WINDOW SEE REVISED FLOOR PLAN.

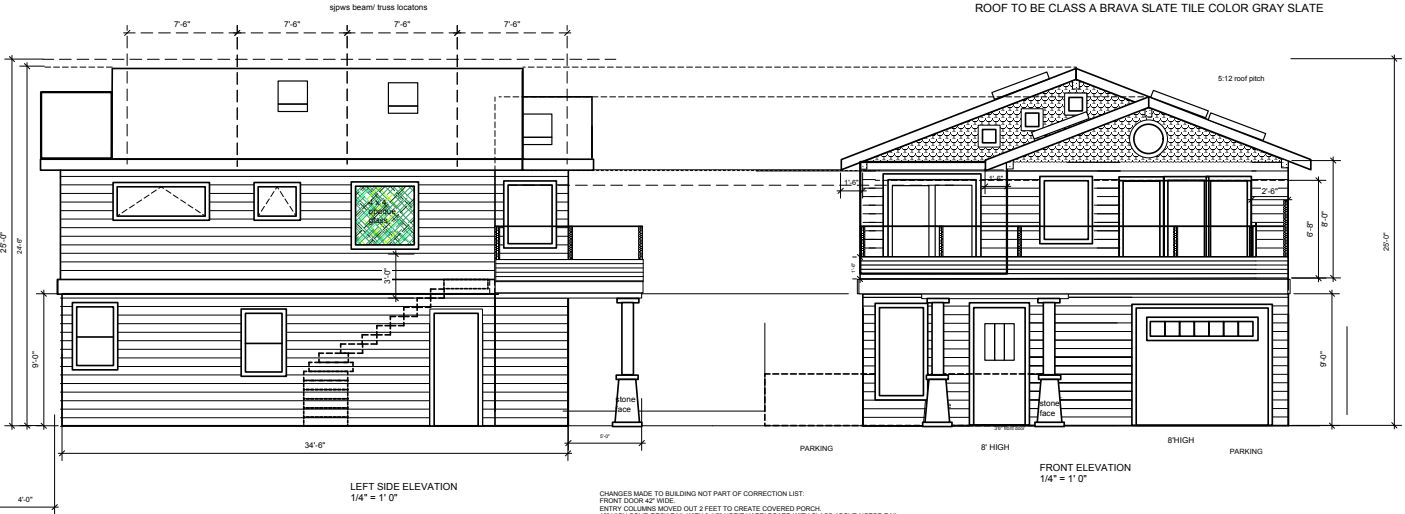
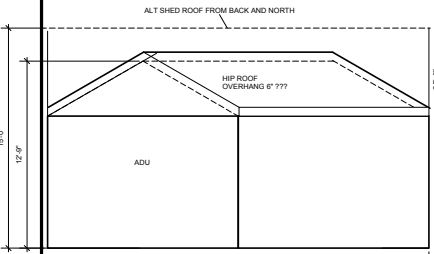


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ELECT METER  
 GAS METER

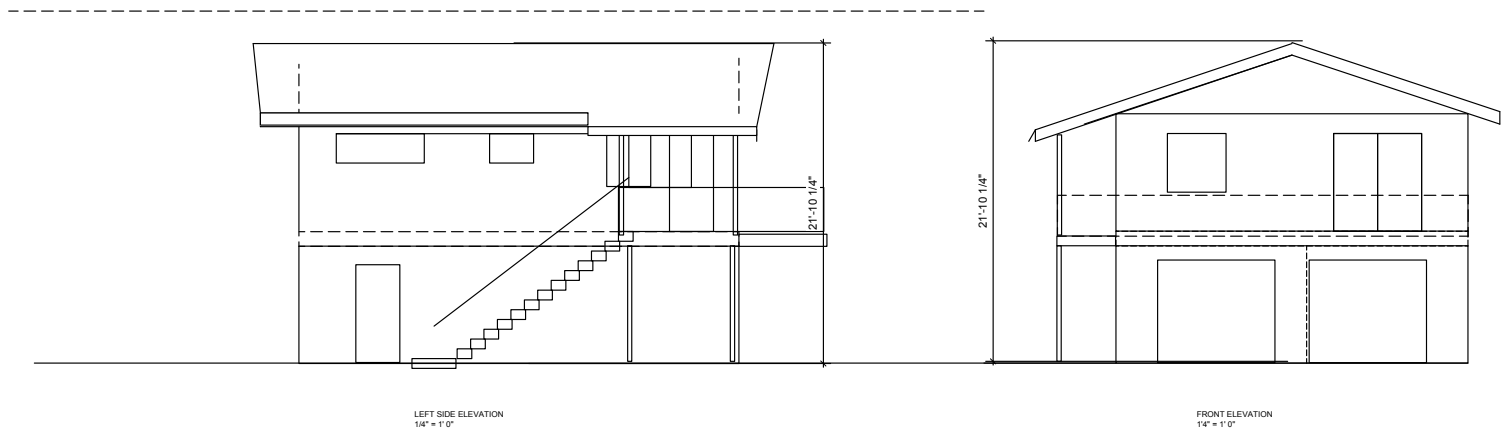
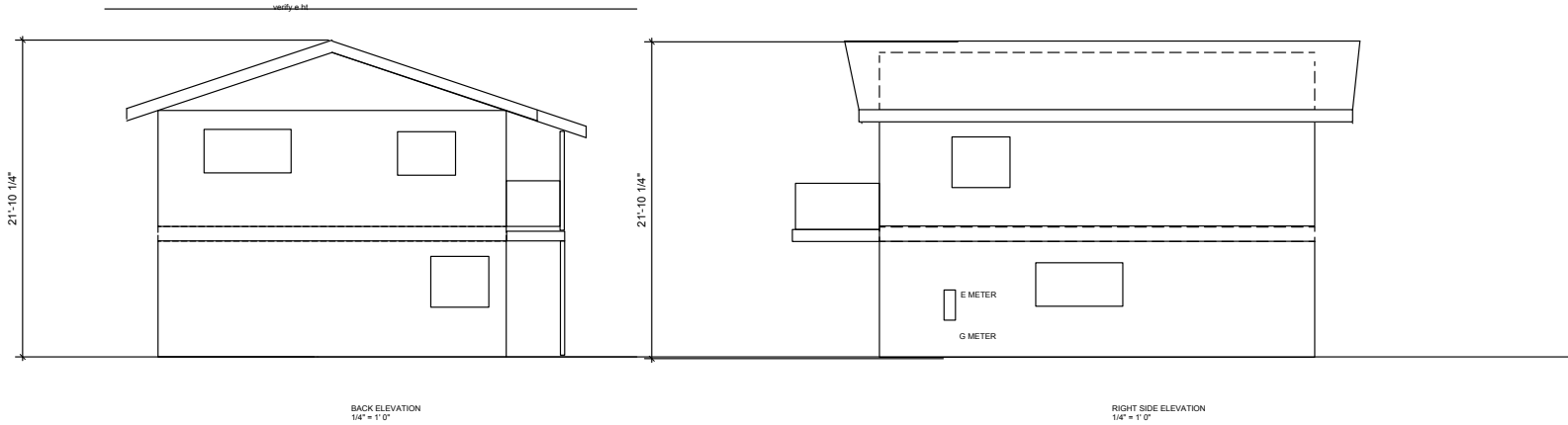


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 GARAGE DOOR 8' WIDE TO CLEAR INTERIOR GARAGE SPACE WHICH IS 10 FOOT WIDE.  
 INTERIOR STAIR TO A WINDER. SEE REVISED FLOOR PLAN.





**RICHARD L. EMIGH** A.I.B.D.  
 DRAFTING, DESIGNING & LAND USE ANALYSIS  
 413 Capitola Avenue Capitola, CA 95010  
 Phone: 831-479-1452 Fax: 831-479-1476

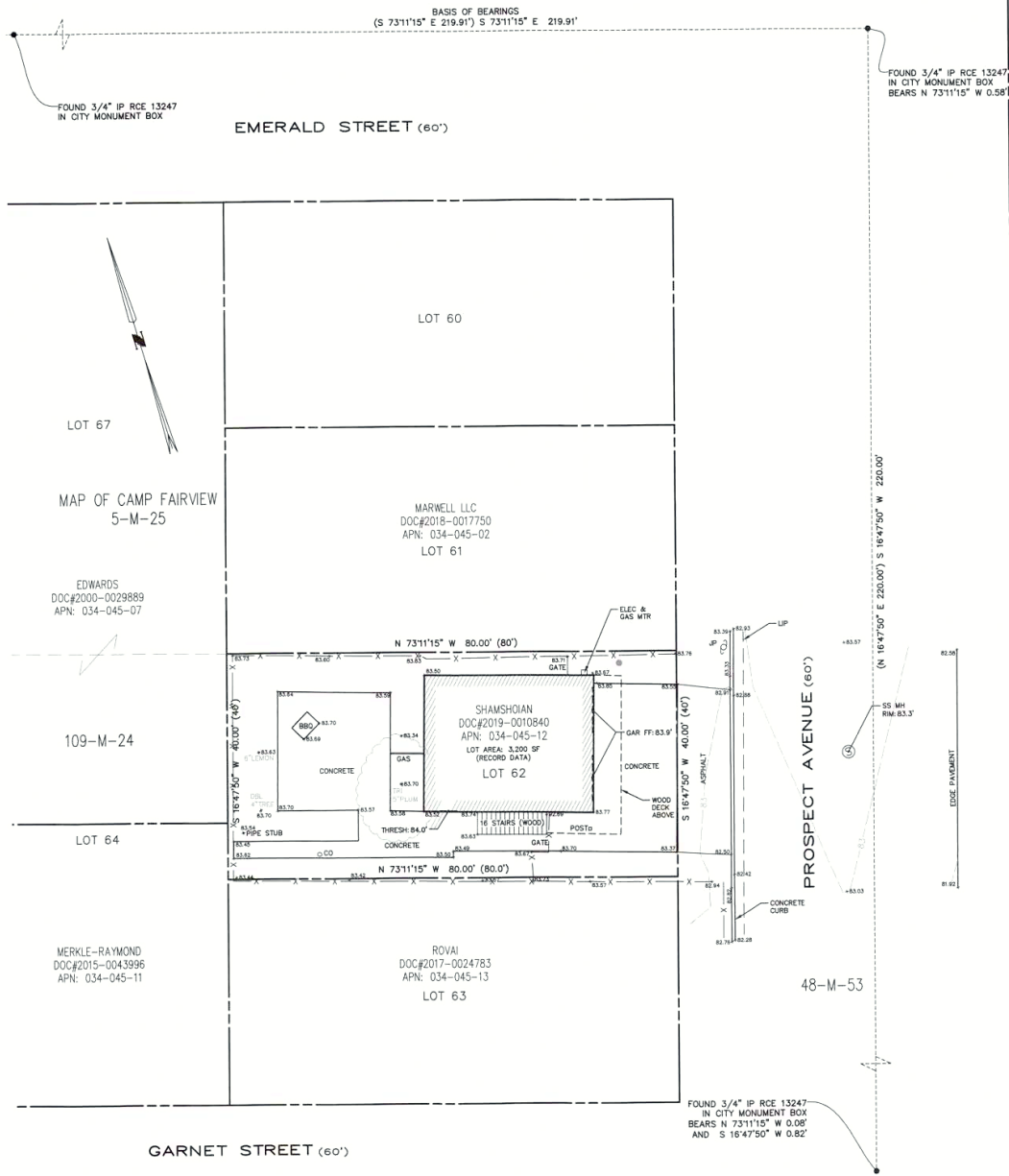
EXISTING ELEVATIONS

PHONE  
 408-914-0404  
 209 Loma Alta Ave.  
 Los Gatos, CA 95030

Peter Shamshoian  
 1515 Prospect, Capitola  
 CA 95010

APR 03/2016  
 11:58:20 AM  
 10:58:20 AM

SHEET  
**A-6**  
 Sheet 4 of 6 SHEETS



**BASIS OF BEARINGS**  
 BEARINGS FOR THIS SURVEY ARE BASED ON THE CENTERLINE OF EMERALD STREET AS SHOWN ON THAT MAP FILED IN VOLUME 109 OF MAPS, PAGE 24, SANTA CRUZ COUNTY RECORDS, AND WAS ESTABLISHED BETWEEN FOUND MONUMENTS AS SHOWN HEREON  
 SOUTH 73°11'15" EAST

**BASIS OF ELEVATIONS**  
 ELEVATIONS FOR THIS SURVEY ARE BASED ON THE COUNTY OF SANTA CRUZ BENCHMARK #61, LOCATED AT THE NORTHWEST INTERSECTION OF GARNET STREET AND PROSPECT AVENUE.  
 BENCHMARK ELEVATION = 86.05' (NAVD88)

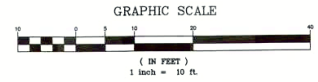
**UTILITY NOTE**  
 UTILITIES SHOWN ON THIS MAP WERE DETERMINED FROM SURFACE EVIDENCE DURING A SURVEY BY ALPHA LAND SURVEYS IN JULY, 2019. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.

**BOUNDARY NOTE**  
 THIS IS A RECORD BOUNDARY SHOWN IS BASED ON FOUND MONUMENTS. A TITLE REPORT WAS NOT PROVIDED FOR THE PREPARATION OF THIS MAP. EASEMENTS SHOWN ARE PER RECORD DATA AS NOTED HEREON. PARCELS MAY BE SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD THAT ARE NOT SHOWN ON THIS MAP.

**LEGEND**

---	PROPERTY LINE
- - - -	EASEMENT LINE
---	CONTOUR INTERVAL, MAJOR
---	CONTOUR INTERVAL, MINOR
X X X	FENCE LINE
---	MONUMENT LINE
100	DISTANCE MEASURED
(100)	RECORD DATA
●	FOUND MONUMENT, AS NOTED
○	TREE, AS NOTED
+99.00	SPOT ELEVATION

CONTOUR INTERVAL = 1 FOOT  
 DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF



SANTA CRUZ COUNTY APN: 034-045-12

<b>ALPHA LAND SURVEYS, INC.</b>		TOPOGRAPHIC MAP LANDS OF SHAMSHOIAN 1515 PROSPECT AVENUE CAPITOLA, CA	SHEET 1 OF ONE
4444 SCOTT'S VALLEY DR. #7 SCOTT'S VALLEY, CA 95066 (831) 436-4453	P.O. BOX 1146 MORGAN HILL, CA 95039 (831) 436-4453		
DATE: 8/16/2019		JOB#: 2019-096	

**CONSTRUCTION COST BREAKDOWN PER Section 17.92.070**  
Data based upon new evaluation of Proposed Design Ammendment #2

**Existing Building Costs:****APPLICANT COPY**

Existing Residence:	833 square feet	=	\$	166,600.00
	\$ 200.00 square foot			
Existing Garage:	607 square feet	=	\$	54,630.00
	\$ 90.00 square foot			
Existing Deck:	172 square feet	=	\$	4,300.00
	\$ 25.00 square foot			
<u>Total Existing Value:</u>			<u>\$</u>	<u>225,530.00</u>
<b>80% of Total Existing Value</b>			<b>\$</b>	<b>180,424.00</b>

**New Construction Costs:**

New Conditioned Space:	470.5 square feet*	=	\$	94,100.00
	\$ 200.00 square foot			
<i>Add 6' x 4.5' Pantry at rear behind kitchen *New Value: Original 443.5+(6x4.5)=470.5</i>				
New Garage:	square feet	=		
	\$ 90.00 square foot			
New deck/porch:	0 square feet	=	\$	-
	\$ 25.00 square foot			
<u>Total New Construction Value:</u>			<u>\$</u>	<u>94,100.00</u>

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

Remodel Conditioned Space:	742.25 square feet*	=	\$	74,225.00
	\$ 100.00 square foot			
<i>Add 1ft to rear of kitchen across 15ft rear wall - *New Value: Original 727.25+15=742.25</i>				
Remodel Garage:	233 square feet	=	\$	10,485.00
	\$ 45.00 square foot			
Remodel Deck:	110.5 square feet*	=	\$	1,381.25
	\$ 12.50 square foot			
<i>Modify front deck-subtract 39sf and add 25sf: *Original 124.5 -39+25=110.5</i>				
<u>Total Remodel Value:</u>			<u>\$</u>	<u>86,091.25</u>
<b>Total Construction/Remodel Cost</b>			<b>\$</b>	<b>180,191.25</b>
<b>% of Existing Value</b>				<b>79.9%</b>

1515 Prospect Avenue – Existing Conditions Photos





# Capitola Planning Commission

## Agenda Report

**Meeting:** May 5, 2022

**From:** Community Development Department

**Address:** 519 Monterey Avenue



**Permit Number:** #22-0032

**APN:** 034-022-03

Design Permit for a 140 square foot stacked addition to the ground and upper floors, upper floor decks off the front and rear of the residence, and an interior remodel in the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Boguslaw J. Marcinkowski

Representative: John Hofacre, Filed: 01.20.2022

### Applicant Proposal

The applicant is proposing an interior remodel that includes a 140 square-foot stacked bathroom addition that is split between the first and second story of the single-family residence. The proposal also includes two upper floor decks; one projecting off the rear of the home (north) that is 329 square feet, another that faces the front of the property (south) and Monterey Avenue that is 88 square feet, and a metal picket fence and driveway gate with brick columns along the front of the property. The application complies with all measurable development standards of the R-1 zone but is required to be reviewed by the Planning Commission for a Design Permit due to the second story addition and rear deck.

### Background

On April 13, 2022, Development and Design Review Staff reviewed the application and provided the applicant with the following direction:

Public Works Representative, Danielle Uharriet: Noted that they had received the Encroachment Permit application for the front yard fence, gate, and columns.

Building Official, Robin Woodman: Had no comments.

Senior Planner, Brian Froelich: Advised that the Planning Commission is in the process of reviewing development standards and policy for upper floor decks. Privacy impacts and neighborhood context may be discussed in detail during the Planning Commission meeting and the proposal carries a level of risk if findings cannot be made to support the project. Staff and the applicant agreed to meet at the property to further assess privacy, potential impacts, and mitigation measures.

Following the Development and Design Review meeting, staff met with the applicant onsite. The applicant modified the plans to address privacy.

### Development Standards

The following table outlines the zoning code requirements for development in the Single-Family Residential Zoning District. The additions and decks comply with all development standards of the R-1 zone.

<b>Building Height</b>				
<b>R-1 Regulation</b>	<b>Existing</b>		<b>Proposed</b>	
25 ft.	22 ft. 9 in.		22 ft. 9 in.	
<b>Floor Area Ratio (FAR)</b>				
	<b>Existing</b>		<b>Proposed</b>	
<b>Lot size</b>	7,780 sq. ft.		7,780 sq. ft.	
<b>Maximum Floor Area Ratio</b>	48% (Max 3,112 sq. ft.)		48% (Max 3,112 sq. ft.)	
First Story Floor Area	978 sq. ft.		1,036 sq. ft.	
Second Story Floor Area	820 sq. ft.		902 sq. ft.	
Attached Garage	412 sq. ft.		412 sq. ft.	
<b>Total FAR</b>	27% (2,110 sq. ft.)		30% (2,350 sq. ft.)	
<b>Setbacks</b>				
	<b>R-1 regulation</b>		<b>Existing</b>	<b>Proposed</b>
<b>Front Yard 1<sup>st</sup> Story</b>	15 ft.		25 ft. 1 in.	25 ft. 1 in.
<b>Front Yard 2<sup>nd</sup> Story</b>	20 ft.		35 ft.	35 ft. Deck: 24 ft. 6 in.
<b>Side Yard 1<sup>st</sup> Story</b>	10% lot width	Lot width 62 ft. 6 ft. 3 in. min.	East: 9 ft. 2 in. West: 5 ft. 10 in. <b>Nonconforming</b>	East: 9 ft. 2 in. West: 5 ft. 10 in.
<b>Side Yard 2<sup>nd</sup> Story</b>	15% of width	Lot width 62 ft. 9 ft. 4 in. min	East: 21 ft. West: 5 ft. 10 in. <b>Nonconforming</b>	East: 20 ft. West: 5 ft. 10 in. Deck East: 21 ft. Deck West: 9 ft. 5 in.
<b>Rear Yard 1<sup>st</sup> Story</b>	20% of parcel depth	Lot depth 125 ft. 25 ft. min.	58 ft. 6 in.	58 ft. 6 in.
<b>Rear Yard 2<sup>nd</sup> Story</b>	20% of parcel depth	Lot depth 125 ft. 25 ft. min.	65 ft. 7 in.	58 ft. 6 in. Deck 53 ft. 6 in.
<b>Encroachments (list all)</b>	West side of first and second floors encroach in setback.			
<b>Parking (325 sf. FAR Exemption for Garage Parking Area)</b>				
2,001 – 2,600 sq. ft.: 3 per unit, 1 covered	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	
	3 spaces total 1 covered 2 uncovered	2 spaces total 1 covered 1 uncovered	3 spaces total 1 covered 2 uncovered	
<b>Underground Utilities: Required with 25% increase in area</b>			No	

## Discussion

The existing residence located at 519 Monterey Avenue is a nonconforming, two-story, single-family residence. The lot is in the Cliffwood Heights neighborhood and is flanked by two-story single-family homes on both sides, the rear of the property is adjacent to the Brookvale Terrace Mobile Home Park, and New Brighton Middle School is across Monterey Avenue. At the rear of the property there is a 50 foot wooded downslope to Plum Street in Brookvale Terrace that has an approximate 30 foot elevation drop from the rear property line.

The applicant is proposing to construct a 140 square-foot first and second-story addition in a stacked configuration. The additions will rebuild and add to an existing first floor bathroom that projects out from the first floor. The applicant is also proposing to construct a new 88 square-foot deck over the garage located off the front of the building and a 329 square foot deck off the upper floor of the rear of the dwelling. The proposed bathroom additions have a gable end roof facing the rear of the property with a ridge that is below the existing cross-ridge of the upper floor. Other specifications of the renovation include new white frame vinyl windows, horizontal board siding painted a tan color, and new roofing will be composition shingle to match existing.

### Fence, Gate and Columns

The project includes a new metal picket fence, driveway gate, and brick columns along the property frontage at the sidewalk. The proposed location is in the right-of-way and the applicant has submitted a permit to the Public Works Department for a Minor Encroachment Permit. Fences up to three and one-half feet in height are subject to an administrative minor encroachment permit. The fence, gate and columns otherwise comply with Zoning Ordinance standards. The fence, gate, and columns are primarily 30 inches tall and comply with City fence and sight distance standards.

### Non-Conforming Structure

The existing structure is nonconforming due to both floors being located within the required west (left) side setback. Pursuant to code section 17.92.070, structural alterations to an existing non-complying structure may not exceed 80 percent of the present fair market value of the structure. Staff has estimated that alterations to the primary structure represent approximately 20 percent of the present fair market value of the structure, so the alterations are permissible.

### Parking

Required parking for the project is three total spaces (one covered and two uncovered). The proposed driveway can accommodate two 10'x20' parking spaces and the garage can accommodate a 10'x 20' covered parking space.

### Design Permit

When considering design permit applications, the Planning Commission must evaluate applications to ensure that they satisfy the design review criteria A – S pursuant to §17.12.070. (Attachment ADD). Capitola *Design Review Criteria F* includes privacy considerations to the orientation and location of features including windows, doors, and decks to minimize privacy impacts on adjacent properties and provide adequate privacy for project occupants.

- Front Deck 88 square feet: Front decks are generally exempted from design permit requirements, pursuant to §17.120.030(B)(8). Additionally, the front deck is recessed into the roof slope of the garage attic space and complies with the increased side yard setback for upper floors (15% of lot width – 9 ft. 5 in.).



- Rear Deck 329 square feet: The second story rear deck is accessible from both the master bedroom and bedroom #3. The deck projects 12 feet from the building but wraps around the proposed second floor bathroom addition. The deck space, therefore, will function more like two smaller decks (approximately 12 feet x nine feet six inches) connected by a four feet three inch walkway.

Planning staff advised the applicant of the City's current work on a potential policy amendment for upper floor decks and worked with the applicant to mitigate impacts. The applicant has added the following mitigation measures

- The applicant has added privacy partition walls consisting of solid board on board siding to match the proposed exterior siding along the sides of the rear deck to railing height (42" and below). Above 42" and up to six feet above the deck surface the applicant is proposing an opaque frosted glass or wood lattice.
- The applicant is proposing landscape screening in two areas along both side property boundaries. Specifically, they have marked two, five foot wide by 20 foot long areas on the site plan to be planted with Bay Laurel evergreen screening. The plants will be 10 feet tall at installation and planted with four foot separation.
- The applicant has also reported performing neighborhood outreach to the two neighbors on either side. One neighbor has submitted a letter of support for the project (515 Monterey Avenue – Attachment #5).

The mitigation measures incorporated by the applicant will be effective immediately with the privacy partition walls and over time as the screening plants grow. Planning staff remains concerned by an upper floor deck that projects 12 feet from the building and is just over 30 feet across. The deck would be additionally mitigated by reducing the projection to seven (7) feet and eliminating the four (4) foot three (3) inch walkway connection. Further, a reduced deck projection would also reduce the massing and scale of the project and still allow the owner access and use of these spaces. Staff included condition of approval #13 as follows:

"13. With the submittal of plans for Building Department plan check, the applicant shall reduce the projection of rear yard upper decks to a maximum of seven (7) feet from the building."

### **CEQA**

Section 15303 of the CEQA Guidelines exempts the construction of a single-family residence and accessory structures in a residential zone. This project involves additions and permitted accessory structures for an existing single-family residence within the R-1 (single-family residence) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

### **Recommendation**

Staff recommends the Planning Commission approve application #22-0032 with a reduction in the rear deck projection to a maximum of seven (7) feet from the building and based on the following Conditions and Findings of Approval.

## Attachments

1. Plan Set
2. Construction Cost Calculation
3. Color Board
4. Design Permit Design Review Criteria
5. Neighbor Support Letter

## Conditions of Approval

### General

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 May 5, 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. 9.12.010B

### Planning

4. The project approval consists of construction of a 140 square foot first and second-story addition to an existing nonconforming single-family residence and new upper floor decks of 329 and 88 square feet. The maximum Floor Area Ratio for the 7,780-square-foot property is 48% (3,112 square feet). The FAR of the project is 30% with a total of 2,350 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on May 5, 2022, except as modified through conditions of approval or as required by the Planning Commission during the hearing.
5. 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.
6. 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 17.156.080.
7. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

8. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
9. 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.
10. Prior to issuance of building permit, all Planning fees associated with permit #22-0032 shall be paid in full.
11. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
12. Exterior lights for the second story deck areas shall comply with CMC Section 17.96.110 and be limited to the Building Code required minimum. Fixtures shall be shielded and directed downward to meet the International Dark Sky Association's (IDA) requirements for reducing waste of ambient light and prevent light trespass on adjacent lots.
13. With the submittal of plans for Building Department plan check, the applicant shall reduce the projection of rear yard upper decks to a maximum of seven (7) feet from the building.
14. The owner shall verify that all new fence, gate and columns are on the subject property or in the City Right of Way where approved by an Encroachment Permit.

#### Public Works

15. Submit a temporary construction sediment and erosion control plan (construction bmp's), The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
16. Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) shall be printed in full and incorporated as a sheet into the construction plans.
17. 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).
18. 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.
19. Prior to any work in the City Road right of way, an encroachment permit shall be acquired by the contractor performing the work. All sidewalk, curb and gutter improvements shall be constructed per city standard. No material or equipment storage may be placed in the road right-of-way.

## Design Permit Findings

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

Community Development Staff, the Development and Design Review Committee, and the Planning Commission have all reviewed the project. The proposed 140 square foot addition and upper floor decks are consistent with the general plan and the local coastal program.

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

Community Development Staff, the Development and Design Review Committee, and the Planning Commission have all reviewed the project. The proposed 140 square foot addition with upper floor decks complies with all measurable development standards of the R-1 (Single-Family Residential) zoning district.

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

Section 15303 of the CEQA Guidelines exempts the construction of a single-family residence and accessory structures in a residential zone. This project involves an addition to a single-family residence and new upper floor decks in the R-1 (single-family residence) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

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

Community Development Staff, the Development and Design Review Committee, and the Planning Commission have all reviewed the project. The proposed 140 square foot addition and upper floor decks will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

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

Community Development Staff, the Development and Design Review Committee, and the Planning Commission have all reviewed the project. The proposed 140 square foot addition with upper floor decks complies with the applicable design review criteria as described in the staff report and through conditions of approval.

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

Community Development Staff, the Development and Design Review Committee, and the Planning Commission have all reviewed the application for the proposed 140 square foot additions and upper floor decks. The design of the additions with a gable roof, composition shingles, and horizontal lap board siding, will blend appropriately with the existing neighborhood. The project will maintain the character, scale, and development pattern of the neighborhood.

Prepared By: Brian Froelich

ABBREVIATIONS

A.B.	ANCHOR BOLT	MIN.	MINIMUM
A.U.	ACCESSORY DWELLING UNIT	M.O.	MASONRY OPENING
ALUM.	ALUMINUM	MTL.	METAL
APPROX.	APPROXIMATE	(N)	NEW
BO.	BOARD	N.C.	NOT IN CONTRACT
BLKG.	BLOCKING	N.T.S.	NOT TO SCALE
BL.	BEAM	O.V.	OVER
BOT.	BOTTOM	O.C.	ON CENTER
CAB.	CABINET	O.D.	OUTSIDE DIAMETER
C.J.	CONTROL JOINT	OPNG.	OPENING
C.L.G.	CILING	OSB	ORIENTED STRAND BOARD
CLEAR.	CLEAR	P.A.F.	PARTIAL FINISH
C.M.U.	CONCRETE MASONRY UNIT	PL.	PLATE
COL.	COLUMN	PLYM.	PLYWOOD
CONC.	CONCRETE	P.T.	PRESSURE TREATED
CONT.	CONTINUOUS	P.V.C.	POLY VINYL CHLORIDE
DBL.	DOUBLE	QTR.	QUARTER
DN.	DOWN	REF.	REFRIGERATOR
DN.	DOWN	REIN.	REINFORCING
DN.	DOWN	REQD.	REQUIRED
D.W.	DISHWASHER	RM.	ROOM
E.A.	EACH	RND.	ROUND
E.L.	ELEVATION	R.O.	ROUGH OPENING
EQ.	EQUAL	REWOOD	REWOOD
EQUIP.	EQUIPMENT	S.A.F.	SELF-ADHERING FLASHING
EXIST.	EXISTING	S.C.	SOLID CORE
(E)	EXISTING	SM.	SIMILAR
EXT.	EXTERIOR	SPEC.	SPECIFICATION
FN.	FOUNDATION	SQ.	SQUARE
F.M.	FLOOR MATERIAL	STD.	STANDARD
F.O.B.	FACE OF BLOCK	STL.	STEEL
F.O.C.	FACE OF CONCRETE	STRUC.	STRUCTURAL
F.O.F.	FACE OF FINISH	S.W.	SYNTHETIC WOOD
F.O.S.	FACE OF STUD	T&G	TONGUE & GROOVE
FT.	FOOT OR FEET	T.C.	TONGUE IN CHEEK
FTG.	FOOTING	THK.	THICK
GA.	GALVANIZED	T.O.C.	TOP OF CONCRETE
G.I.B.	GALVANIZED IRON	T.O.P.	TOP OF PLATE
G.L.B.	GLUE LAM BEAM	T.O.S.	TOP OF SLAB
G.S.M.	GALVANIZED SHEET METAL	T.O.W.	TOP OF WALL
H.C.	HOLLOW CORE	T.O.F.	TOP OF SUB-FLOOR
HDR.	HEADER	TYP.	TYPICAL
H.M.	HOLLOW METAL	U.O.N.	UNLESS OTHERWISE NOTED
HORIZ.	HORIZONTAL	W.C.	WATER CLOSET
H.T.	HEIGHT	W.	WOOD
H.L.	HOLLOW	W.D.	WATER HEATER
INSUL.	INSULATION	W.O.	WINDOW
INT.	INTERIOR	W.H.	WATER HEATER
JT.	JOINT	W.R.B.	WEATHER RESISTIVE BARRIER
K.D.	KILN DRIED	WT.	WEIGHT
LAM.	LAMINATE	W.W.M.	WELDED WIRE MESH
LAV.	LAVATORY		
MAX.	MAXIMUM		
M.B.	MACHINE BOLT		
MFR.	MANUFACTURER		

PROJECT DATA

DESCRIPTION: INTERIOR REMODEL - KITCHEN & 3 BATHROOMS. ADDITION BATHROOM AREAS - 1st & 2nd FLOORS ADDITION 2nd FLOOR DECKS & NEW EXTERIOR SIDING NEW FRONT FENCING NEW FURNACE

OWNER: BOGUSLAW (GEORGE) MARCINKOWSKI 21143 CHADWICK CT SARATOGA, CA 95070 408-210-1774

PROJECT ADDRESS: 519 MONTEREY AVE CAPITOLA, CA 95010

ASSESSORS PARCEL #: 036-211-03

ZONE DISTRICT: R1-5

BUILDING HEIGHT: EXISTING

OFF-STREET PARKING: HOUSE - 4 BEDROOMS EXISTING - 1 GARAGE + 2 UNCOVERED (3 TOTAL) PROPOSED - NO CHANGE (3 TOTAL)

CONSTRUCTION TYPES: TYPE V B

NUMBER OF STORIES: TWO STORY

OCCUPANCY GROUPS: DWELLING UNIT: 'R-3' ( & 'U' GARAGE)

(E) LOT SIZE: 7,780 SF +/-

(E) HOUSE SIZE: 1798 SF +/- (978 SF 1st FLR. + 820 SF 2nd FLR)

(E) GARAGE: 412 SF +/-

(E) PORCH: 115 SF +/-

PROPOSED (EXTRA SF) 140 SF (68 SF 1st FLR. + 82 SF 2nd FLR)

PROPOSED HOUSE SIZE: 1938 SF (1798 SF (E) + 140 SF NEW)

PROPOSED GARAGE: 412 SF +/- (NO CHANGE)

REMODEL INTERIOR AREA: 399 SF (116 SF 1st/2nd FLR BATHS + 283 SF LIVING RM)

PROJECT TEAM

PLANNING & GREEN: JOHN HOFACRE 1836 41st AVE CAPITOLA, CA 95010 (831) 464-2394 home (831) 295-2488 cell jhofacre@boguslaw.net

ENERGY TITLE 24: APP-TECH INC 235 BLACKBURN STREET SANTA CRUZ, CA 95060 831-458-0485

STRUCTURAL ENGINEER: CHARLES PROGRACE 348 PENNSYLVANIA AVE SANTA CRUZ, CA 95060 (831) 588 7628

SURVEY: MICHAEL BEUTZ 565 RISSO COURT SANTA CRUZ, CA 95062 831-476-3745

REFERENCE CODE

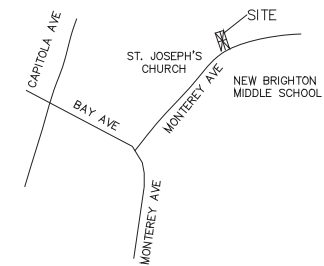
2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA RESIDENTIAL CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CALIFORNIA ELECTRICAL CODE  
2019 CALIFORNIA ENERGY CODE  
2019 CA GREEN BUILDING STANDARDS CODE  
2019 CALIFORNIA HISTORIC BUILDING CODE  
2019 EXISTING BUILDING CODE  
2019 CALIFORNIA FIRE CODE

SHEET INDEX

ARCHITECTURAL  
A1.1 PROJECT DATA - SITE - DRAINAGE  
A1.2 LOT COVERAGE  
A2.1 EXISTING PLANS  
A3 FLOOR PLANS  
A4 SECTIONS  
A5 ELEVATIONS  
BMP BEST MANAGEMENT PRACTICES  
SHEET 1 of 1 SURVEY

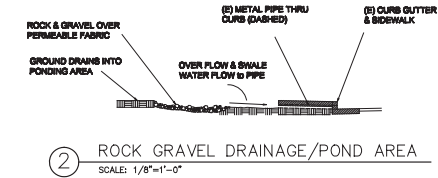
DRAWING SYMBOLS

- DETAIL REFERENCE / SHEET NUMBER
- BUILDING SECTION REFERENCE / SHEET NUMBER
- WINDOW TYPE
- DOOR TYPE
- KEYNOTE NUMBER
- INTERIOR ELEVATION REFERENCE / SHEET NUMBER

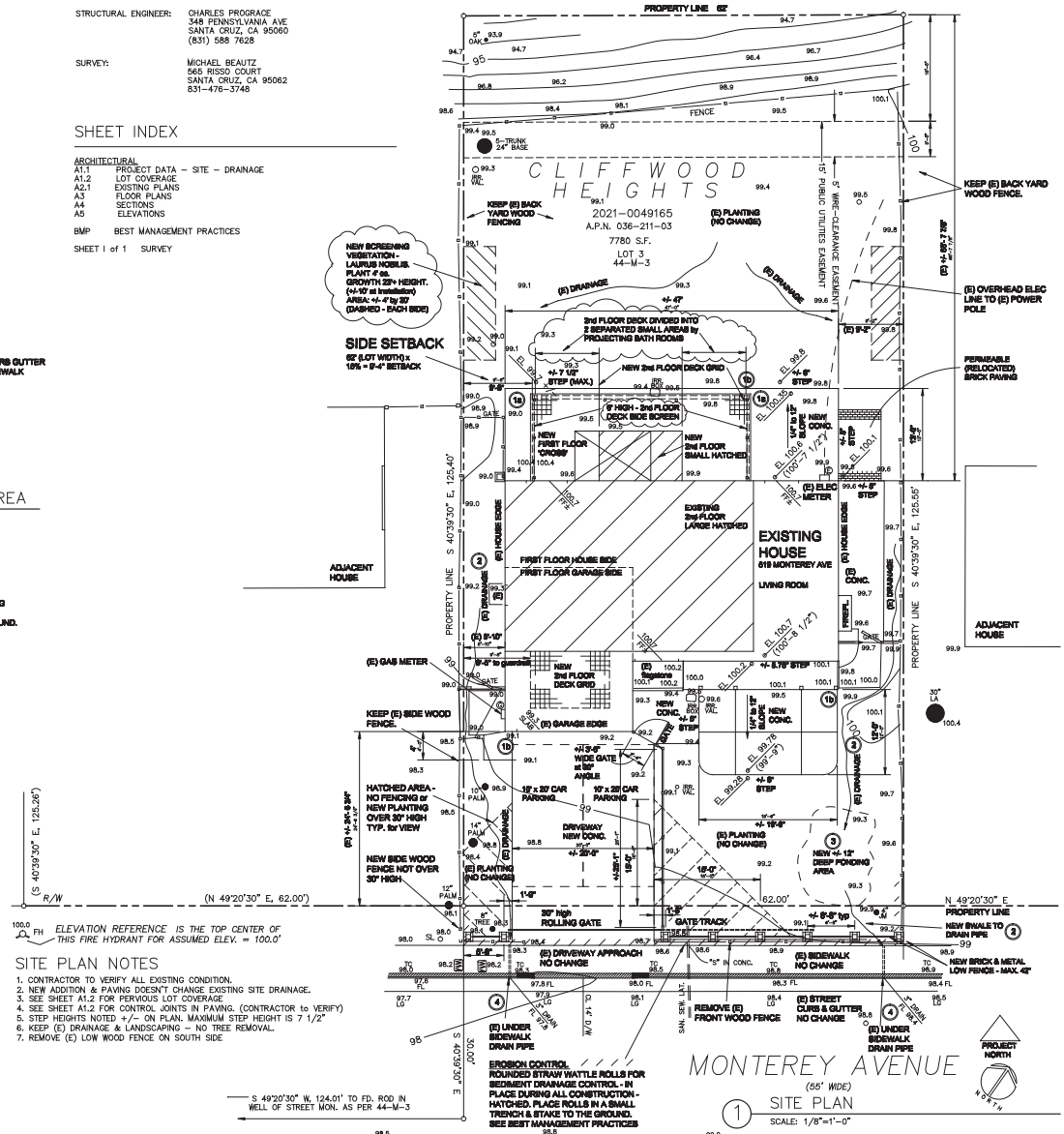


PUBLIC WORKS - DESIGN REVIEW COMMENTS

- SUBMIT A TEMPORARY CONSTRUCTION SEDIMENT & CONTROL PLAN (CONSTRUCTION BMP'S). THE PLANS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS SPECIFIED IN CAPITOLA MUNICIPAL CODE 13.16 STORM WATER POLLUTION PREVENTION & PROTECTION.
- PUBLIC WORKS STANDARD DETAIL STORM WATER BEST MANAGEMENT PRACTICES (STRM-BMP) SHALL BE PRINTED IN FULL & INCORPORATED AS A SHEET INTO THE CONSTRUCTION PLANS.
- PRIOR TO ISSUANCE OF BUILDING PERMITS, THE APPLICANT SHALL SUBMIT A STORMWATER APPLICATION POST CONSTRUCTION REQUIREMENTS (PCRA) & PUBLIC WORKS STANDARD DETAILS, INCLUDING ALL STANDARDS RELATING TO LOW IMPACT DEVELOPMENT (LID)
- PRIOR TO ANY LAND DISTURBANCE, A PRE-SITE INSPECTION MUST BE CONDUCTED BY THE GRADING OFFICIAL TO VERIFY COMPLIANCE WITH THE APPROVED EROSION & SEDIMENT CONTROL PLAN.
- 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.



- ② WATER FLOW AND INFILTRATION SYSTEM
- PAVING DIRECT WATER FLOW TO LANDSCAPE.
  - DOWN SPOUT DISCHARGE TO PAVING... DIRECTING WATER TO LANDSCAPING
  - DOWN SPOUT DISCHARGE TO SPLASH BLOCK... DIRECTING WATER TO LANDSCAPING
  - WATER FLOW THROUGH LANDSCAPE SWALES TO PROMOTE INFILTRATION INTO GROUND.
  - ROCK PONDING AREA at LOW POINT TO PROMOTE INFILTRATION INTO GROUND.
  - OVER FLOW to SWALE to PIPE THROUGH CURBS BY HEAVY RAIN CONDITIONS.



**BOGUSLAW MARCINKOWSKI**  
Boguslaw Marcinkowski  
31143 CHADWICK CT. SARATOGA, CA 95070 (408) 210-1774

DRAWING DATE with screen & PARKING 4/23/2022

REVISED	DESCRIPTION	DATE

**MARCINKOWSKI HOUSE ADDITION & REMODEL**  
519 MONTEREY AVE., CAPITOLA, CA 95010

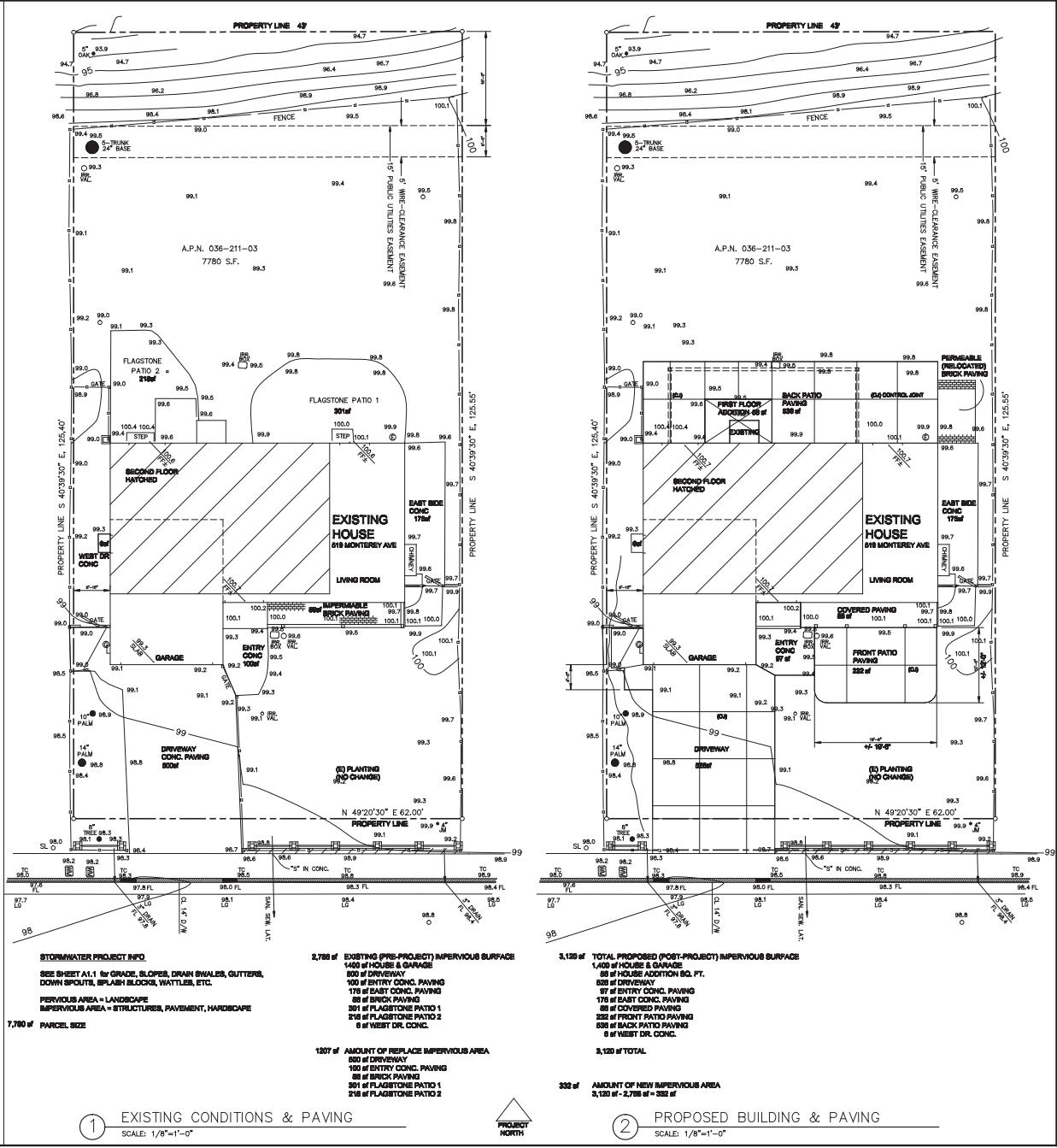
A1.1

**BOGUSLAW  
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(408) 210-1774

**DRAWING DATE**  
3/22/2022

REVISIONS		
No.	DESCRIPTION	DATE

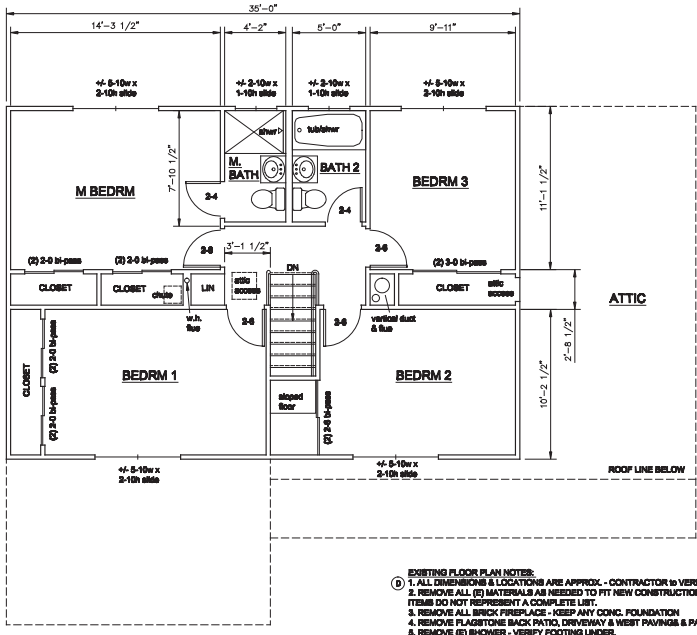
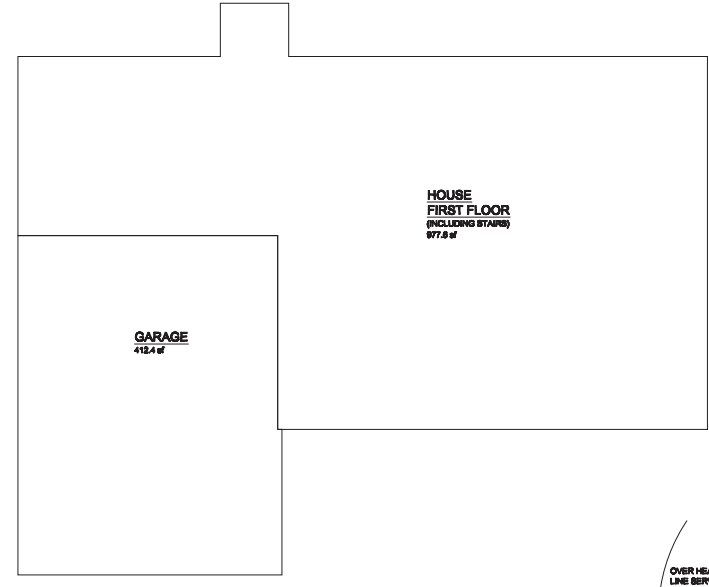
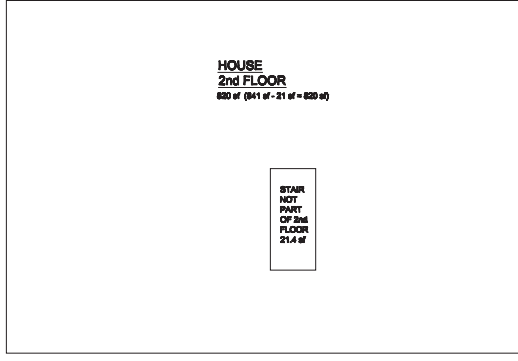
**MARCINKOWSKI HOUSE  
ADDITION & REMODEL**  
518 MONTEREY AVE., CARPUELA, CA 95010



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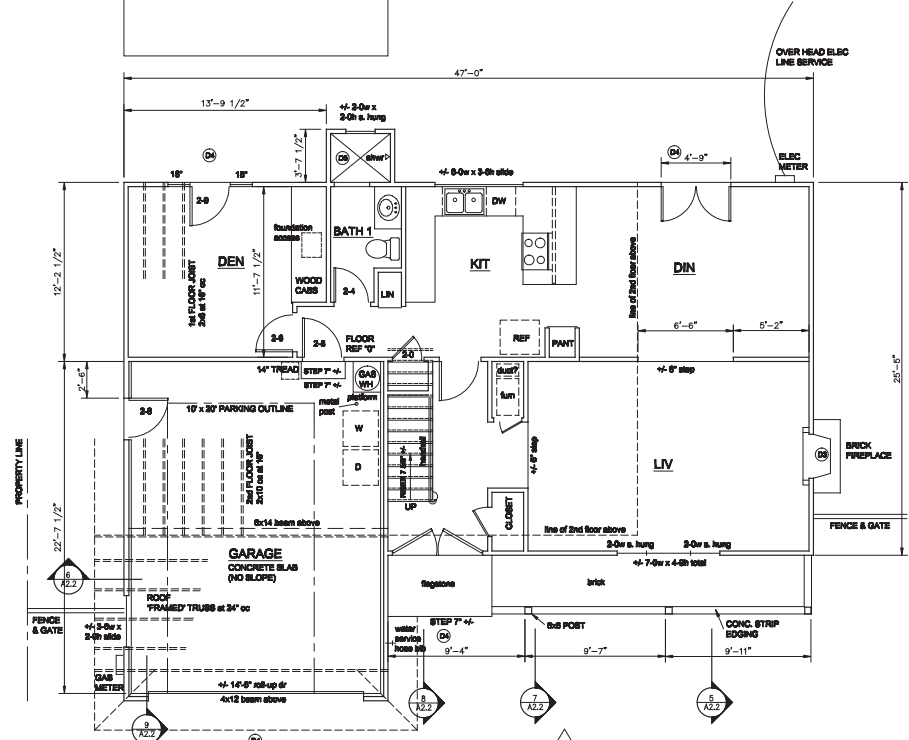
DRAWING DATE  
3/22/2022

REVISIONS  
No. DESCRIPTION DATE



- EXISTING FLOOR PLAN NOTES:**
1. ALL DIMENSIONS & LOCATIONS ARE APPROX. - CONTRACTOR TO VERIFY ALL CONDITIONS
  2. REMOVE ALL (C) MATERIALS AS NEEDED TO FIT NEW CONSTRUCTION. SPECIFIC REMOVAL ITEMS DO NOT REPRESENT A COMPLETE LIST.
  3. REMOVE ALL BRICK FIREPLACE - KEEP ANY CONC. FOUNDATION
  4. REMOVE FLAGSTONE BACK PATIO, DRIVEWAY & WEST PAVING & PAVING TO FRONT STOOP.
  5. REMOVE (E) SHOWER - VERIFY FOOTING UNDER.

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



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



MARCINKOWSKI HOUSE  
ADDITION & REMODEL  
518 MONTEREY AVE., CAPITOLA, CA 95010

WINDOW SCHEDULE

KEY	ROUGH OPENING SIZE	FUNCTION	NOTES	MAX. U-VALUE
	WIDTH HEIGHT			
1	NEW 9'-0" 3'-0"	SLIDE		0.30
2	NEW 2'-0" 6'-0"	SINGLE HUNG	SAFETY GLASS	0.30
3	(E) 2'-0" 2'-0"	SLIDE	GARAGE - SINGLE PANE (E)	0.30
4	NEW 2'-0" 2'-0"	CASEMENT	BILL at 9'-0" above subfl.	0.30
5	NEW 9'-0" 1'-0"	SLIDE	OBSCURE - SAFETY GLASS	0.30
6	NEW 2'-0" 6'-0"	SINGLE HUNG	OBSCURE - SAFETY GLASS	0.30
7	NEW 2'-0" 2'-0"	CASEMENT	BILL at 9'-0" above subfl.	(E)
8	(E) 4'-8 1/2" 2'-0"	SLIDE		0.30
9	NEW 2'-0" 3'-0"	SLIDE	SAFETY GLASS	0.30
10	NEW 2'-0" 2'-0"	CASEMENT	BILL at 9'-0" above subfl.	0.30

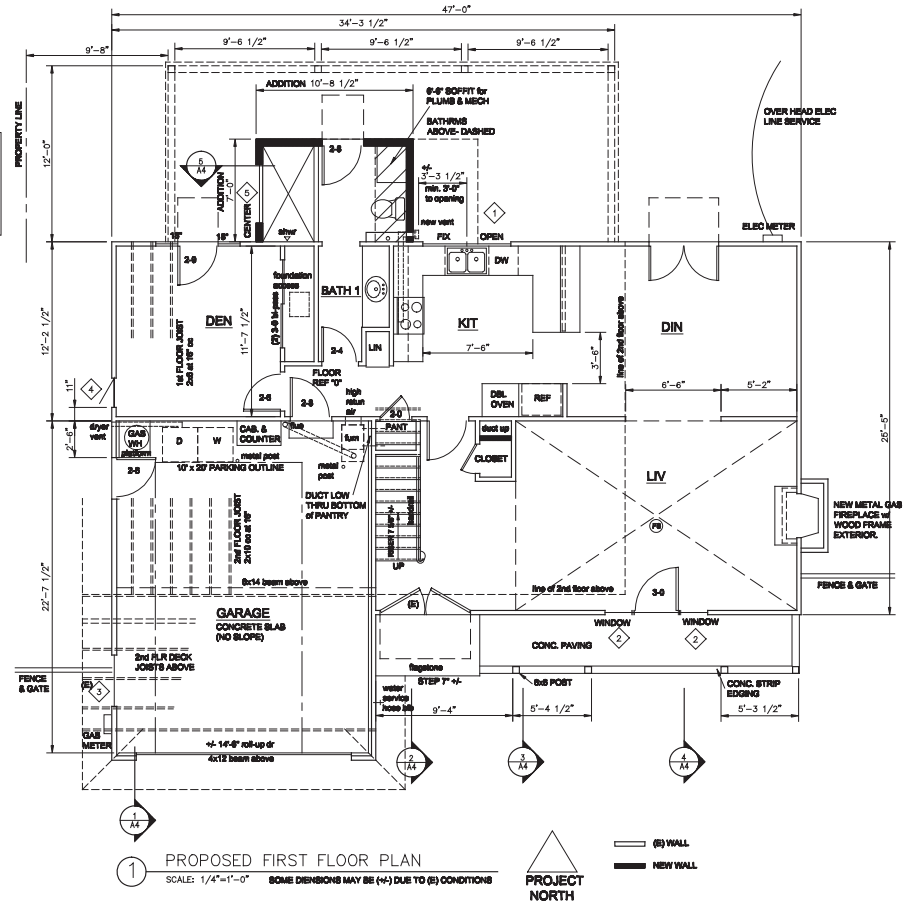
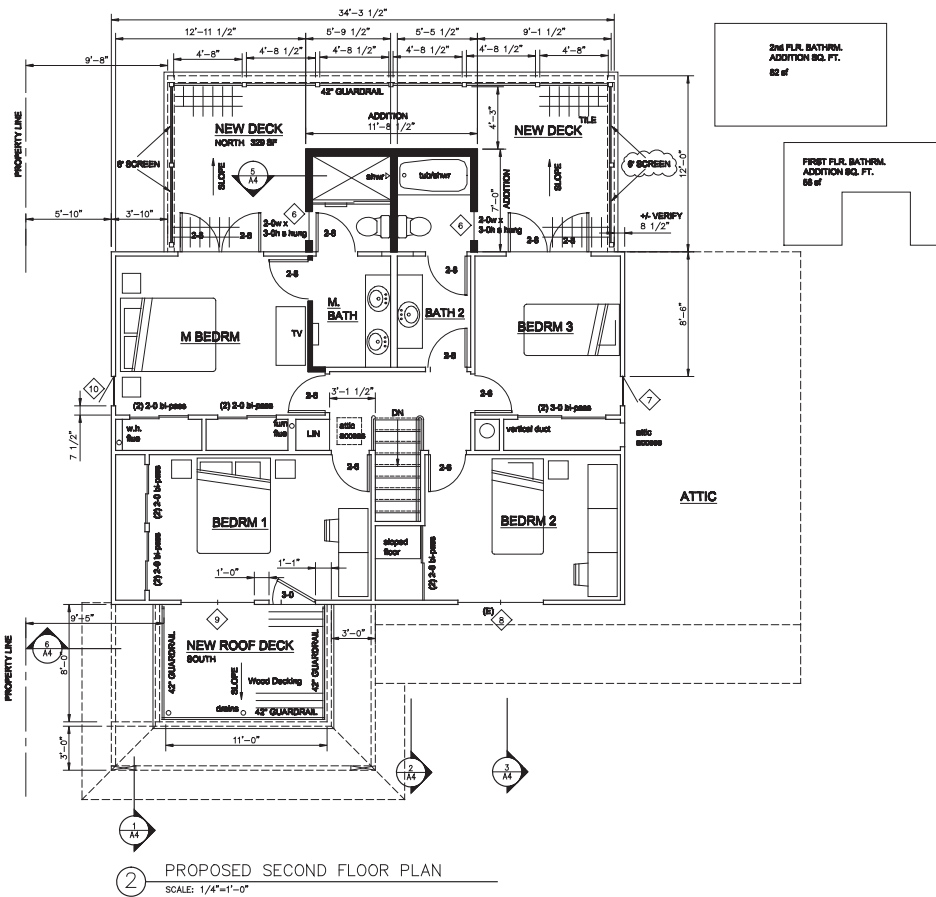
WINDOW NOTES

1. NEW WINDOWS TO BE STYLELINE MILDARD w/ HAL FINISH. WHITE TO MATCH (E). NO EXTRA EXTERIOR OR INTERIOR EXTENSIONS.
2. GLAZING SHALL BE CLEAR, DUAL GLAZED, w/ LOW 'E' PER TITLE 24 COMPLIANCE.
3. GLAZING IN HAZARDOUS LOCATIONS AS DEFINED PER 2019 CALIF. RESIDENTIAL CODE SHALL BE TEMPERED.
4. VERIFY ACTUAL ROUGH OPENING DIMENSIONS IN FIELD PRIOR TO ORDERING.
5. REFER TO PLANS & ELEVATIONS TO VERIFY ORIENTATION OF HANDING OR SLIDING DIRECTION.
6. ALL OPERABLE EXTERIOR WINDOWS SHALL HAVE REMOVABLE SCREENS BY WINDOW MANUFACTURER. PREFER GLASS - STANDARD HIGH INSECT SCREEN (per spec) CHARCOAL. VERIFY w/ OWNER.
7. EGRESS REQUIREMENTS SHALL COMPLY w/ 2019 RESIDENTIAL BUILDING CODE.
8. NEW WINDOW GLASS U-VALUE = 0.30.
9. DO NOT REMOVE NFRC LABELS FROM WINDOWS & DOORS UNTIL FIELD VERIFICATION IS COMPLETE.

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DRAWING DATE  
with REVISION  
4/23/2022

REVISIONS  
No. DESCRIPTION DATE



**MARCINKOWSKI HOUSE  
ADDITION & REMODEL**  
518 MONTEREY AVE., CARPENTRIA, CA 95010



**BOGUSLAW  
MARCINKOWSKI**

*Boguslaw  
Marcinkowski*

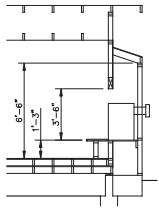
31143 CHADWICK CT.  
SARATOGA, CA 95070  
(408) 210-1774

**DRAWING DATE**  
3/22/2022

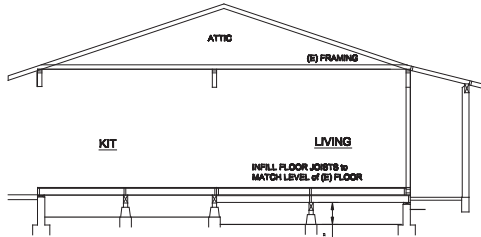
**REVISIONS**

No.	DESCRIPTION	DATE

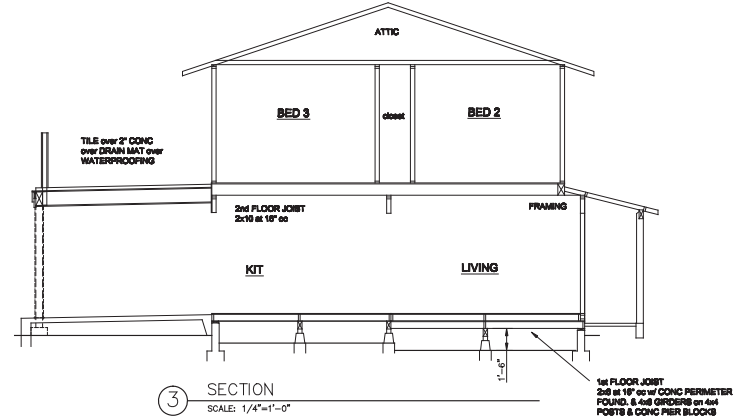
**MARCINKOWSKI HOUSE  
ADDITION & REMODEL**  
518 MONTEREY AVE., CARMOTA, CA 95010



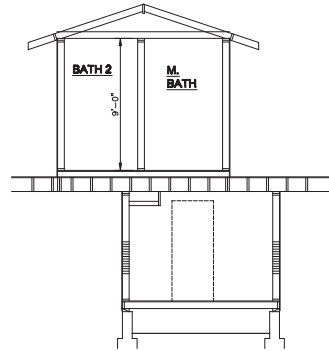
7 FIREPLACE SECTION  
SCALE 1/4" = 12"



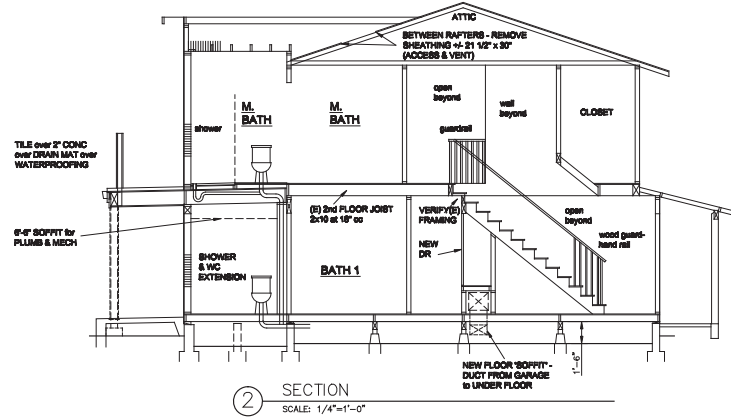
4 SECTION 2'  
SCALE: 1/4"=1'-0"



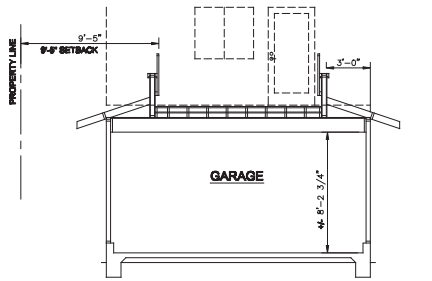
3 SECTION  
SCALE: 1/4"=1'-0"



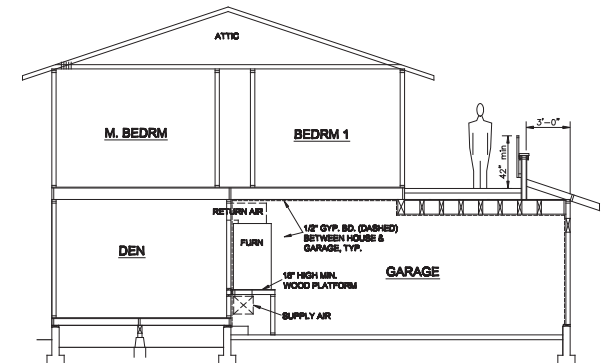
5 SECTION  
SCALE: 1/4"=1'-0"



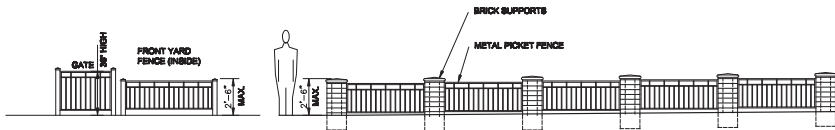
2 SECTION  
SCALE: 1/4"=1'-0"



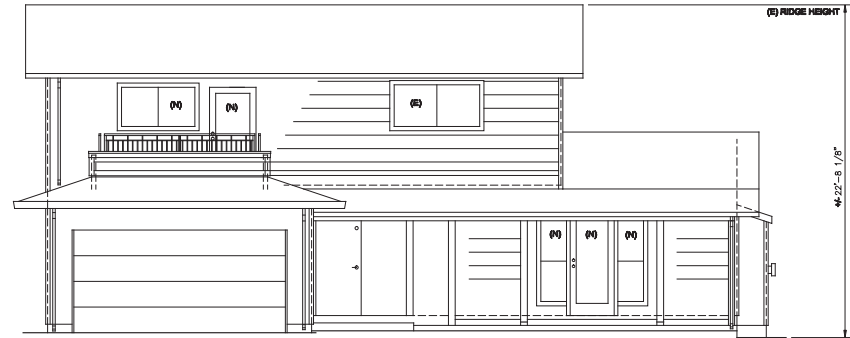
6 SECTION  
SCALE: 1/4"=1'-0"



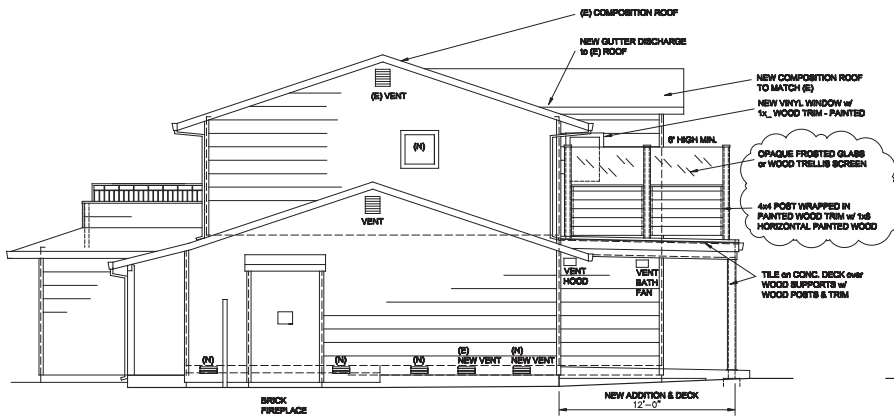
1 SECTION  
SCALE: 1/4"=1'-0"



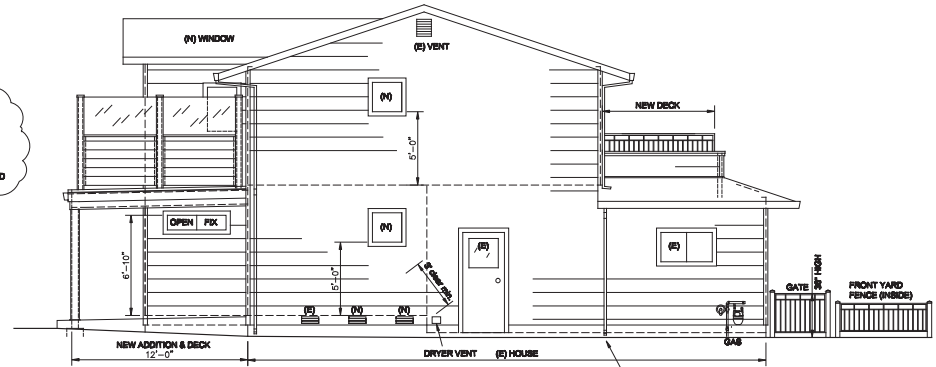
5 FRONT (SOUTH) FENCE ELEVATION  
SCALE: 1/4"=1'-0"



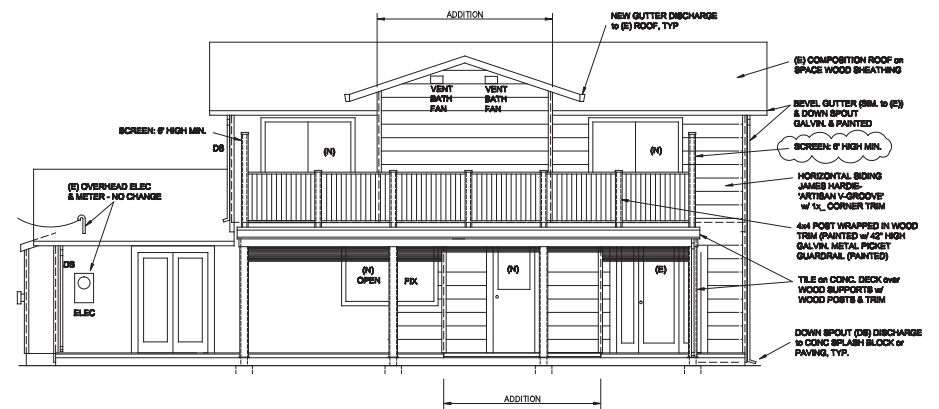
1 SOUTH ELEVATION  
SCALE: 1/4"=1'-0"



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



2 WEST ELEVATION  
SCALE: 1/4"=1'-0"



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

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DRAWING DATE  
with REVISIONS  
4/23/2022

REVISIONS	No.	DESCRIPTION	DATE

**MARCINKOWSKI HOUSE  
ADDITION & REMODEL**  
518 MONTEREY AVE., - CARPUELA, CA 95010

### Stormwater Pollution Prevention and Protection for Construction Projects

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

In order to reduce the amount of pollutants reaching local storm drains and waterways, the City has developed "Best Management Practices" (BMPs) for construction work. All types of construction projects are required to abide by the following mandatory BMPs under the State Water Resources Control Board (State Water Board) requires coverage under and adherence to the Construction Activities Storm Water General Permit, or CGP, to regulate storm water runoff from construction sites. In general, any construction or demolition activity, including, but not limited to, clearing, grading, grubbing, or excavation, or any other activity that results in a land disturbance of equal to or greater than one acre, requires coverage under the CGP. Construction activities associated with Linear Underground Projects (LUPs) also require coverage under the CGP. For information on the CGP (including water quality standards, permit application, and implementation) visit [www.waterboards.ca.gov/centralvalley/centralvalleypermits.htm](http://www.waterboards.ca.gov/centralvalley/centralvalleypermits.htm)

▲ **General Construction & Site Supervision**  
 All construction BMP's, sediment and erosion control must be installed prior to beginning construction and maintained throughout the project duration. Compliance with the CGP and below BMPs is required year round.


**General Principles**

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

**Housekeeping Practices**

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

NOT TO SCALE



STANDARD DRAWINGS FOR  
**STORMWATER POLLUTION PREVENTION AND PROTECTION FOR CONSTRUCTION PROJECTS**

DRAWN BY: M.P.  
 CHECKED BY: S.E.J.

DRAWING No.: STRM-BMP-1

STEVEN J. ABERNETHY, PUBLIC WORKS DIRECTOR

DRAWN: 2/14 REV:

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

**Advanced Planning**

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

**Materials & Waste Handling**

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

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

**Landscaping and Garden Materials**


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

**Ponds/Fountains/Pool/Spa Maintenance**

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

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

NOT TO SCALE



STANDARD DRAWINGS FOR  
**STORMWATER POLLUTION PREVENTION AND PROTECTION**

DRAWN BY: M.P.  
 CHECKED BY: S.E.J.

DRAWING No.: STRM-BMP-2

STEVEN J. ABERNETHY, PUBLIC WORKS DIRECTOR

DRAWN: 2/14 REV:

1. Effective filtration devices, barriers, and settling devices shall be selected, installed and maintained properly.
1. Silt fences must be installed so that the drainage around each fence does not create additional erosion and fills down slope of the fence.
1. If straw wattles are used for filter sediment runoff, ensure that the bales are actually filtering the water (and not just passing the water to travel around the bale) and that the straw pieces are not carried into the storm drain system.
1. Whenever possible, use terracing, surface roughening (e.g. with a bulldozer), and energy dissipators (such as stone, sand bags and rocks) on slopes to reduce runoff velocity and trap sediments. Do not use asphalt curbs or other denotement devices for this purpose.
1. A qualified person should conduct inspections of all on-site BMPs during each rainstorm and after a storm is over to ensure that the BMPs are functioning properly. For sites greater than one-acre, onsite inspections are required in accordance with the CGP.

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

**Site Planning**

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


**Practices During Construction**

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

**Spill Clean Up**

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

NOT TO SCALE



STANDARD DRAWINGS FOR  
**STORMWATER POLLUTION PREVENTION AND PROTECTION**

DRAWN BY: M.P.  
 CHECKED BY: S.E.J.

DRAWING No.: STRM-BMP-3

STEVEN J. ABERNETHY, PUBLIC WORKS DIRECTOR

DRAWN: 2/14 REV:

**BOGUSLAW MARCINKOWSKI**  
 Boguslaw Marcinkowski  
 31143 CHADWICK CT.  
 SARATOGA, CA 95070  
 (408) 210-1774

**DRAWING DATE**  
 3/22/2022

REVISIONS		
No.	DESCRIPTION	DATE

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

**Handling of Surface Coatings**

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

**Removal of Surface Coatings**

1. Non-hazardous paint chips and dust from dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
1. Chemical paint or varnish stripping residues, chips and dust from marine paints or varnishes, or paints containing lead, mercury or thallium must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor. Paint may be tested for lead by taking paint scrapings to a local, state-certified laboratory.
1. When stripping or cleaning building exteriors with high-pressure water, block storm drains to prevent flow to creeks and the Monterey Bay.
1. Wash water from painted buildings constructed pre-1978 can contain high amounts of lead even if paint chips are not present. Before stripping paint or cleaning a pre-1978 building's exterior with water under high pressure, test paint for lead by taking paint scrapings to a local, state-certified laboratory.

**Clean Up of Surface Coatings**

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


**Disposal of Surface Coatings**

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

**Roadwork & Paving**

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

NOT TO SCALE



STANDARD DRAWINGS FOR  
**STORMWATER POLLUTION PREVENTION AND PROTECTION**

DRAWN BY: M.P.  
 CHECKED BY: S.E.J.

DRAWING No.: STRM-BMP-4

STEVEN J. ABERNETHY, PUBLIC WORKS DIRECTOR

DRAWN: 2/14 REV:

**Concrete, Cement, & Masonry Products**  
 Concrete, cement, masonry products, sediment or pollutant laden water shall never be discharged into or allowed to reach the storm drain system.

1. Avoid mixing excess mortar on-site.
1. During the cutting, ensure that the slurry water does not run off into the street or storm drain system. The discharge of slurry to the storm drain system is prohibited. Dred slurry must be cleaned up and disposed of properly.
1. Concrete, cement, and masonry mixing containers may not be washed or rinsed into the street or storm drain system. If a concrete transit mixer is used, a suitable washout bin, excavation or self-washing mixer able to contain waste material shall be provided on-site.
1. Never wash or rinse mixing containers and tools into the gutter, street, storm drain inlet, drainage ditch or water body.
1. If conducting sidewalk work, material stockpiles must be removed and cleaned up by the end of each work day. Sweep or collect unused materials and debris that remain on pavement and dispose of properly. Never leave or abandon materials onsite. Ensure that nothing has drifted towards the street, gutter or catch basin.

**Site Clean Up**


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

Signed and Agreed to by:  
 Project Owner or General Contractor

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_

NOT TO SCALE



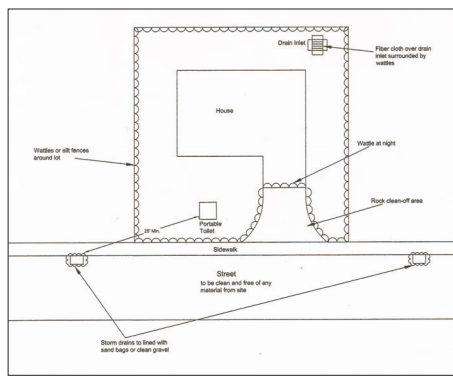
STANDARD DRAWINGS FOR  
**STORMWATER POLLUTION PREVENTION AND PROTECTION**

DRAWN BY: M.P.  
 CHECKED BY: S.E.J.

DRAWING No.: STRM-BMP-5

STEVEN J. ABERNETHY, PUBLIC WORKS DIRECTOR

DRAWN: 2/14 REV:

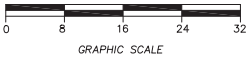


**MARCINKOWSKI HOUSE ADDITION & REMODEL**  
 518 MONTEREY AVE., CARPENTIA, CA 95010

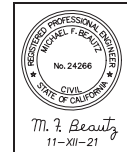
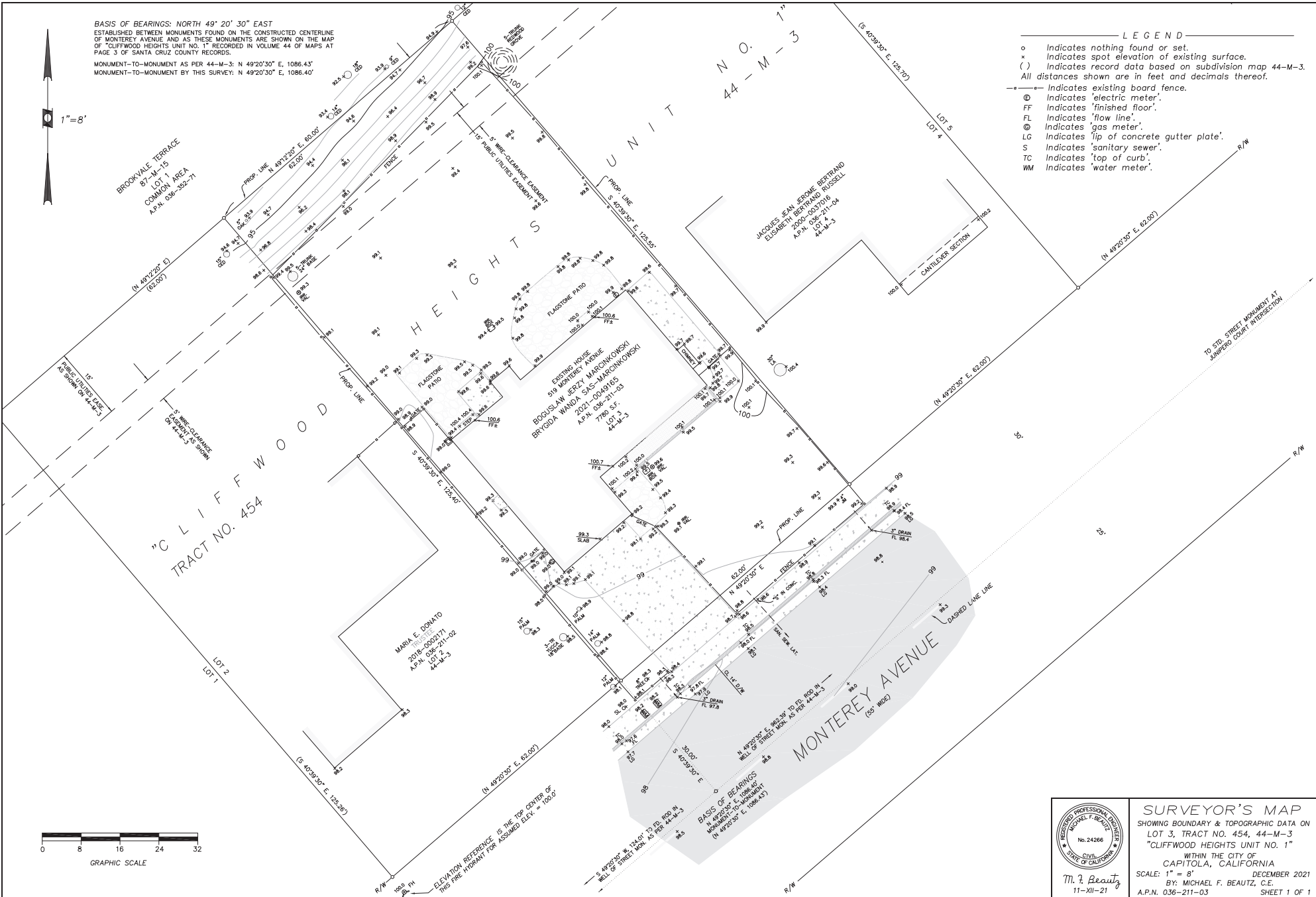
BASIS OF BEARINGS: NORTH 49° 20' 30" EAST  
 ESTABLISHED BETWEEN MONUMENTS FOUND ON THE CONSTRUCTED CENTERLINE  
 OF MONTEREY AVENUE AND AS THESE MONUMENTS ARE SHOWN ON THE MAP  
 OF "CLIFFWOOD HEIGHTS UNIT NO. 1" RECORDED IN VOLUME 44 OF MAPS AT  
 PAGE 3 OF SANTA CRUZ COUNTY RECORDS.  
 MONUMENT-TO-MONUMENT AS PER 44-M-3: N 49°20'30" E, 1086.43'  
 MONUMENT-TO-MONUMENT BY THIS SURVEY: N 49°20'30" E, 1086.40'



1"=8'



- LEGEND
- o Indicates nothing found or set.
  - x Indicates spot elevation of existing surface.
  - ( ) Indicates record data based on subdivision map 44-M-3. All distances shown are in feet and decimals thereof.
  - Indicates existing board fence.
  - ⊕ Indicates 'electric meter'.
  - FF Indicates 'finished floor'.
  - FL Indicates 'flow line'.
  - ⊙ Indicates 'gas meter'.
  - LC Indicates 'lip of concrete gutter plate'.
  - S Indicates 'sanitary sewer'.
  - TC Indicates 'top of curb'.
  - WM Indicates 'water meter'.



**SURVEYOR'S MAP**  
 SHOWING BOUNDARY & TOPOGRAPHIC DATA ON  
 LOT 3, TRACT NO. 454, 44-M-3  
 "CLIFFWOOD HEIGHTS UNIT NO. 1"  
 WITHIN THE CITY OF  
 CAPITOLA, CALIFORNIA  
 SCALE: 1" = 8' DECEMBER 2021  
 BY: MICHAEL F. BEUTZ, C.E.  
 A.P.N. 036-211-03 SHEET 1 OF 1

**519 Monterey Avenue - #22-0032**  
**CONSTRUCTION COST BREAKDOWN PER Section 17.92.070**

**Existing Building Costs:****APPLICANT COPY**

Existing Residence:	1798 square feet	=	\$ 359,600.00
	\$ 200.00 square foot		
Existing Garage:	412 square feet	=	\$ 37,080.00
	\$ 90.00 square foot		
Existing Deck:	0 square feet	=	\$ -
	\$ 25.00 square foot		
<u>Total Existing Value:</u>			<u>\$ 396,680.00</u>
<b>80% of Total Existing Value</b>			<b>\$ 317,344.00</b>

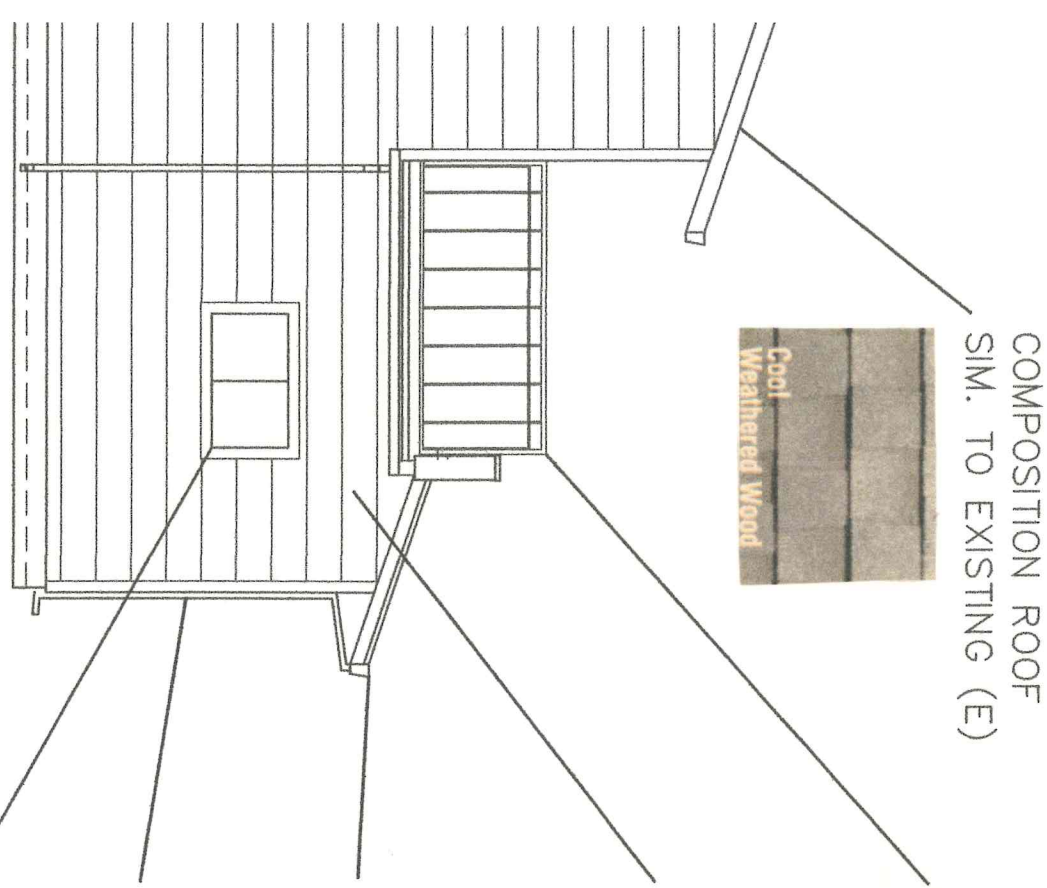
**New Construction Costs:**

New Conditioned Space:	140 square feet	=	\$ 28,000.00
	\$ 200.00 square foot		
New Garage:	0 square feet	=	\$ -
	\$ 90.00 square foot		
New deck/porch:	417 square feet	=	\$ 10,425.00
	\$ 25.00 square foot		
<u>Total New Construction Value:</u>			<u>\$ 38,425.00</u>

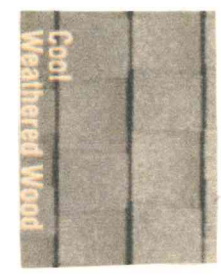
**Remodel Costs: (50% of "new construction" costs)**

Remodel Conditioned Space:	399 square feet	=	\$ 39,900.00
	\$ 100.00 square foot		
Remodel Garage:	0 square feet	=	\$ -
	\$ 45.00 square foot		
Remodel Deck:	0 square feet	=	\$ -
	\$ 12.50 square foot		
<u>Total Remodel Value:</u>			<u>\$ 39,900.00</u>
<b><u>Total Construction/Remodel Cost</u></b>			<b><u>\$ 78,325.00</u></b>
<b>% of Existing Value</b>			<b>19.7%</b>





COMPOSITION ROOF  
SIM. TO EXISTING (E)



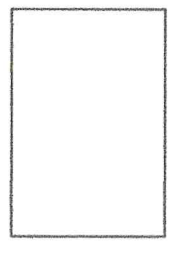
METAL RAILINGS  
RUST BRICK COLOR  
(‘HENNA’) SIM. TO  
BRICK on FENCE  
POSTS



NEW HARDIE-BOARD  
HORIZONTAL SIDING  
PAINTED VALSPAR  
(‘TURBO TAN’) or  
SIM. TO EXISTING



TRIM/EAVES, POSTS  
EAVES, ETC. PAINTED  
WHITE SIM. TO  
EXISTING



GUTTERS & DOWNSPOUTS  
WHITE – SIM. TO EXISTING &  
MATCH SIDING on SIDING  
MATCH POST on POST

WHITE FRAME VINYL  
WINDOWS

**MARCINKOWSKI HOUSE**  
**519 MONTEREY AVE.**  
**CAPITOLA CA APN 036-211-03**

JOHN HOFACRE  
ARCHITECT  
CAPITOLA, CA  
1/5/22

## Design Permit Design Review Criteria

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

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



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

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

Re: 519 Monterey Ave. Capitola CA

4/23/22

Proposed addition with a back yard second floor deck.

I have reviewed the plans dated 3/22/2022. It shows a second floor deck on the north side (in the back yard) that projects about 11 feet from the north side of the house. I understand the design meets the setbacks and height requirements.

I support the proposed design and the deck location.

Rolando Donato

RSD

515 Monterey Ave  
Capitola, CA.

# Capitola Planning Commission

## Agenda Report

**Meeting:** May 5, 2022

**From:** Community Development Department

**Address:** 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 Variances for the maximum height of the primary structure and the maximum Floor Area calculation. 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 are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: Sam Abbey

Representative: Cove Britton, Filed: 09.07.21

### **Applicant Proposal:**

The applicant is proposing to add 673 square-feet to the first- and second-story of the existing single-family residence. The proposal includes the demolition of two non-historic accessory structures. A new detached accessory structure that includes a 457 square-foot garage and a 698 square-foot detached accessory dwelling unit (ADU) is proposed behind the primary structure. The ADU is subject to limited standards. The project is located at 106 Cliff Avenue within the R-1 (Single-Family Residential) zoning district. The application requires variances to exceed the maximum allowed height and floor area calculation methodology.

### **Background:**

On December 14, 2021, architectural historian Seth Bergstein provided a preliminary design review letter evaluating the proposed remodel and new accessory structure.

On February 9, 2022, Development and Design Review Staff reviewed the application and provided the applicant with the following direction:

Public Works Representative, Kailash Mozumder: stated that the utilities will need to be placed underground and likely cross underneath Cliff Avenue. Mr. Mozumder stated this will need to be done to City standards.

Building Official, Robin Woodman: Noted that the proposed fireplace will likely need to be braced to the roof due to height.

Assistant Planner, Sean Sesanto: made comments regarding maximum allowable floor area ratio, concern that a portion of the attic was not calculated in the floor area ratio and the and the required garage and ADU elevations would need to be reincluded and drawn to scale. Planner Sesanto discussed the architectural historian comments and requested updating the plans to identify where new materials are proposed and where historic materials will be preserved. Mr. Sesanto stated a variance would be required to exceed the maximum height limit for the second-story additions and new chimney.

Following the Development and Design Review meeting, the applicant resubmitted plans and variance application on March 11, 2022, which included revised elevation details on existing and proposed materials preservation and differentiation details to the elevations. The updated plans provided a detailed section of the attic area which show lowering of the ceiling height so the area will not be calculated toward floor area.

On April 7, 2022, the Planning Commission heard the application and continued the item to a date uncertain. The Commission requested the applicant modify the fireplace in the ADU from woodburning to gas and suggested applying for a variance to the calculation of floor area relative to the attic and turret space. Some Commissioners suggested the applicant modify the chimney to decrease the height. In response, the applicant applied for a variance to the floor area calculation and agreed to a condition that the ADU be required to have a gas fireplace. They did not modify the design of the chimney on the main house and are requesting a variance to height for this feature.

Development Standards:

The following table outlines the general zoning code requirements for development in the R-1 Zoning District relative to the floor area and parking standards of the lot. Specific development standards for each structure are included as attachments. The application requires a variance for the maximum height limit of the primary residential structure, for the proposed chimney height, and for the floor area ratio calculation of the third-story turret and central attic spaces.

<b>Development Standards</b>		
<b>Floor Area Ratio (FAR)</b>		
	<b>Existing</b>	<b>Proposed</b>
<b>Lot size</b>	7,095 sq. ft.	7,095 sq. ft.
<b>Maximum Floor Area Ratio</b>	48% (Max 3,406 sq. ft.)	48% (Max 3,406 sq. ft.)
First Story Floor Area	1,132 sq. ft.	1,450 sq. ft.
Second Story Floor Area	816 sq. ft.	1,241 sq. ft.
Third Story Floor Area	321 sq. ft.	Turret and Central Attic: Approximately 165 sq. ft. <b>Variance Requested</b>
Detached Garage	325 sq. ft.	Rearmost Room: 251 sq. ft. 457 sq. ft.
<b>Total FAR</b>	36.6% (2,594 sq. ft.)	47.9% (3,399 sq. ft.) <b>With Variance to FAR methodology</b>

Parking			
Residential (from 2,601 – 4,000 sq. ft.)	Required	Existing	Proposed
	4 spaces total 1 covered 3 uncovered	3 spaces total 1 covered 2 uncovered	4 spaces total 2 covered 2 uncovered
<b>Underground Utilities: Required with 25% increase in area</b>			Yes

### Discussion:

The existing residence at 106 Cliff Avenue is a historic, three-story single-family home with a detached garage. The property is a large, gently up sloping lot located within the Depot Hill neighborhood. The property is situated along the bluff overlooking the Capitola Village. The home is listed on the 1986 Capitola Architectural Survey and the 2004 Depot Hill Feasibility Study. Early records show original construction of the residence to be 1904.

The applicant is proposing to construct 673 square feet of first- and second-story additions to the primary home. The proposal includes the demolition of a non-historic detached garage and shed. A new single-story accessory structure that is a combined 457 square foot garage and 698 square foot ADU. The proposed garage shares a common wall with the ADU but serves the primary residence.

### Design Permit

When considering design permits, the Planning Commission evaluates applications to ensure that the proposed design satisfies applicable *Design Review Criteria* (attachment 9). The remodel of the primary structure has new massing focused on the rear and north side elevations. The new second-story addition closest to the street is incorporated into the existing roofline with a lower gable roof. The rearward first- and second-story additions are connected by a new cross-gable roof. The upper-additions predominantly utilize shingle siding and composition roofing. The first-story addition is largely obscured from the public view by existing massing and utilizes horizontal board siding. Rear additions include a new second-story deck and spiral staircase with wooden railings to match the front elevation. Alterations to the existing front elevation include converting the enclosed front room into a covered porch similar to the original porch seen in the historical evaluation. New windows are proposed on the first- and second-stories along the front elevation as well as a new second-story deck railing. The applicant is also proposing to construct a new brick chimney located behind the turret.

The accessory structure will utilize board and batten siding and a varied hipped and gabled roof pattern. The applicant is requesting an exception to the detached garage to allow it to create continuity between the shared garage and ADU roofline. Single-story detached accessory dwelling units have a maximum height of 16 feet, whereas other accessory structures have a maximum allowed height of 15 feet. Pursuant to Capitola Municipal Code (CMC) §17.52.020(B)(2), the Planning Commission may approve an exception to allow additional height of an accessory structure if necessary to match the architectural style of the existing primary structure. The applicant is requesting a height exception for the garage to match the height of the proposed accessory dwelling unit, which has a common roofline.

### Privacy

*Design Review Criteria F* relates to privacy with respect to the orientation and location of buildings, entrances, windows, doors, decks, and other building features to minimize privacy impacts on adjacent properties and provide adequate privacy for project occupants. The project

includes a new 244 square-foot second-story deck in the backyard. The deck is within approximately 18 feet the residence at 108 Cliff Avenue to the north and 38 feet of 104 Cliff Avenue to the south. Visibility of properties to the rear will be limited by the proposed ADU and garage. Staff has included photos which overlook the area of the proposed deck and the nearby residence at 108 Cliff Avenue (attachment 7).

#### Floor Area Calculation

The three-story single-family home includes a unique third level with varying ceiling heights. The layout of the third story includes a large room with normal ceiling heights at the top of the stairs, a central attic space within the pitched roof with varying heights, and the turret space. Pursuant to 17.48.040(5)(a), floor area is calculated for all upper-floor area greater than four feet in height, measured between the bottom of the upper floor and the top of the ceiling. The existing rearmost room and turret space would be included in the floor area ratio calculation, as they both exceed four feet in height, along with a portion of the central attic. Based on existing heights, the third-story contributes 416 square feet towards the floor area calculation. The applicant is requesting a variance to section 17.48.040(5)(a) and the inclusion of floor area greater than four feet in height for the central attic space and turret due to its original construction as an attic and a decorative architectural feature, and the inability to change historic roof elements. The variance would offset approximately 165 of the total 416 square feet from the floor area ratio calculation. Photos of the existing third-story spaces are included as Attachment 8. The variance request for the floor area calculation is discussed later in this report.

#### Accessory Dwelling Unit

The application includes a new detached accessory dwelling unit. The unit must comply with the requirements for "Units subject to limited standards" in CMC §17.74.050(B), which require the unit to be less than 16 feet in height, less than 800 square feet of floor area, and to have at least four-foot side and rear yard setbacks. The proposed accessory dwelling unit is 15-feet, 10-inches in height, has a floor area of 457 square feet, and is situated behind the primary structure and five feet from the rear and side property lines.

Pursuant to 17.74.030(D), when a proposed detached accessory dwelling unit is dependent on the construction of a new building or a new portion of a building which is not a part of the accessory dwelling unit, the applicant may request the ADU be reviewed and acted on together with the separate construction as part of a single application or request that the ADU be reviewed independently after Planning Commission review of the proposed design permit and variance. The current application includes the review of the ADU and the additions to the main home as one application.

#### Historic Alteration Permit

The proposed project would alter all elevations of the existing primary structure including additions located on the rear and side of the structure, therefore the project requires approval of a Historic Alteration Permit by the Planning Commission. Also, historic resources are identified as environmental resources within the California Environmental Quality Act (CEQA). Any modification to a historic resource must comply with the Secretary of Interior Standards to qualify for a CEQA exemption.

Architectural Historian Seth Bergstein evaluated the proposed design for compatibility with the *Secretary of the Interior's Standards for Rehabilitation (Standards)*, including the identification of character-defining features and recommendations to limit alterations to those significant elements (attachment 5). Character defining features include:

- Complex roof massing with west-elevation hipped roof nested with a gable roof and southwest corner tower.
- Decorative wood detailing, including wide fasciae, cornice returns, cornice boards between the first and second stories and wood window surrounds.
- Second-floor wood-sash windows with decorative, diamond-pattern upper sash.
- Variation of exterior cladding, with horizontal V-groove siding finishing the lower story and patterned wood shingles on the upper story.

During initial review of the design, City staff and architectural historian Seth Bergstein noted the proposed chimney would comply with *Standard 10* as a reversible feature but noted it as a conjectural element that did not contribute to the overall design of the historic style, was highly publicly visible, and would eliminate original second-story windows on south side of the structure. It was recommended that the chimney be removed or redesigned to preserve the original windows and reduce its prominence. The applicant subsequently inset the chimney to preserve the windows but did not decrease the height or relocate the chimney to a less visible location. The variance requirement for height is discussed later in this report.

Mr. Bergstein subsequently evaluated the final revised design for compatibility with the *Standards*. Specifically, Mr. Bergstein cited *Standards 1-3, 5-7, 9-10* as most applicable and provided findings of compliance (Attachment 6) and was supportive of the proposed design of the detached garage and ADU, identifying that the existing accessory structures are not character defining and materials on the proposed accessory structure will be sufficiently differentiated from the primary structures' Queen Anne style.

Mr. Bergstein found the project in compliance with the *Standards*, provided the City approval require the applicant document and submit additional exterior details prior to construction. Conditions #26 and #27 outline the requirement of a preservation plan including the input described within the *Standards* review letter.

#### Non-Conforming Structure

The existing single-family dwelling exceeds the maximum allowable height limit and is located within the required front and side setbacks and is therefore a legal non-conforming structure. Pursuant to code section 17.92.070, structural alterations to an existing non-complying structure may not exceed 80 percent of the present fair market value of the structure. The applicant provided a construction cost breakdown demonstrating that the project will not exceed 80 percent of the present fair market value of the structure.

#### Variance

The property is located along Cliff Avenue, a highly visible street lined with historic structures. The subject property slopes downwards towards the street with a drop in elevation of approximately two feet from end to end of the structure. The applicant is requesting consideration of a variances to the maximum height limit of the primary structure to allow second-story additions to exceed 27 feet in height, the floor area calculation methodology (as described above), and a new chimney to exceed the 29 feet in height. The proposed additions have a maximum total height of 27-feet, 8-inches. The proposed chimney has a maximum height of approximately 41 feet. A short chimney exists near the front ridgeline with narrow metal chimney pipes that extend slightly above the primary gable roof. The proposed chimney and spark arrestor would extend approximately nine feet higher, crested only by the turret's lightning rod and would be visible from all sides of the structure.

The Planning Commission may approve variances consistent with the required findings pursuant to §17.128.060 A-F, as follows.

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

Roof and Floor Area Ratio: The unique circumstance applicable to the subject property is that the existing residence is historic and protected within the municipal code and under CEQA. The existing residence is also on a gently sloped lot with a difference of two feet and features a raised ground floor level with steeply pitched rooves which impose difficulties in designing second-story additions that comply with height limitations and blend with the historic design. The variances would allow additions to the home while complying with the Secretary of Interior Standards for historic preservation.

Chimney: The proposed brick chimney meets the same unique circumstance, but is a conjectural feature not found on the original residence and does not enhance any of the goals within local, state, or federal standards for historic preservation.

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

Roof and Floor Area Ratio: Most properties have more design options at their disposal in meeting height standards, including the redesign of existing roof pitches. To substantially preserve and compliment the character-defining roof, the applicant has designed the project to match the existing roof pitch and style. The existing third-story rooms are calculated as floor area within Capitola Municipal Code but with exception to the rearmost space, do not provide additional habitable space. The roof heights cannot be modified to either increase habitable function or lowered to be exempted as floor area, therefore the strict application of zoning code requirements would deprive the subject property of development potential enjoyed by other properties in the same zone.

Chimney: The structure has an existing chimney and vent near the central ridgeline; therefore, the strict application of the zoning code requirements would not deprive the subject property.

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

Roof and Floor Area Ratio: Second-story additions to residences are commonplace within the City. The variance requests are necessary to preserve the right to expand the residence within all other development standards.

Chimney: The structure has an existing chimney and vent near the central ridgeline; therefore, the variance is not necessary to preserve a substantial property right. The project could instead utilize new gas fireplaces and venting that met building code and zoning requirements.

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

Roof, Floor Area Ratio, and chimney: The variance request will not negatively impact the public, properties, or improvements in the vicinity or in the same zone as the subject property.



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

Height: Of the eight residential properties along the street, 106 Cliff Avenue is one of three that exceed the 25 foot height limitation.

Floor Area Ratio: Although staff did not identify nearby properties that exceed the FAR, there are unique circumstances that directly relate to the third story spaces and the preservation of the historic roofline such that it cannot be modified. A variance specific to the floor area of the forward two third-story spaces would allow the property to be developed in a manner consistent with other properties in the vicinity, therefore it does not constitute a grant of special privilege.

Chimney: The applicant is proposing a chimney that exceeds 41 feet in height measured from grade. No other structure along Cliff Avenue has a chimney of similar size. The nearby historic structure at 114 Cliff Avenue has a large chimney that measures approximately 30 feet from grade. The grant of a variance to allow the chimney would constitute a special privilege.

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

Roof, Floor Area Ratio, and chimney: The variance request will not negatively impact coastal resources.

The Planning Commission has several options in considering the variance:

Option 1. Grant the variance requests for the height of the second-story additions, floor area ratio, and the chimney.

Option 2. Grant the variance requests for the height of the second-story additions and floor area calculation but deny the variance for the chimney.

Option 3. Deny the variances.

Staff recommends Option 2, to approve the variances for the height of the additions and the floor area calculation but deny the variance for the chimney.

Trees

The applicant is proposing to remove up to five of the six existing trees as part of the development application. Arborist Nigel Belton evaluated all trees (attachment 3) and provided positive removal recommendations of the specified trees due to health and condition, necessity for construction, or both. Mr. Belton recommended that the sixth tree, a healthy coast redwood, be preserved. Condition #16 requires the applicant to replace the trees at a 2:1 ratio or a lesser ratio that meets the 15 percent minimum canopy coverage requirement for development applications. The applicant is proposing two Chinese Pistache trees as replacements.

**CEQA:**

Section 15332 of the CEQA Guidelines exempts in-fill development projects which meet all conditions within the exemption. The project involves modifications to an existing single-family residence structure and the construction of a new detached garage and accessory dwelling unit subject to the R-1 (single-family residence) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

**Recommendation:**

Staff recommends the Planning Commission **approve** the project but deny the variance for the proposed chimney and include the recommended conditions and findings.

**Attachments:**

1. Plan Set
2. Applicant Variance Letter
3. Arborist Report
4. Development Standards Tables
5. Preliminary Historic Design Review Letter
6. Secretary of the Interior Standards Review Letter
7. Existing Conditions Photos – Second Story
8. Existing Conditions Photos – Third Story
9. Design Review Criteria

**Conditions of Approval:**

1. The project approval consists of construction of a 673 square-foot first- and second-story additions to an existing historic residence, the demolition of two accessory structures, and the construction of a new accessory structure that includes a 718 square-foot accessory dwelling unit and 457 square-foot garage. The approval includes a variance for the second-story additions to exceed the maximum height and a variance for the floor area calculation of the forward two sections of the third-story but does not include the approval of a variance for the primary dwelling chimney. The maximum Floor Area Ratio for the 7,095 square foot property is 47.9% (3,399 square feet). The total FAR of the project is 47.9% with a total of 3,399 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on May 5, 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 #21-0404 shall be paid in full.

8. 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.
9. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
10. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
11. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
12. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
13. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
14. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
15. Prior to 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.
16. Prior to issuance of a Certificate of Occupancy, the applicant shall demonstrate compliance with the tree removal permit authorized by this permit for 5 trees to be removed from the property. Replacement trees shall be planted at a 2:1 ratio or so as to meet the minimum lot canopy coverage of 15 percent. Required replacement trees shall be of the same size, species and planted on the site as shown on the approved plans. Any modifications to the tree plan must be approved by the Community Development Department.

17. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
18. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
19. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
20. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
21. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
22. 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:
  - a. The accessory dwelling unit may not be used for vacation rentals; and
  - b. The secondary dwelling unit shall not be sold separately from the primary dwelling.
23. Prior to issuance of building permits, the plans must be revised to provide scaled elevations of the new accessory dwelling unit and garage. The detached accessory dwelling unit and garage may not exceed the allowed heights by the Planning Commission. The ADU chimney shall not exceed 19 feet in height and all other appurtenances shall be consistent with development standards for allowed projections stated in Table 17.48-1.
24. Prior to issuance of building permits, the plans must show that the ADU chimney is not wood-burning.
25. Prior to issuance of a building permits, the applicant shall submit a preservation plan to the satisfaction of the Community Development Department. In addition to Condition #27(a), the plan shall include:
  - a. The details of the porch replacement and first-floor windows, including the type/configuration of the windows and the type/style of the wood columns. The information for the porch detail shall be based on the photographic evidence which exists.
  - b. Provide dimensions of the rear addition's existing and proposed wood wall cladding, including the proposed upper-floor shingle pattern and the proposed lower-floor wood siding exposure width to ensure it differentiates from the historic house.

26. Secretary of the Interior's Standards and Guidelines for preservation, rehabilitation, restoration, or reconstruction shall be followed.
- a. Prior to the remodel of the historic residence, the applicant shall catalog all existing details of the structure. Once the existing structure is ready to be remodeled, the applicant is required to have an inspection by the City Planner and Building Inspector to ensure all existing materials are documented in accordance with the preservation plan. Existing materials must be stored in a weatherproof area.
  - b. Any removal of existing building materials or features on historic buildings shall be approved by the Community Development Department prior to removal.
  - c. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Community Development Department for further direction, prior to construction.

### Design Permit Findings

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

Community Development Staff and the Planning Commission have reviewed the proposed additions to an existing residence, a replacement garage, and new accessory dwelling unit. With the granting of a variance to the maximum height of the roof on the primary residence, the project secures the purpose of the General Plan, and Local Coastal Program, and design policies and regulations adopted by the City Council.

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

Community Development Staff and the Planning Commission have reviewed the application for additions to an existing residence, a replacement garage, and new accessory dwelling unit. With a granting of a variance to the maximum height of the roof on the primary residence, the project complies with all applicable provisions of the zoning code and municipal code.

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

Section 15332 of the CEQA Guidelines exempts in-fill development projects which comply the described conditions. This project involves additions to an existing residence, a replacement garage, and new accessory dwelling unit within the R-1 (Single-Family Residential) zoning district. The project meets all applicable general plan policies and zoning regulations; the project site does not have any identified habitat value; the project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site is and can be adequately served by all required utilities and public services.

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

Community Development Staff and the Planning Commission have all reviewed the reviewed the application. The proposed additions, replacement garage, and new accessory dwelling unit will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

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

The Community Development Staff and the Planning Commission have reviewed the application. With the granting of a variance to the maximum height of the roof on the primary residence, the proposed complies with all applicable design review criteria in Section 17.120.070.

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

Community Development Staff and the Planning Commission have all reviewed the application. The design of the remodeled historic residence and new accessory dwelling unit and garage will fit in nicely with the existing neighborhood. The project will maintain the character, scale, and development pattern of the neighborhood.

**Variance Findings**

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

Roof and Floor Area Ratio: The unique circumstance applicable to the subject property is that the existing residence is historic and protected within the municipal code and under CEQA. The existing residence is also on a gently sloped lot with a difference of two feet and features a raised ground floor level with steeply pitched rooves which impose difficulties in designing second-story additions that comply with height limitations and blend with the historic design. The variances would allow additions to the home while complying with the Secretary of Interior Standards for historic preservation.

Chimney: The proposed brick chimney meets the same unique circumstance, but is a conjectural feature not found on the original residence and does not enhance any of the goals within local, state, or federal standards for historic preservation.

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

Roof and Floor Area Ratio: Most properties have more design options at their disposal in meeting height standards, including the redesign of existing roof pitches. To substantially preserve and compliment the character-defining roof, the applicant has designed the project to match the existing roof pitch and style. The existing third-story rooms are calculated as floor area within Capitola Municipal Code but with exception to the rearmost space, do not provide additional habitable space. The roof heights cannot be modified to either increase habitable function or lowered to be exempted as floor area, therefore the strict application of zoning code requirements would deprive the subject property of development potential enjoyed by other properties in the same zone.

Chimney: The structure has an existing chimney and vent near the central ridgeline; therefore, the strict application of the zoning code requirements would not deprive the subject property.

- I. The variance is necessary to preserve a substantial property right possessed by other property in the vicinity or in the same zone as the subject property.**  
Roof and Floor Area Ratio: Second-story additions to residences are commonplace within the City. The variance requests are necessary to preserve the right to expand the residence within all other development standards.  
Chimney: The structure has an existing chimney and vent near the central ridgeline; therefore, the variance is not necessary to preserve a substantial property right. The project could instead utilize new gas fireplaces and venting that met building code and zoning requirements.
- J. The variance will not be materially detrimental to the public health, safety, or welfare, or be injurious to the properties or improvements in the vicinity or in the same zone as the subject property.**  
Roof, Floor Area Ratio, and chimney: The variance request will not negatively impact the public, properties, or improvements in the vicinity or in the same zone as the subject property.
- K. The variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity or in the same zone as the subject property.**  
Height: Of the eight residential properties along the street, 106 Cliff Avenue is one of three that exceed the 25 foot height limitation.  
Floor Area Ratio: Although staff did not identify nearby properties that exceed the FAR, there are unique circumstances that directly relate to the third story spaces and the preservation of the historic roofline such that it cannot be modified. A variance specific to the floor area of the forward two third-story spaces would allow the property to be developed in a manner consistent with other properties in the vicinity, therefore it does not constitute a grant of special privilege.  
Chimney: The applicant is proposing a chimney that exceeds 41 feet in height measured from grade. No other structure along Cliff Avenue has a chimney of similar size. The nearby historic structure at 114 Cliff Avenue has a large chimney that measures approximately 30 feet from grade. The grant of a variance to allow the chimney would constitute a special privilege.
- L. The variance will not have adverse impacts on coastal resources.**  
Roof, Floor Area Ratio, and chimney: The variance request will not negatively impact coastal resources.

### Historic Alteration Findings

- A. The historic character of a property is retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property is avoided.**  
 Community Development Staff and the Planning Commission have reviewed the proposed remodel of the historic structure and determined the majority of additions are located such that they limit publicly visible alterations that would impact the historic character and the structure will retain the character-defining features identified by the architectural historian.

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

Community Development Staff and the Planning Commission have reviewed the proposed project and determined that distinctive design will be preserved by preserving the distinctive wood shingle siding, wood-sash windows, and complex roof massing.

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

Community Development Staff and the Planning Commission have reviewed the proposed additions to the structure and determined that they are focused to the rear of the structure. Work to the most publicly visible east and south elevations is focused on restoration of the original design and removal of conjectural windows.

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

Community Development Staff and the Planning Commission have reviewed the proposed project and determined that historic features will be preserved, reused, and repaired to the extent possible. The applicant is proposing to replace existing siding only as necessary due to deterioration or approved additions. Original siding and windows removed due to additions will be reused on the structure where possible. Replacements shall be done to match.

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

Community Development Staff and the Planning Commission have reviewed the proposed involves additions to an existing residence, a replacement garage, and new accessory dwelling unit and determined it will not impact archeological resources.

### Coastal 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 106 Cliff 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 106 Cliff Avenue. The residence is not located in an area with coastal access. The residence 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 additions to an existing residence, a replacement garage, and new accessory dwelling unit, which will not negatively impact low-cost public recreational access.



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

The project involves additions to an existing residence, a replacement garage, and new accessory dwelling unit, which will not negatively impact visitor serving opportunities.

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

The project involves additions to an existing residence, a replacement garage, and new accessory dwelling unit, which 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.**

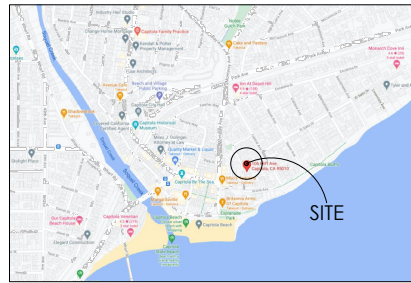
The proposed residential project complies with all applicable design criteria, design guidelines, area plans, and development standards. The operating characteristics are consistent with the R-1 (Single-Family Residential) zone.

**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).**

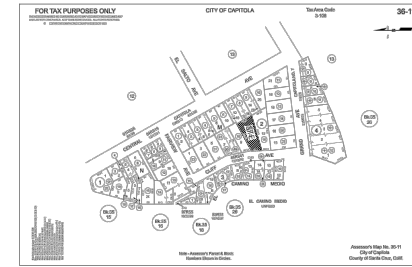
The project involves additions to an existing residence, a replacement garage, and new accessory dwelling unit, on a residential lot of record. The project is consistent with the LCP goals for appropriate coastal development and land uses. The use is an allowed use consistent with the R-1 zoning district.

# ABBEEY RESIDENCE

REMODEL/ ADDITION & ADU  
 106 CLIFF AVENUE  
 CAPITOLA, CA 95010  
 APN: 036-112-17



VICINITY MAP



PARCEL MAP

1. THESE PLANS SHALL COMPLY WITH 2019 CALIFORNIA BUILDING CODE AND 2019 CALIFORNIA FIRE CODE AND DISTRICT AMENDMENTS.
2. OCCUPANCY R-3 & U, TYPE V-B, NOT SPRINKLED. APPROVED AUTOMATIC SYSTEM COMPLYING WITH THE EDITION OF NFPA 13D CURRENTLY ADOPTED IN CHAPTER 35 OF THE CALIFORNIA BUILDING CODE.
3. ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED AS SHOWN ON THE SITE PLAN. NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
4. ROOF COVERING SHALL BE NO LESS THAN CLASS "B" RATED.
5. ALL CHIMNEYS SHALL BE APPROVED WITH AN APPROVED SPARK ARRESTOR ON THE TOP OF THE CHIMNEY. WIRE MESH NOT TO EXCEED 1/2" IS ACCEPTABLE.
6. THE JOB COPIES OF THE BUILDING PLANS AND PERMITS MUST REMAIN ON-SITE DURING INSPECTIONS.
7. PUBLIC FIRE HYDRANT REQUIRED WITHIN 400 FT. OF ANY PORTION OF THE BUILDING WITH A MINIMUM 1500 GALLON FIRE FLOW. AVAILABLE FIRE HYDRANT APPROXIMATELY 400' FROM BUILDING.

## FIRE PROTECTION NOTES

ARCHITECTS: MATSON BRITTON ARCHITECTS  
 728 N. BRANCFORTE  
 SANTA CRUZ, CA 95062  
 PHONE: 831-425-0544

CIVIL ENGINEERING: R.I. ENGINEERING, INC.  
 303 POTRERO STREET, STE. 42-202  
 SANTA CRUZ, CA 95060  
 PHONE: 831-425-3901

SURVEYING: HANNAGAN LAND SURVEYING, INC.  
 305-C SOQUEL AVE.  
 SANTA CRUZ, CA 95062  
 PHONE: 831-469-3428

GEOTECHNICAL ENGINEER: PACIFIC CREST ENGINEERING, INC.  
 444 AIRPORT BLVD., SUITE 106  
 WATSONVILLE, CA 95076  
 PHONE: 831-722-9446

## CONSULTANTS

OWNER: SAM ABBEY  
 106 CLIFF AVENUE  
 CAPITOLA, CA 95010

A. P. N.: 036-112-17

ZONING:

OCCUPANCY GROUP:

CONSTRUCTION TYPE: V-B (NOT SPRINKLERED)

PROJECT DESCRIPTION:  
 REMODEL / ADDITION OF AN EXISTING SINGLE FAMILY DWELLING RESULTING IN A 4 BEDROOMS, 3.5 BATHS. ALSO PROPOSED IS A 674 SQFT ADU WITH AN ATTACHED 473 SQFT. GARAGE.

## PROJECT INFORMATION

ARCHITECTURAL DRAWINGS	CIVIL DRAWINGS
P1 TITLE SHEET	C-1 GRADING & DRAINAGE PLAN
P2 SITE PLAN	C-2 DETAILS
P3 EXISTING FLOOR PLANS	C-3 STORMWATER POLLUTION CONTROL PLAN
P4 EXISTING ATTIC FLOOR PLAN & ROOF PLAN	
P5 PROPOSED FIRST FLOOR PLAN	SURVEY PLAN
P6 PROPOSED SECOND FLOOR PLAN	SU-1 SURVEY
P7 PROPOSED ATTIC FLOOR PLAN, ROOF PLAN, & SECTIONS	
P8 PROPOSED ADU FLOOR PLAN	
P9 EXISTING ELEVATIONS	
P10 PROPOSED ELEVATIONS	
P11 PROPOSED ELEVATIONS	
P12 PROPOSED ADU ELEVATIONS	

## SHEET INDEX

TOTAL LOT SIZE:	7,095 SQFT.
EXISTING LOT COVERAGE	
EXISTING FIRST FLOOR:	1,132 SQFT.
EXISTING GARAGE:	326 SQFT.
EXISTING SHED:	242 SQFT.
TOTAL SQFT.:	1,700 SQFT.
TOTAL LOT COVERAGE	
1,700 SQFT. / 7,095 SQFT. =	24%
PROPOSED LOT COVERAGE	
EXISTING FIRST FLOOR:	1,132 SQFT.
NEW FIRST FLOOR:	452 SQFT.
NEW GARAGE:	1,921 SQFT.
TOTAL SQFT.:	
TOTAL LOT COVERAGE	
1,921 SQFT. / 7,095 SQFT. =	27%
EXISTING RESIDENCE F.A.R.:	
EXISTING FIRST FLOOR CONDITIONED AREA:	1,132 SQFT.
EXISTING SECOND FLOOR CONDITIONED AREA:	792 SQFT.
EXISTING ATTIC:	263 SQFT.
TOTAL SQFT.:	2,187 SQFT.
EXISTING F.A.R.:	
2,187 SQFT. / 7,095 SQFT. =	30.8%
PROPOSED RESIDENCE F.A.R.:	
EXISTING FIRST FLOOR CONDITIONED AREA:	1,132 SQFT.
NEW FIRST FLOOR CONDITIONED AREA:	337 SQFT.
EXISTING SECOND FLOOR CONDITIONED AREA:	792 SQFT.
NEW SECOND FLOOR CONDITIONED AREA:	379 SQFT.
EXISTING ATTIC:	263 SQFT.
NEW GARAGE:	492 SQFT.
TOTAL SQFT.:	3,355 SQFT.
PROPOSED F.A.R.:	
3,355 SQFT. / 7,095 SQFT. =	47.2%
PROPOSED ADU:	671 SQFT.
PROPOSED DECKS:	
FIRST FLOOR DECKS REMODELED (COVERED):	121 SQFT.
FIRST FLOOR DECKS NEW (UNCOVERED):	271 SQFT.
FIRST FLOOR DECKS NEW (COVERED):	180 SQFT.
SECOND FLOOR DECKS REMODELED (UNCOVERED):	219 SQFT.
SECOND FLOOR DECKS NEW (UNCOVERED):	253 SQFT.
PARKING SPACES PROVIDED:	2 COVERED, 2 UNCOVERED

## PROJECT CALCULATIONS

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

## ABBREVIATIONS



FOR A BRANCFORTE  
 T A N I A C R E A T  
 C A P I T O L A C A 9 5 0 1 0  
 P H O N E : 8 3 1 - 4 2 5 - 0 5 4 4

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REVISIONS  
 1. REV#1 02/14/22  
 2. REV#2 03/10/22

ABBEEY RESIDENCE  
 REMODEL, ADDITION & ADU  
 106 CLIFF AVENUE  
 CAPITOLA, CA 95010  
 APN: 036-112-17

TITLE SHEET



D A T E	07 / 30 / 21
D R A W N	LC
J O B	ABBEEY
S H E E T	P1



720 W. FRANCIS STREET  
 SAN VICENTE, CALIF. 91387  
 CA 91387  
 621.114.8844

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ABBEY RESIDENCE  
 REMODEL, ADDITION & ADU  
 PROJECT NO. 23-018  
 CARPENA, CA 95020  
 APN: 036-12-17

SITE PLAN



DATE  
 07 / 30 / 21  
 DRAWN  
 LC  
 JOB NO.  
 ABBEY  
 SHEET

P2

**SITE LEGEND**

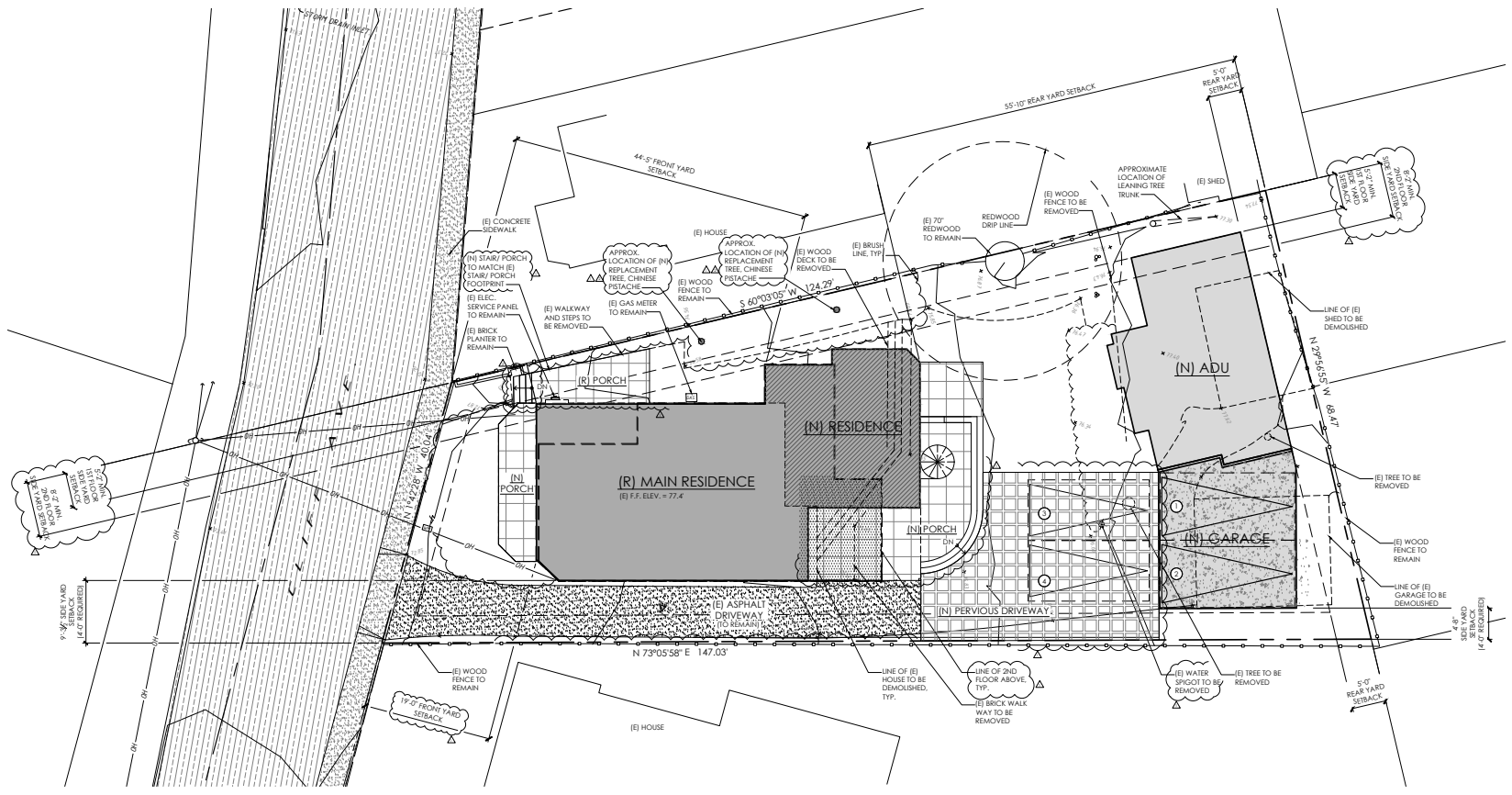
- PROPERTY LINE
- SETBACK LINE
- (R) RESIDENCE: EXISTING RESIDENCE TO BE REMODELED - 1ST FLOOR
- (N) RESIDENCE: NEW RESIDENCE - 1ST FLOOR
- NEW RESIDENCE - 2ND FLOOR
- (N) ADU: PROPOSED ADU
- LINE OF EXISTING WOOD FENCE
- EXISTING TREE, LANDSCAPING, WALLS, RETAINING WALLS, LAWN & CURBED PLANTING AREA
- EXISTING IMPERVIOUS CONCRETE DRIVE & PATIOS
- AREA OF NEW PERVIOUS DRIVEWAY PER CIVIL PLAN

**SITE PLAN NOTES**

- PROJECT REQUIRES MINIMAL GRADING.
- UNNECESSARY GRADING AND DISTURBING OF THE SOIL SHALL BE AVOIDED.
- ANY EXCESS MATERIAL SHALL BE DEPOSED OFF SITE OR STOCKPILED IN A MANNER TO AVOID BERTHOFF CHED ADJOINING PROPERTIES.
- ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
- NO CHANGE TO EXISTING WATER AND SEWER SERVICE LINES.

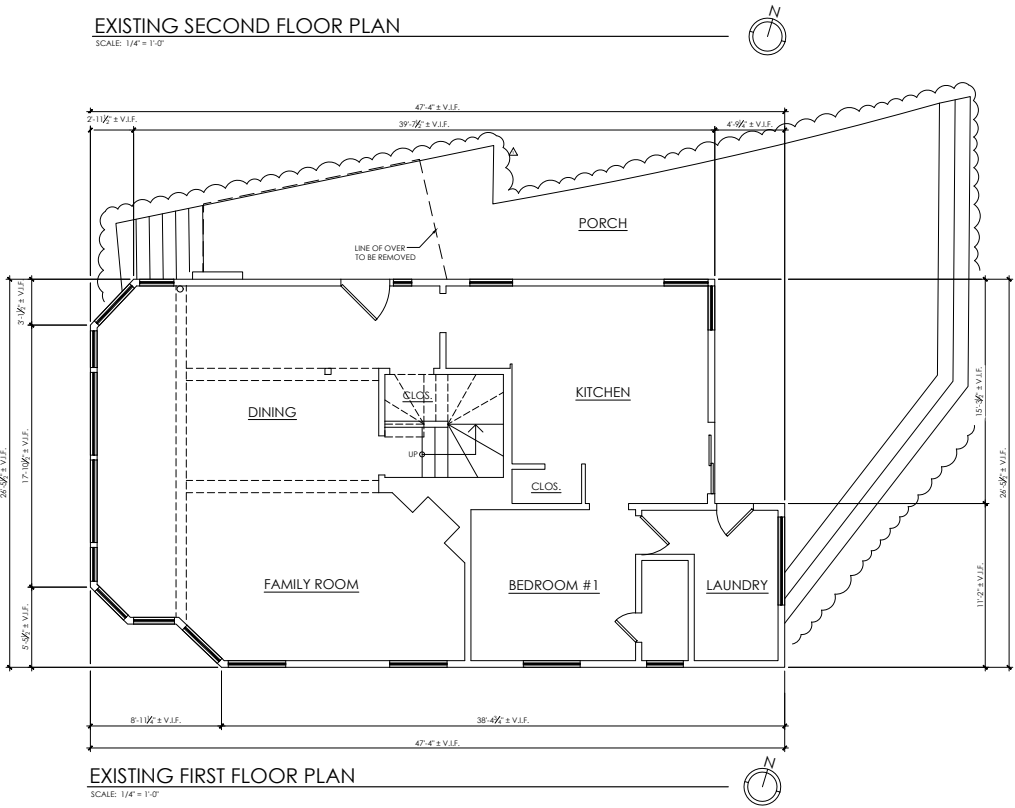
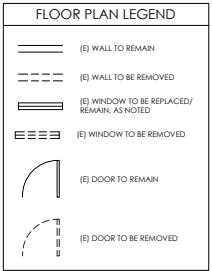
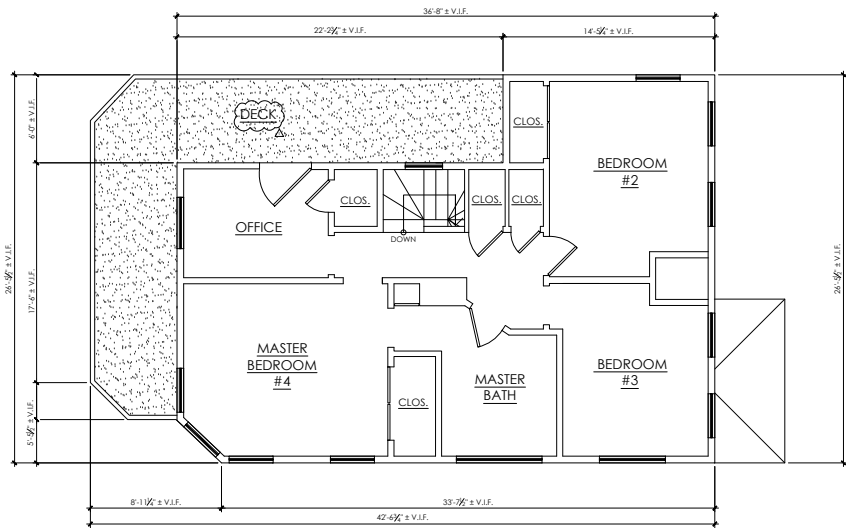
**DRAINAGE NOTES**

- DOWNPOUTS TO GO TO EXISTING DRAINS.
- ARCHITECT TO FIELD VERIFY LOCATIONS OF DOWNPOUTS.
- PROJECT TO MAINTAIN EXISTING DRAINAGE PATTERNS.



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





FOR A BRAND NEW HOME  
TANIA CERREZ  
C.A. P. 03.02  
P. 01.4.25.03.04

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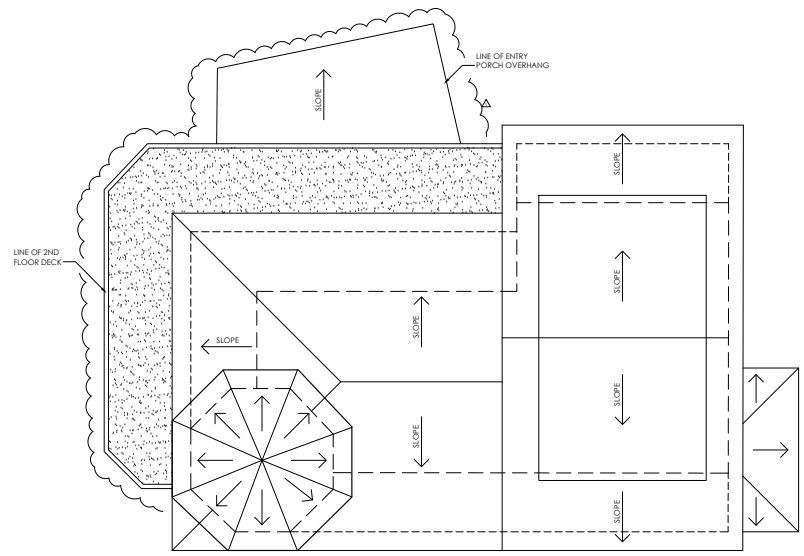
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REMODEL, ADDITION & ADU  
106 CLIFF AVENUE  
CARTERSVILLE, GA 30130  
APN: 036-112-17

EXISTING FLOOR PLANS



DATE  
07/30/21  
DRAWN  
LC  
JOB  
ABBAY  
SHEET

P3



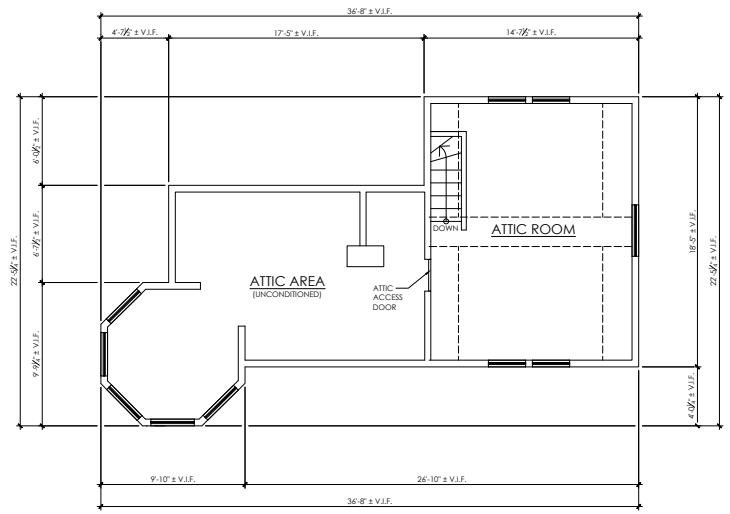
EXISTING ROOF PLAN

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



**FLOOR PLAN LEGEND**

	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(E) WINDOW TO BE REPLACED/REMAIN, AS NOTED
	(E) WINDOW TO BE REMOVED
	(E) DOOR TO REMAIN
	(E) DOOR TO BE REMOVED



EXISTING ATTIC FLOOR PLAN

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



FOR A BRAND NEWER  
TANIA CERF  
C.A. P. 08.02  
P. 01.45.05.04

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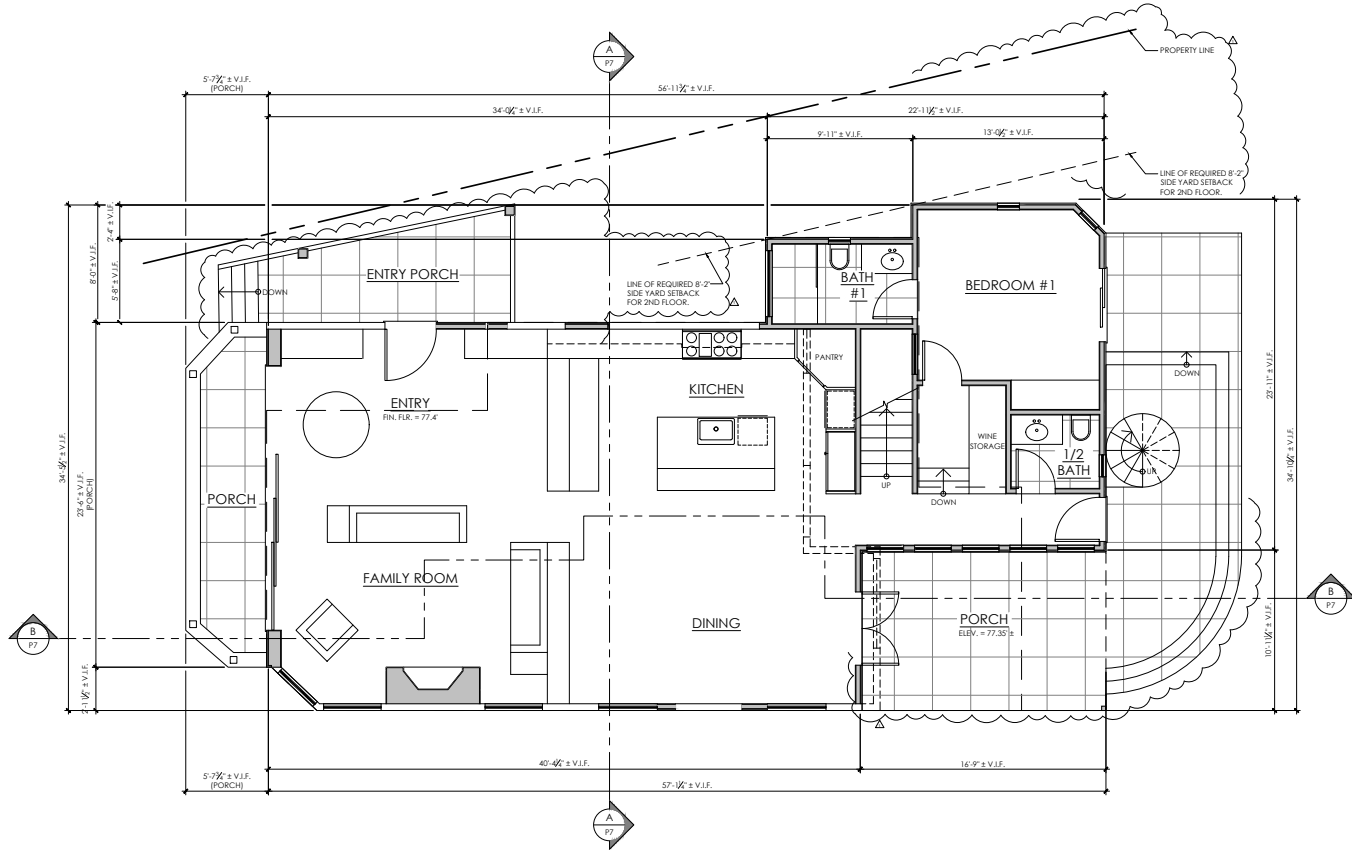
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**EXISTING ATTIC FLOOR  
PLANS & ROOF PLAN**



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J O B	ABBAY
S H E E T	P4

FLOOR PLAN LEGEND	
	(E) WALL TO REMAIN
	(N) WALL
	(N) HALF WALL
	(N) WINDOW
	(N) DOOR



PROPOSED FIRST FLOOR PLAN

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



FOR A BRAND NEW  
TANIA, 6887  
C.A. 95082  
831-455-0544

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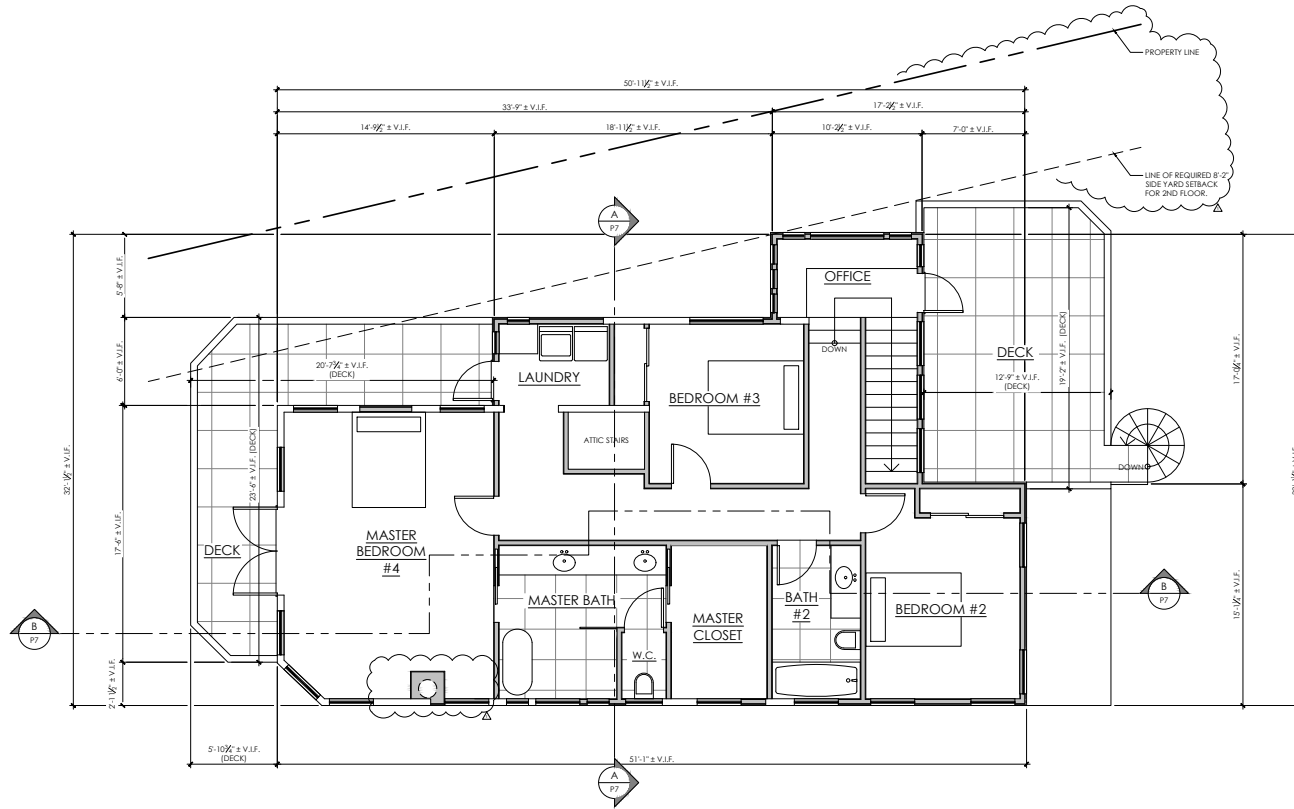
PROPOSED FIRST  
FLOOR PLAN



D A T E	07 / 30 / 21
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C H E C K E D	ABBAY
S H E E T	

P5

FLOOR PLAN LEGEND	
	(E) WALL TO REMAIN
	(N) WALL
	(N) HALF WALL
	(N) WINDOW
	(N) DOOR



PROPOSED SECOND FLOOR PLAN

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



FOR A BRAND NEW  
TANIA, CERRITOS  
C.A. 90602  
P. 310-455-0544

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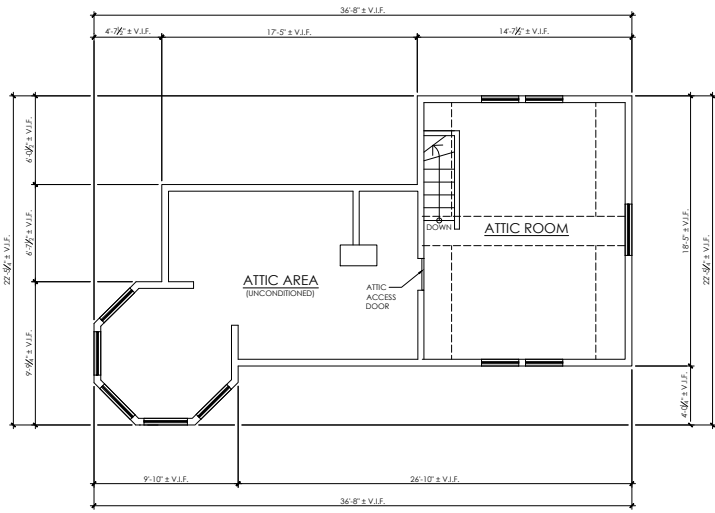
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REMODEL, ADDITION & ADU  
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CARTERSVILLE, GA 30120  
APN: 036-112-17

PROPOSED SECOND FLOOR PLAN

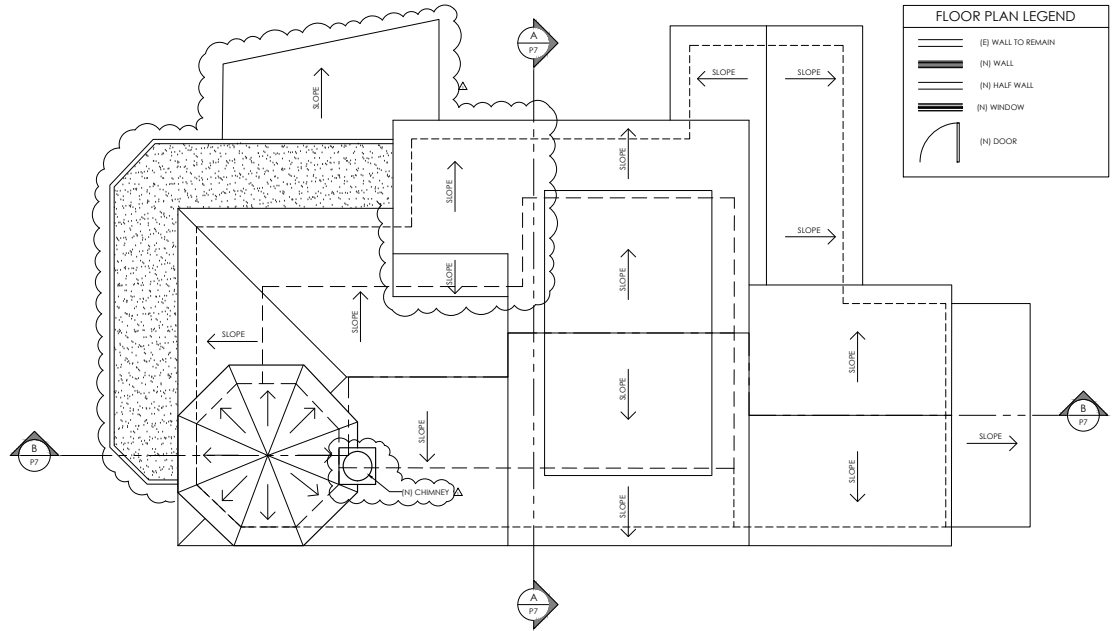


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D R A W N	LC
J O B	ABBEY
S H E E T	

P6

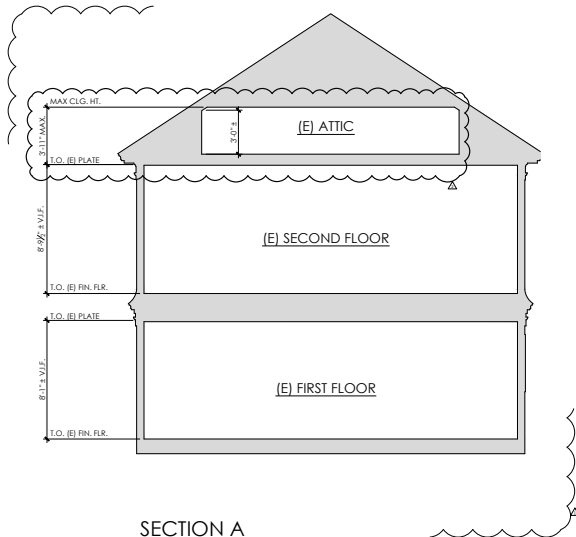


PROPOSED ATTIC FLOOR PLAN



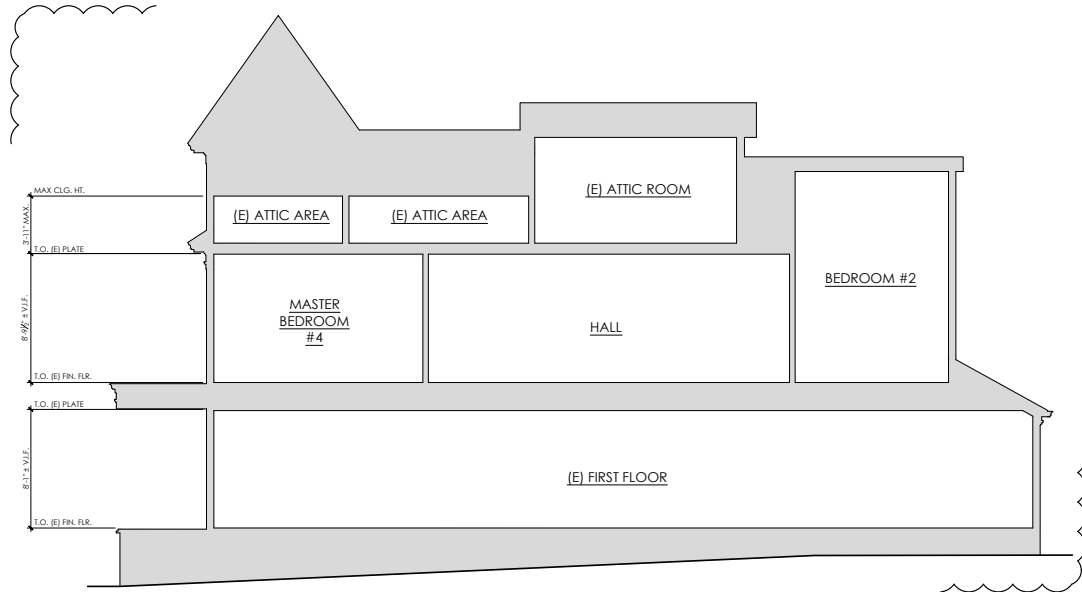
PROPOSED ROOF PLAN

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



SECTION A

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



SECTION B

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

FLOOR PLAN LEGEND	
	(E) WALL TO REMAIN
	(N) WALL
	(N) HALF WALL
	(N) WINDOW
	(N) DOOR



FOR A BRAND YOU'RE  
TANIA, CHERYL  
C.A. 91382  
EST. 1955-2014

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ABBAY RESIDENCE  
REMODEL, ADDITION & ADU  
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CARTOIA, CA 95010  
APN: 036-112-17

PROPOSED ATTIC FLOOR  
PLAN, ROOF PLAN &  
SECTIONS



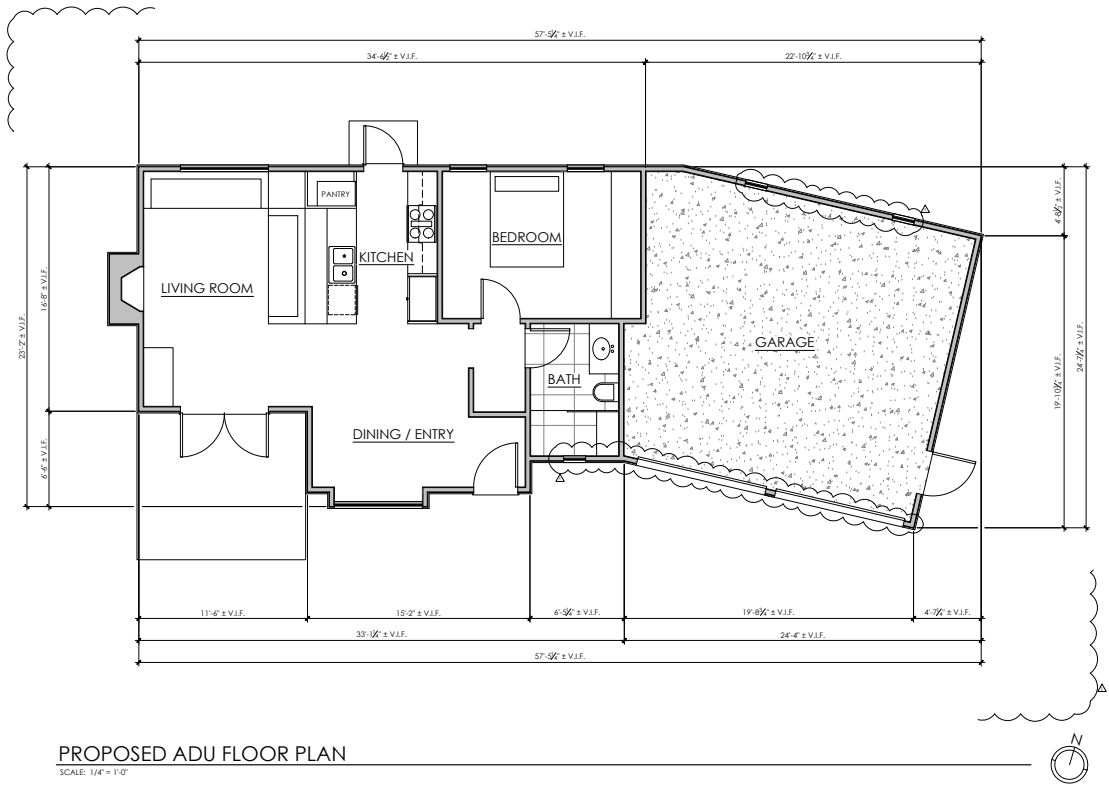
D	A	T	E
0	7	/	30 / 21
D	R	A	W
L	C		
J	O	B	
ABBAY			
S	H	E	E

P7



**FLOOR PLAN LEGEND**

	(E) WALL TO REMAIN
	(N) WALL
	(N) HALF WALL
	(N) WINDOW
	(N) DOOR



778 W. BRANDY FOREST  
SANTA CRUZ  
CA 95062  
831-455-0544

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**PROPOSED ADU FLOOR PLAN**



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J O B	ABBEY
S H E E T	P8



FOR A BRAND/TYPE  
TANIA CERF  
C.A. 95082  
P.S.I. 455-0544

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CARTOLA, CA 95010  
APN: 036-112-17

EXISTING ELEVATIONS



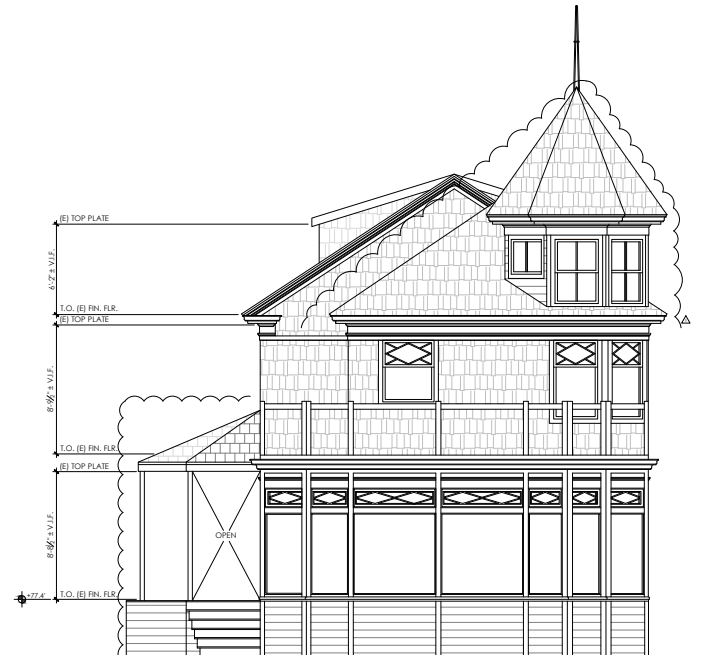
DATE	07/30/21
DRAWN	LC
CHECKED	ABBEY
SHEET	

P9



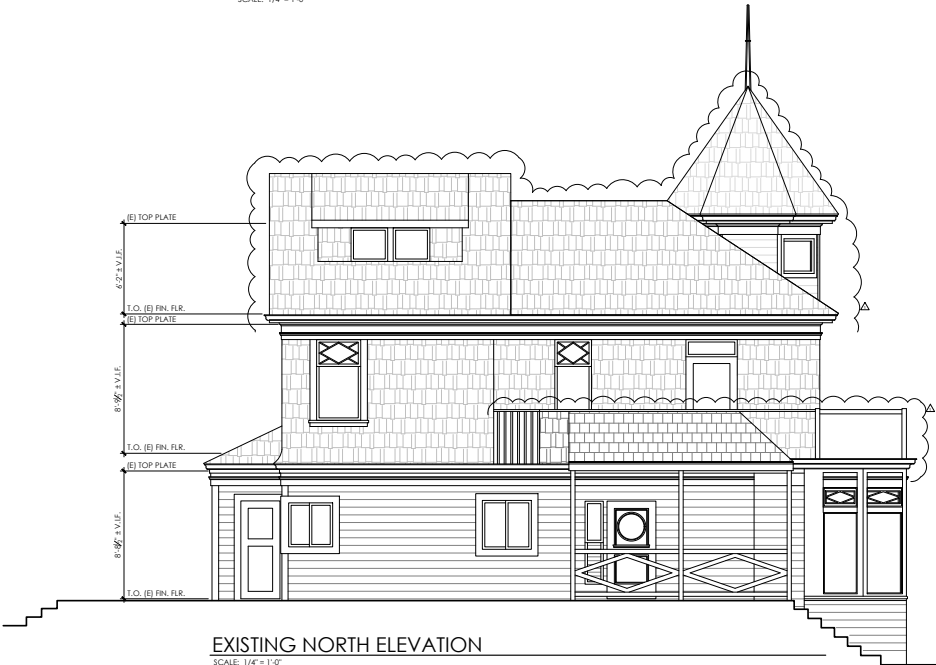
EXISTING SOUTH ELEVATION

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



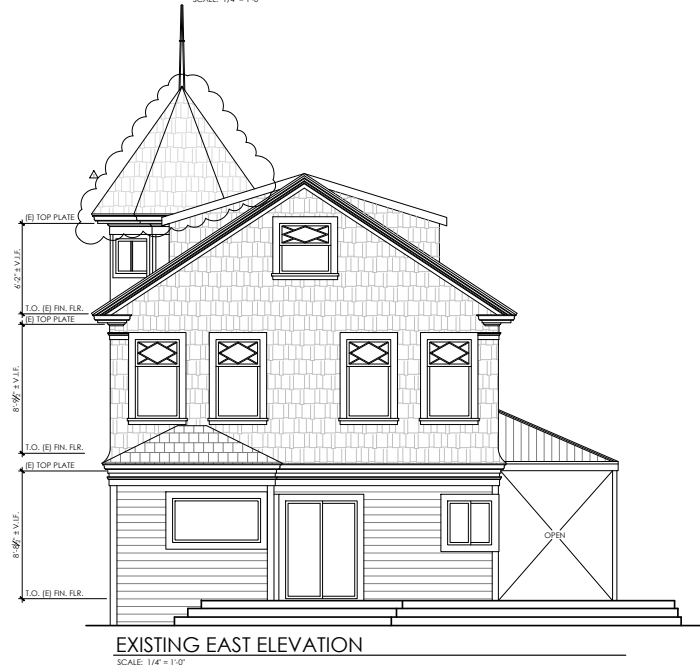
EXISTING WEST ELEVATION

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



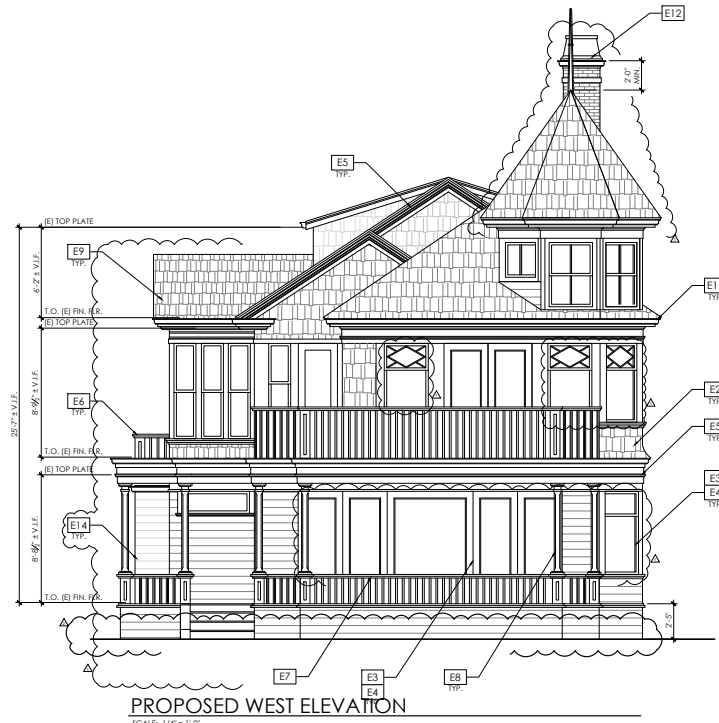
EXISTING NORTH ELEVATION

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



EXISTING EAST ELEVATION

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



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



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

ELEVATION KEYNOTES

- E1 WOOD SIDING - MATCH EXISTING
- E2 SHAKE SIDING - MATCH EXISTING
- E3 WINDOWS/ DOORS - MATCH EXISTING
- E4 WINDOWS/ DOORS TRIM - MATCH EXISTING
- E5 WOOD DETAIL - MATCH EXISTING
- E6 4" TALL WOOD RAILING
- E7 2" TALL WOOD RAILING
- E8 WOOD POSE
- E9 COMPOSITION ROOFING
- E10 NOT USED
- E11 OGEE GUTTER - MATCH EXISTING
- E12 CHIMNEY WITH SPARK ARRESTOR
- E13 MASSING OF SPIRAL STAIR-CASE
- E14 WOOD SIDING - MATCH EXISTING LOOK, (IN SIDING SHALL BE 1" WIDER THAN (E) SIDING)
- E15 SHAKE SIDING - MATCH EXISTING LOOK, (IN SIDING SHALL BE 1" WIDER THAN (E) SIDING)

ELEVATION NOTES

- ALL REPLACEMENT SIDING SHALL EXACTLY MATCH EXISTING SIDING.
- ALL NEW SIDING SHALL MATCH EXISTING SIDING IN APPEARANCE, BUT SHALL BE 1" WIDER THAN EXISTING SIDING.
- WINDOWS AND SIDING THAT ARE REMOVED DUE TO OVERLAPPING ADDITIONS SHOULD BE REUSED WHERE POSSIBLE ON THE ORIGINAL STRUCTURE.



FOR ALL BRANDS/LOGOS  
TANIA GERRIT  
C.A. 91102  
P. 311.455.0344

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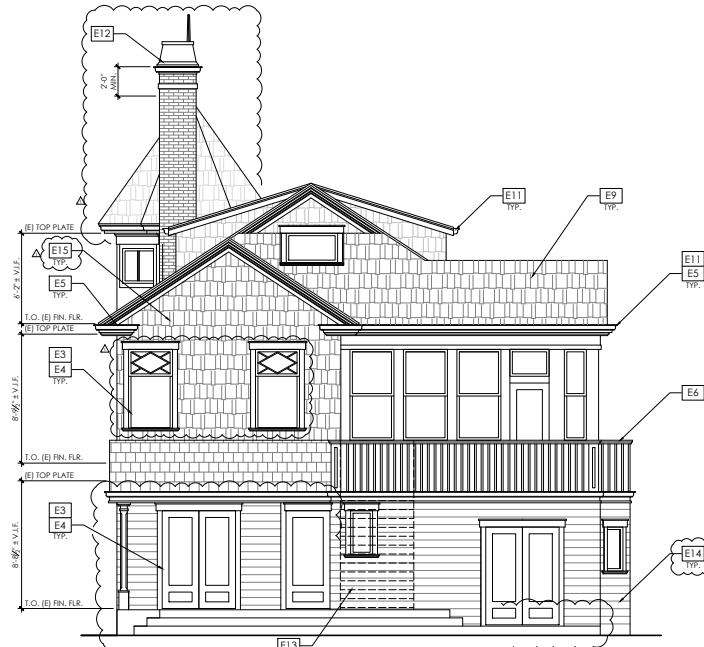
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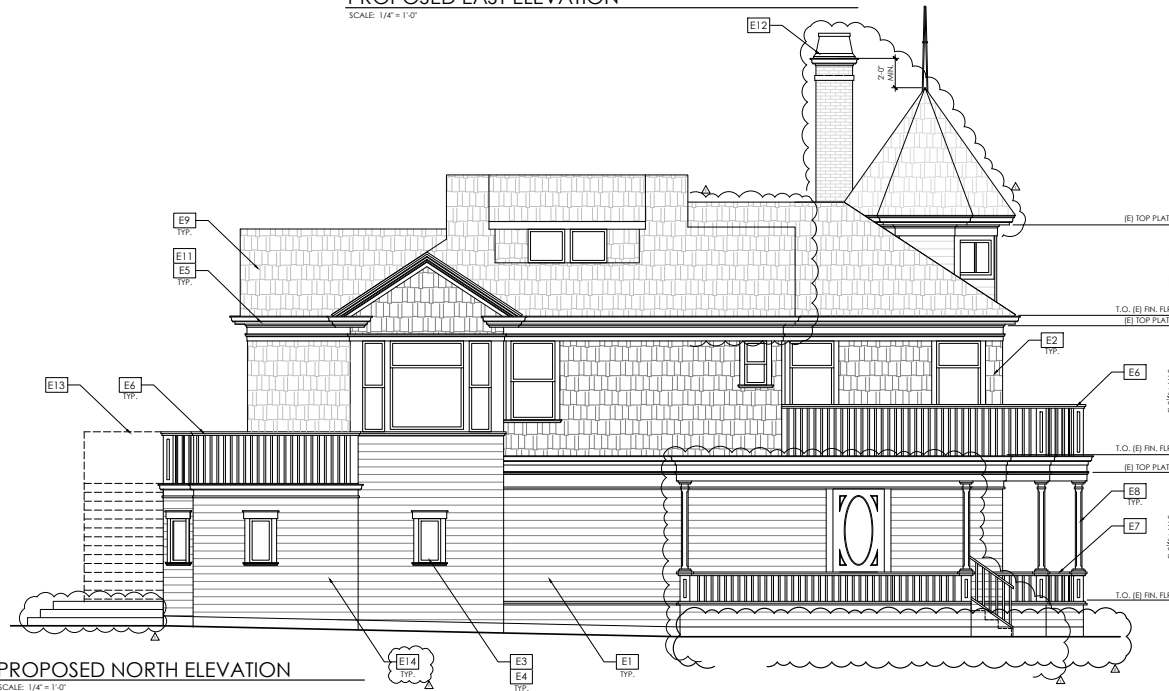
PROPOSED ELEVATIONS



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PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES

- E1 WOOD SIDING - MATCH EXISTING
- E2 SHAKE SIDING - MATCH EXISTING
- E3 WINDOWS/ DOORS - MATCH EXISTING
- E4 WINDOWS/ DOORS TRIM - MATCH EXISTING
- E5 WOOD DETAIL - MATCH EXISTING
- E6 4" TALL WOOD RAILING
- E7 2' TALL WOOD RAILING
- E8 WOOD POST
- E9 COMPOSITION ROOFING
- E10 NOT USED
- E11 OGEE GUTTER - MATCH EXISTING
- E12 CHIMNEY WITH SPARK ARRESTOR
- E13 MASSING OF SPIRAL STAIRCASE
- E14 WOOD SIDING - MATCH EXISTING LOOK, (IN SIDING SHALL BE 1" WIDER THAN (E) SIDING)
- E15 SHAKE SIDING - MATCH EXISTING LOOK, (IN SIDING SHALL BE 1" WIDER THAN (E) SIDING)

ELEVATION NOTES

- ALL REPLACEMENT SIDING SHALL EXACTLY MATCH EXISTING SIDING.
- ALL NEW SIDING SHALL MATCH EXISTING SIDING IN APPEARANCE, BUT SHALL BE 1" WIDER THAN EXISTING SIDING.
- WINDOWS AND SIDING THAT ARE REMOVED DUE TO OVERLAPPING ADDITIONS SHOULD BE REUSED WHERE POSSIBLE ON THE ORIGINAL STRUCTURE.



FOR ALL MATERIALS VISIT  
TANIA CERRE  
C.A. P. 0302  
E-311-855-0344

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1	02/14/22	REVISED
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APN: 036-112-17

PROPOSED ELEVATIONS



DATE	07 / 30 / 21
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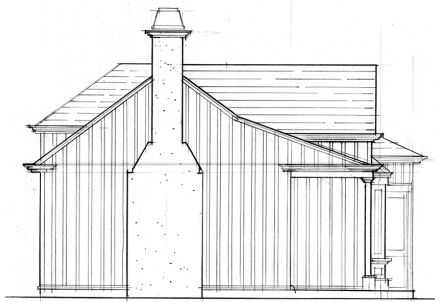
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CAPITOLA, CA 95010  
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ADU ELEVATIONS



DATE	07/30/21
DRAWN	
JOBB	
ABBEY	
SHEET	

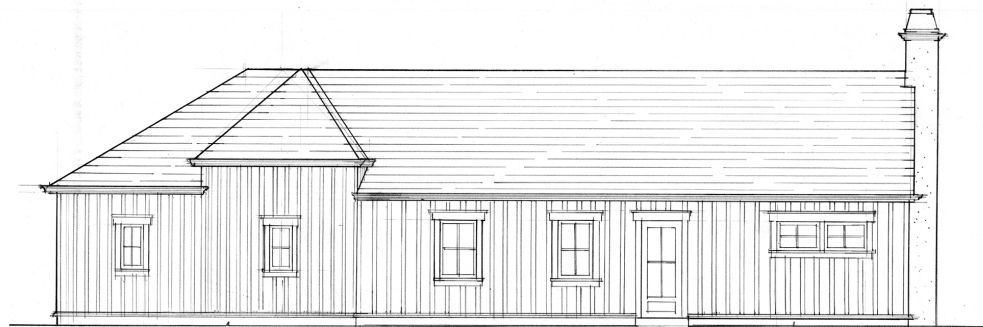
P12



NORTH ELEVATION  
SCALE: 1/4"=1'-0" (2)



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



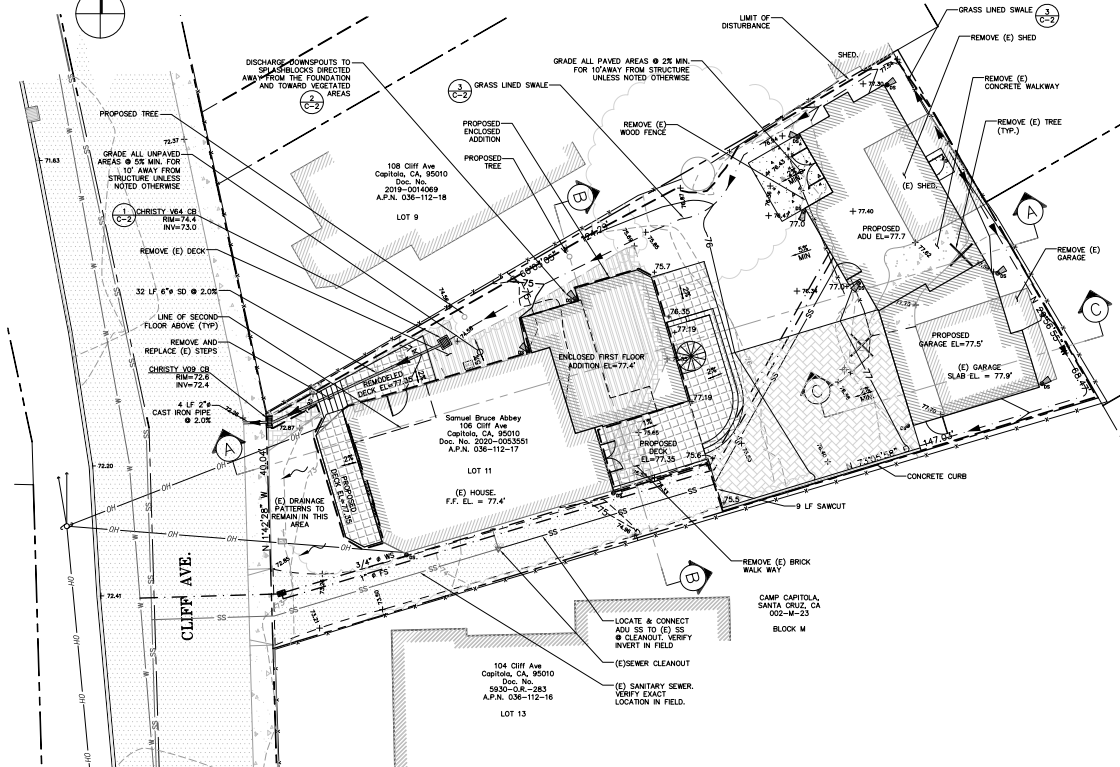
EAST ELEVATION  
SCALE: 1/4"=1'-0" (4)



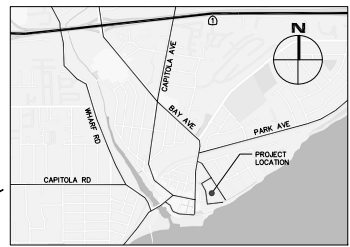
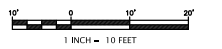
SOUTH ELEVATION  
SCALE: 1/4"=1'-0" (3)

GENERAL NOTES

1. THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE CONDITIONS WITH ALL OTHER TRADE DISCIPLINES ON THE JOBSITE. THE CONTRACTOR IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.
2. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS CONSTRUCTION WORK CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER AND THE CITY OF CAPITOLA DEPARTMENT OF PUBLIC WORKS.
3. ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH FOR REVIEW, BEFORE APPROVAL. WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. UNLESS NOTED OTHERWISE THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.
4. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM RECORD DRAWINGS AND MAY NOT REPRESENT TRUE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.
5. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE CITY OF CAPITOLA PRIOR TO THE START OF WORK.
6. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD PROJECT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.
7. GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATIONS AND THE REQUIREMENTS OF THE CITY OF CAPITOLA.
8. THE CONTRACTOR SHALL NOTIFY THE CITY GRADING INSPECTOR, GEOTECHNICAL ENGINEER, THE CIVIL ENGINEER, & THE CITY CONSTRUCTION ENGINEER AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
9. WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. WEEKDAYS. NON-WORK PRODUCTION ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.
10. NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15, UNLESS THE PLANNING DIRECTOR APPROVES A SEPARATE WINTER EROSION CONTROL PLAN.
11. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
12. THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.
13. TRUCKS IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.
14. PURSUANT TO SECTIONS 16.40.040 AND 16.42.100 OF THE COUNTY CODE, IF AT ANY TIME DURING SITE PREPARATION, EXCAVATION, OR OTHER GRADING DISTURBANCE ASSOCIATED WITH THIS DEVELOPMENT, ANY ARTIFACT OR OTHER EVIDENCE OF AN HISTORIC ARCHAEOLOGICAL RESOURCE OR A NATIVE AMERICAN CULTURAL SITE IS DISCOVERED, THE RESPONSIBLE PERSONS SHALL IMMEDIATELY CEASE AND DESIST FROM ALL FURTHER SITE EXCAVATION AND NOTIFY THE DISTRICT COMMISSIONER. IF THE DISCOVERY CONTAINS HUMAN REMAINS, OR IF THE PLANNING DIRECTOR OR THE DISCOVERY COMMISSIONER HUMAN REMAINS, THE PROCEDURES ESTABLISHED IN SECTIONS 16.40.010 AND 16.42.100, SHALL BE OBSERVED.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF CONSTRUCTION QUANTITIES PRIOR TO BIDDING ON ANY ITEM. QUANTITY REFERENCES SHOWN ON THESE PLANS OR ENGINEER'S ESTIMATES ARE FOR ESTIMATING PURPOSES ONLY AND SHALL NOT BE CONSIDERED AS A BASIS FOR CONTRACTOR PAYMENTS. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY FLUCTUATIONS IN SUCH QUANTITIES AND ESTIMATES.
16. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
17. UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY UTILITY AGENCIES AND ARE APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATIONS OF AFFECTED UTILITY LINES PRIOR TO ANY TRENCHING OR EXCAVATING AND FOLD OVER THOSE AREAS WHERE POTENTIAL CONFLICTS OR WHERE DATA IS OTHERWISE INCOMPLETE. FOR LOCATION, CALL USA 1-800-624-1444.
18. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE OWNER'S EXPENSE.



PLAN



VICINITY MAP

LEGEND

- (E) DECK TO BE REMOVED  
 PROPOSED DECK  
 PROPOSED CONCRETE  
 PROPOSED AC  
 PROPOSED PERVIOUS DRIVEWAY  
 (E) FLOWLINE  
 (E) RETAINING WALL  
 PROPERTY LINE  
 PROPOSED SETBACK  
 PROPOSED LIMIT OF DISTURBANCE  
 PROPOSED CONCRETE CURB  
 PROPOSED SWALE  
 PROPOSED SB  
 PROPOSED SIDEWALK  
 PROPOSED TREE REMOVAL

ABBREVIATIONS

BW	BOTTOM OF WALL
CB	CATCH BASIN
CONST	CONSTRUCTION
DI	DIMETER
DS	DOWNSPOUT
DET	DETAIL
DWY	DRIVEWAY
ELEV	ELEVATION
EOP	EDGE OF PAVEMENT
FF	FINISH FLOOR
FS	FINISH GRADE
FS	FIRE SERVICE
FS	FIRE SERVICE
LF	LINEAR FEET
INV	INVERT
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
N.T.S.	NOT TO SCALE
R	RETAINING WALL
RM	RIM ELEVATION
S	SLURRY
SS	SANITARY SEWER CLEANOUT
SSCO	STORM DRAIN CLEANOUT
SCOP	TOP OF WALL
TH	TYPICAL
TR	TRUNK
W	WATER SERVICE

APPROXIMATE EARTHWORK QUANTITIES

SITE GRADING	CUBIC YARDS		
	CUT	FILL	NET
FOUNDATION GRADING	0	<50	<50
	65	0	65

- NOTES:
1. EARTHWORK QUANTITIES ARE APPROXIMATE AND SHALL BE INDEPENDENTLY VERIFIED BY THE CONTRACTOR FOR BIDDING PURPOSES.
  2. EARTHWORK VOLUMES FOR RESIDENCE GRADING INCLUDE EXCAVATION TO ROUGH GRADE FOR CONSTRUCTION OF THE PROPOSED RESIDENCE. EARTHWORK VOLUMES REQUIRED TO CONSTRUCT THE FOUNDATIONS HAVE NOT BEEN INCLUDED.
  3. EXCESS SOIL SHALL BE HAULLED OR PLACED IN A CITY APPROVED LOCATION.

TOPOGRAPHIC SURVEY

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

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS MAP IS BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF CLIFF AVE PER THAT CERTAIN RECORD OF SURVEY MAP FILED IN VOLUME 65 OF MAPS, AT PAGE 1, OF THE SANTA CRUZ COUNTY RECORDS.

BASIS OF ELEVATION

ELEVATIONS ARE BASED ON THE COUNTY CONTOURS FOUND ON THE SANTA CRUZ COUNTY GIS WEBSITE. THE COUNTY INTERVAL IS 1 FOOT.

SEWER LATERAL NOTES

1. SEWER LATERALS SHALL BE POLY(VINYL CHLORIDE (PVC) SDR26) AND SHALL HAVE A SMOOTH INTERIOR.
2. SEWER LATERALS SHALL BE SLOPED AT A MINIMUM 2%.

STORM DRAIN SYSTEM MAINTENANCE

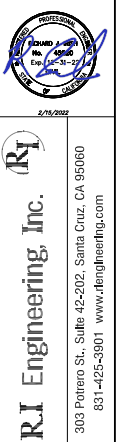
THE HOME OWNER IS RESPONSIBLE FOR MAINTAINING THE STORM DRAIN SYSTEM AND ALL COMPONENTS. EVERY YEAR, PRIOR TO THE WET WEATHER SEASON (OCTOBER 15TH) ALL THE CATCH BASINS AND STORM DRAIN CLEANOUTS SHALL BE INSPECTED AND CLEANED OF ANY DEBRIS, SILT, TRASH AND SEDIMENT.

STORM DRAINAGE NOTES

1. CULVERTS SHALL BE POLY(VINYL CHLORIDE (PVC) SDR33), HIGH DENSITY POLYETHYLENE (HDPE) #46 #12 (OR EQUAL), OR REINFORCED CONCRETE PIPE (RCP), AND SHALL HAVE A SMOOTH INTERIOR CONFORMING TO SECTION E - STORM DRAINAGE FACILITIES OF CITY OF CAPITOLA DESIGN CRITERIA.
2. INLETS SHALL BE CHRISTY CONCRETE PRODUCTS OR APPROVED EQUAL WITH SMOOTH CONCRETE BOTTOM.
3. DISCHARGE ALL DOWNSPOUTS TO STORM DRAIN SYSTEM.

EARTHWORK AND GRADING

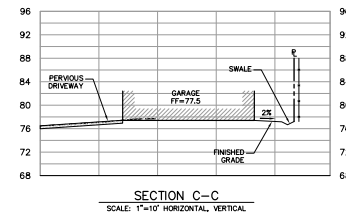
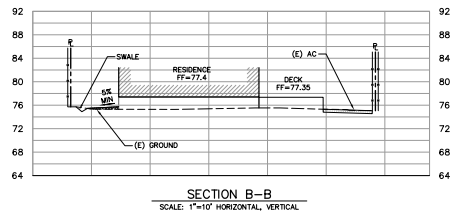
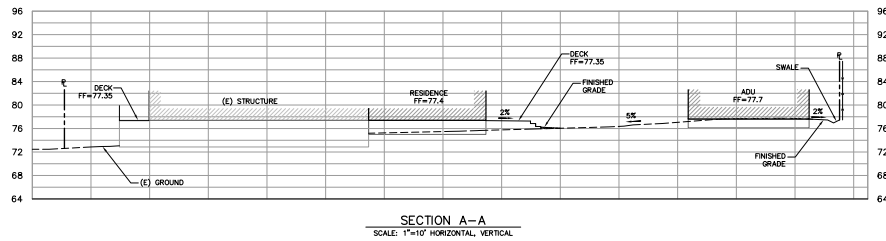
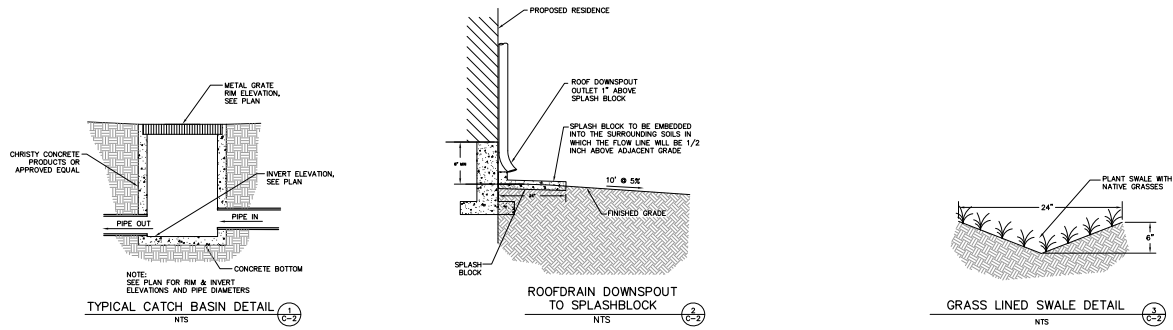
1. WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.
2. ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS, AND SHALL ALSO BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF CAPITOLA. THE MOST STRINGENT CRITERIA SHALL PREVAIL.
3. REFERENCE IS MADE TO THE GEOTECHNICAL INVESTIGATIONS BY PACIFIC CIVIL ENGINEERING, INC.. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. CONTACT PACIFIC CIVIL ENGINEERING, INC. FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN AND SHALL SECURE THE SERVICES OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE.
5. THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED AT LEAST FOUR (4) DAYS PRIOR TO ANY SITE CLEARING AND GRADING OPERATIONS.
6. STRIPPED AREAS SHOULD BE SCARIFIED TO A DEPTH OF ABOUT 6".
7. STRIPPED AREAS SHOULD BE BROWN THE SOILS WATER CONTENT ABOUT 2% ABOVE THE OPTIMUM, AND COMPACTED TO A DENSITY EQUIVALENT TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY OF THE SOIL ACCORDING TO ASTM D1557 (LATEST EDITION). SUBGRADES AND AGRICULTURE BASE ROCK FOR PAVEMENTS SHOULD BE COMPACTED TO A MINIMUM OF 95%.
8. ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 6" IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
9. MATERIAL USED FOR ENGINEERED FILL SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED REPORTS BY PACIFIC CIVIL ENGINEERING, INC.
10. IMPORTED FILL MATERIAL, USED AS ENGINEERED FILL FOR THE PROJECT SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED GEOTECHNICAL INVESTIGATION REPORT.
11. ALL FILL MATERIAL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO JOBSITE DELIVERY AND PLACEMENT. NO EARTHWORK OPERATIONS SHALL BE PERFORMED WITHOUT THE DIRECT OBSERVATION AND APPROVAL OF THE GEOTECHNICAL ENGINEER.
12. BASE GROUND WITHIN 10' OF FOUNDATIONS SHALL BE SLOPED AWAY @ 5% MINIMUM OR 2% MINIMUM FOR PAVED SURFACES.



RESIDENTIAL ADDITION  
FOR SAM ABBEY  
100 CLIFF AVE  
CLIFF AVENUE, SANTA CRUZ, CA 95010  
036-112-1-4

project no.  
21-078-1  
date  
FEBRUARY 2022  
scale  
AS SHOWN  
dwg name  
CV182.dwg

C-1



POST CONSTRUCTION STORM DRAIN SYSTEM MAINTENANCE SCHEDULE

ITEM	INTERVAL	INSPECTION	REPAIR
CATCH BASINS	ANNUAL	1. SEDIMENT BUILD UP 2. TRASH & DEBRIS	1. REMOVE SEDIMENT 2. REMOVE TRASH & DEBRIS
SWALES	ANNUAL	1. WASHOUTS 2. MISPLACED ROCK 3. ACCUMULATION OF TRASH & DEBRIS	1. REPLACE TRANSPORTED ROCK 2. REMOVE TRASH & DEBRIS



**R.I. Engineering, Inc.**

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

RESIDENTIAL ADDITION  
FOR  
SAM ABBEY  
108 CLIFF AVE  
SANTA CRUZ, CA 95060  
038-112-17

DETAILS

project no.  
21-078-1

date  
FEBRUARY 2022

scale  
AS SHOWN

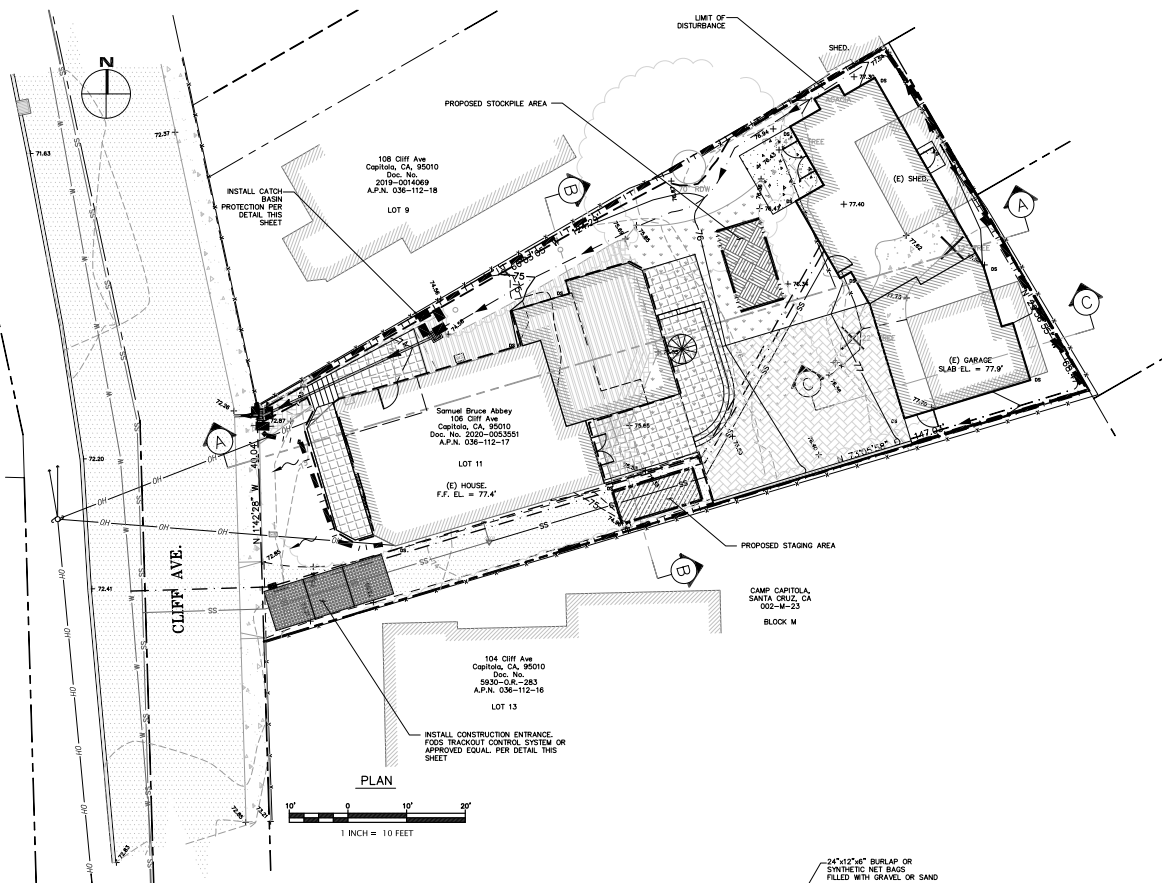
dwg name  
CIVIL2.dwg

C-2

TOTAL AREA OF DISTURBANCE = 0.10 ACRES  
= 4,380 SF

**SITE HOUSEKEEPING REQUIREMENTS**

- CONSTRUCTION MATERIALS**
- ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPILLS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIM, ETC.) SHALL BE COVERED AND BRANDED.
  - ALL CHEMICALS SHALL BE STORED IN WATER-TIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
  - EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
  - BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.
- LANDSCAPE MATERIALS**
- CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
  - CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
  - DISCONTINUE THE APPLICATION OF ANY ERODABLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIOD OF PRECIPITATION.
  - APPLY ERODABLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
  - STACK ERODABLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.
- VEHICLE STORAGE AND MAINTENANCE**
- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACES WATERS.
  - ALL EQUIPMENT OR VEHICLES WHICH ARE BE FUELED, MAINTAINED AND STORED ON-SITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE DIPS.
  - LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.
- WASTE MANAGEMENT**
- DISPOSAL OF ANY WASTE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
  - SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM AN ALLIANCE STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
  - SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
  - COVER BASKET DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
  - DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
  - STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
  - PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
  - EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OR PROPERLY, AND CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.



**EROSION CONTROL MEASURES**

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

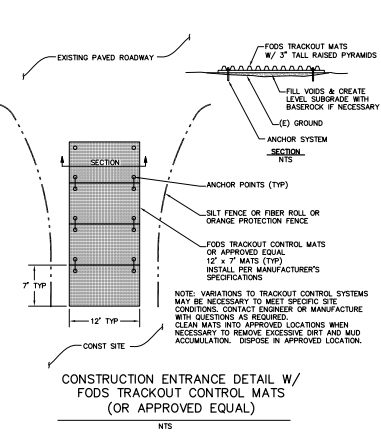
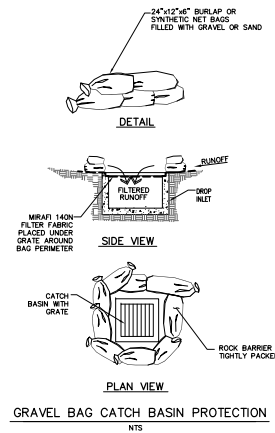
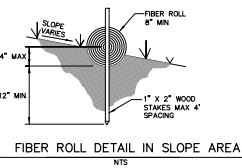
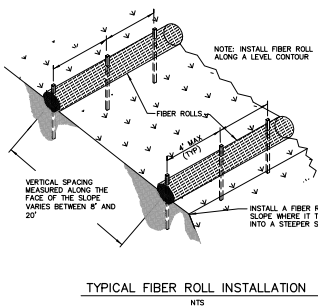
ALL EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO SILT FENCES, FIBER ROLLS AND SLOPE PROTECTION SHALL BE NECESSARY TO MEET SPECIFIC SITE CONDITIONS. THE ENGINEER OF RECORD SHALL INSPECT ONCE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

**EXPOSED SLOPE MEASURES**

- COVER ALL EXPOSED SLOPES
- STRIP 2 TONS/ACRE ON SLOPES ≤ 20% WITH SOIL BINDER
- USE NORTH AMERICAN GREEN C125 OR EQUAL ON SLOPES >20%.

**EROSION CONTROL LEGEND**

- INSTALL FIBER ROLL PER DETAILS THIS SHEET
- INSTALL CATCH BASIN PROTECTION PER DETAIL THIS SHEET
- INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL THIS SHEET
- PROPOSED SLOPE PROTECTION
- PROPOSED STOCKPILE AREA
- PROPOSED STAGING AREA
- PROPOSED CONSTRUCTION ENTRANCE



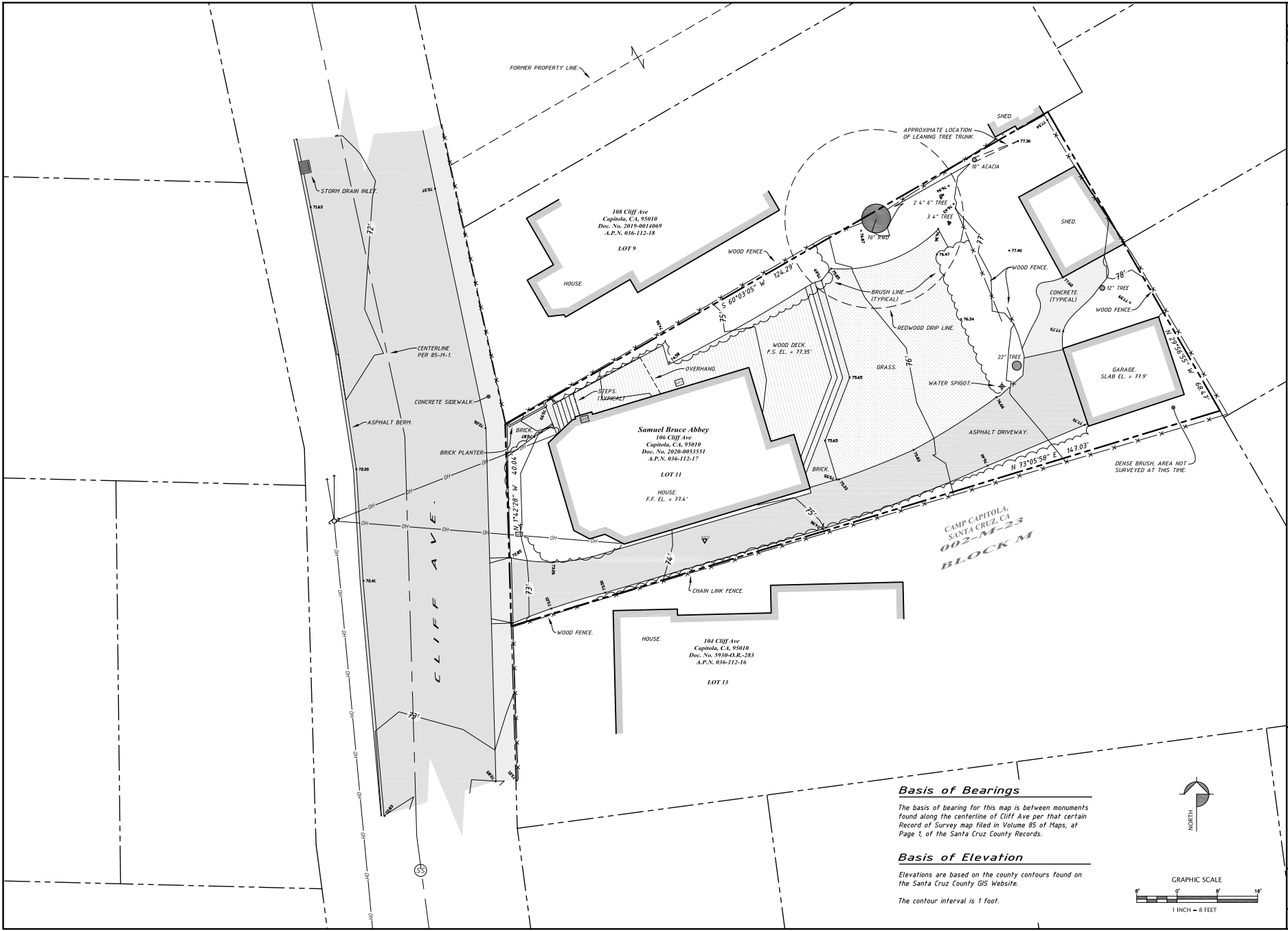
**R.I. Engineering, Inc.**  
303 Palomero St., Suite 42-202, Santa Cruz, CA 95060  
831-425-3901 www.riengineering.com

RESIDENTIAL ADDITION  
FOR  
SAM ABBEY  
108 CLIFF AVE  
SANTA CRUZ, CA 95010  
038-112-14  
**STORMWATER POLLUTION CONTROL PLAN**

project no. 21-078-1  
date FEBRUARY 2022  
scale AS SHOWN  
dwg name CIVIL2.dwg

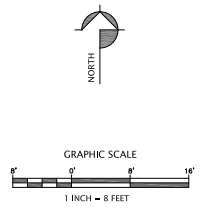
C-3





**Basis of Bearings**  
 The basis of bearing for this map is between monuments found along the centerline of Cliff Ave per that certain Record of Survey map filed in Volume 85 of Maps, at Page 1, of the Santa Cruz County Records.

**Basis of Elevation**  
 Elevations are based on the county contours found on the Santa Cruz County GIS Website.  
 The contour interval is 1 foot.



REVISION  
 APPROVED  
 Paul Hagan  
 Paul Hagan L.S. 777

HANAGAN LAND SURVEYING  
 305-C BOJUEL AVE.,  
 SANTA CRUZ, CA 95062  
 PHONE (831) 469-3429

Topographic & Boundary Map, The Lands Of:  
**Samuel Bruce Abbey**  
 106 Cliff Ave, Capitolia, CA, 95010

Santa Cruz County  
 A.P.N. 036-112-17  
 DATE 3-5-2021  
 SCALE 1" = 8'

DESIGN  
 BRANN J. KANEG  
 SHEET  
**SU-1**  
 OF 1 SHEETS  
 21015  
 JOB NO.

Vertical Datum: NAVD83  
 Horizontal Datum: NAD83  
 Contour Interval: 1 foot  
 Elevation Datum: Mean Sea Level  
 Map Scale: 1" = 8'  
 Date: 3-5-2021  
 Project: Samuel Bruce Abbey  
 Surveyor: Paul Hagan, L.S. 777  
 Stationing: Station 100+00 to Station 100+27.41

March 11, 2022

City of Capitola  
Variance Application

106 Cliff Ave.

Variance Summary:

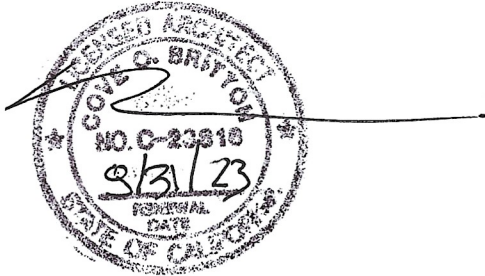
We are requesting a variance to 17.16.030 Development standards, maximum height

Required Findings:

1.The existing home is historic. Strict application of the maximum height ordinance would result in any addition to the home not being architecturally consistent with the existing home. Please also note that in order for the chimney to meet building code requirements, the variance request regarding height also applies to the chimney.

2.The existing historic home does not meet the current maximum height limit as do other historic homes in the same zone and vicinity.

Cove Britton  
Architect  
Matson Britton Architects



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# Nigel Belton

## Consulting Arborist

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AN ASSESSMENT OF THE TREES WITHIN THE PROXIMITY OF PROPOSED IMPROVEMENTS ON THE LANDS  
OF SAMUEL ABBEY – 106 CLIFF AVENUE – CAPITOLA, CA - (APN 045-123-25)

Prepared at the request of:  
Cove Britton  
Matson Britton Architects  
728 N. Branciforte Avenue  
Santa Cruz, CA 95062  
cove@matsonbritton.com

Site visit by:  
Nigel Belton – ISA Certified Arborist WE-0410A  
July 17, 2021

Job – Sam Abbey – 8.10.20



Ph / Fax (831) 688-1239

P.O. Box 1744 ~ Aptos, CA 95001 ~ CCL # 657930 ~ beltonnigel@gmail.com

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ASSIGNMENT----- 1  
LIMITATIONS ----- 2  
OBSERVATIONS ----- 2  
RECOMMENDATIONS ----- 7

AN ASSESSMENT OF THE TREES WITHIN THE PROXIMITY OF PROPOSED IMPROVEMENTS ON THE LANDS  
OF SAMUEL ABBEY – 106 CLIFF AVENUE – CAPITOLA, CA - (APN 045-123-25)

**SUMMARY:**

I assessed the health and structural conditions of six trees on this property. All of these trees are located within the proximity of the proposed improvements. These improvements entail the construction a new ADU, a new garage and an addition on to the back of the existing residence. I reviewed the Architectural Site Plan in preparation for this report. I determined that five of these trees will have to be removed because of their locations within the proximity of the proposed improvements. Four of these trees qualify as Protected Trees within the City of Capitola.

The large Coast Redwood located on the north property boundary must be preserved and protected during the construction period. The project arborist must provide oversight during the construction period.

**BACKGROUND:**

Cove Britton requested that I prepare an arborist report concerning the proposed construction on this property. Mr. Britton is the Project Architect. The property owner plans to build a new ADU and garage at the back of the property and he also wants to add on to the back of the existing residence. This work will encroach within close proximity to six trees. An arborist report is required by the City of Capitola for the approval of a building permit.

**ASSIGNMENT:**

- Survey the trees that have trunk diameters equaling six-inches or larger, when measured at 54-inches above ground. Affix numbered tags to the trunks of these trees.
- Document the surveyed tree's dimensions and their health and structural condition ratings in a Tree Resource Matrix. This Matrix identifies the trees that are suitable for preservation based upon their good overall health and structural condition ratings. The matrix also identifies the trees that are unsuitable for preservation because of their poor condition ratings. The matrix identifies those trees that must be removed because of their locations within the proximity of the construction footprint.
- Prepare an arborist report.
- Review the Site Plan provided to me.
- Provide objective observations regarding the site and individual tree conditions.
- Provide recommendations for the protection of the tree's identified for preservation, concerning both the design and the construction phases of this project. Include an inspection schedule, showing at which time the project arborist must be on site to provide inspections and supervision.
- Qualify why a number of the trees cannot be preserved on this site, based upon their locations within the proximity of the construction footprint.
- Prepare a Tree Location Map and a Tree Protection Plan to accompany this report.

Page 1.

**LIMITATIONS:**

The inspection of the subject trees was made from the ground. The canopies of these trees were not accessed to examine their structures above head height, nor were the root structures of these trees inspected below soil grade. The inspection of these trees was limited to visual examinations and did not involve the use of advanced diagnostic techniques such as tomography.

This is a preliminary report, based upon a tree survey and a review of the site plan that was provided to me. I have not reviewed any Civil Plans regarding grading work, and the locations of utilities and drains within the proximity of the new construction area. The recommendations for tree protection must be considered as preliminary recommendations only. The final construction plans must be reviewed and approved of by the project arborist as a component of the Building Permit Application process.

**OBSERVATIONS CONCERNING THE TREE’S CONDITIONS & SUITABILITY FOR PRESERVATION:**

The project site comprises of a narrow residential property with an existing house. I surveyed six trees, four of which were determined to be unsuitable for preservation because of their poor overall health and structural condition ratings. The largest and most significant tree on the property is the Coast redwood located on the north property boundary. This tree exhibits good health and it has a good structural condition.

**Tree #1 – 80-inch DBH Coast Redwood (*Sequoia sempervirens*):**



This tree is suitable for preservation, based upon its good condition ratings and because of its location at the edge of the construction footprints. The trunk transects the north property boundary.

Tree #2 – 5.5, 4 & 4-inch DBH Kohuhu Pittosporum (*Pittosporum tenuifolium*):

Tree #3 – 6.5, 3 & 4-inch DBH Kohuhu Pittosporum:



I determined that both of these trees are unsuitable for preservation because of their poor condition ratings. Both trees are located within the proximity of the construction footprint.

Tree #4 – 8-inch DBH Bailey Acacia (*Acacia baileyana*):



I determined that this tree is unsuitable for preservation because of its strong lean to the east. This tree is located within close proximity to the construction footprint which also precludes its preservation.



Tree #5 – 14.5-inch DBH English Walnut (*Juglans regia*):



The walnut is suitable for preservation based upon its condition ratings but its location within the construction footprint requires that it be removed.

Tree #6 – 21-inch DBH Liquidambar (*Liquidambar styraciflua*):



This tree is not suitable for preservation due to its poor structural condition, resulting from the development of a heavy limb structure which is predisposed to failure and the presence of internal decay in the trunk. This tree must also be removed because of its location within the new construction footprint.

Page 6.

**RECOMMENDATIONS:****DESIGN PERIOD:**

I am yet to review any Civil Plans for grading and trenching work for underground utilities and drains.

I recommend that the foundation of the ADU consists of pier and grade beam construction as this will be the least impactful regarding the potential for root loss outside of the canopy drip-line of the Coast Redwood.

**CONSTRUCTION PERIOD:****Tree Protection fences:**

The Tree Protection Zone around the Coast Redwood must be delineated with a Tree Protection Zone Fence. This fence must consist of steel chain-link construction and be securely attached to steel posts that are driven into the ground (see the attached Tree Protection Plan).

- The TPZ fence must be installed before grading and construction work proceeds and it must remain in place and be maintained in good condition throughout the entire construction period.
- The TPZ fence must be approved by the project arborist, before any equipment comes on site.
- The TPZ fence must not be dismantled or moved during the construction period, without first obtaining the consent of the project arborist.
- Equipment and vehicles must not enter fenced TPZ areas.
- All construction activities must be excluded from fenced Tree Protection Zones, unless such encroachments are unavoidable, in which case the project arborist must provide supervision regarding root protection and preservation.
- Construction materials and construction waste must not be stored or dumped within the TPZ area.
- Tree Protection Zone notices must be securely attached to this fence at 15-foot intervals (see the attached template). These notices must be laminated in plastic sheets.

**CONSTRUCTION PERIOD INSPECTION SCHEDULE:**

Site inspections must be documented by the project arborist (in email format).

- 1- The project arborist must meet with the General Contractor to discuss tree protection requirements before the start of grading work.
- 2- The project arborist must inspect the Tree Protection Zone Fences before equipment comes on site and grading work proceeds.
- 3- The project arborist must provide supervision and oversight in the event that any grading, excavation or trenching work encroaches within the Tree Protection Zones (as defined by the TPZ fences).
- 4- The project arborist must provide supervision whenever grading, excavation and trenching work will encroach within the Critical Root Zones of trees, as defined by their canopy drip-line perimeters.
- 5- The project arborist must be notified if roots larger than 2-inches diameter are encountered during construction work.

Page 7.

Please contact me if you have any questions concerning this report.

Respectfully submitted

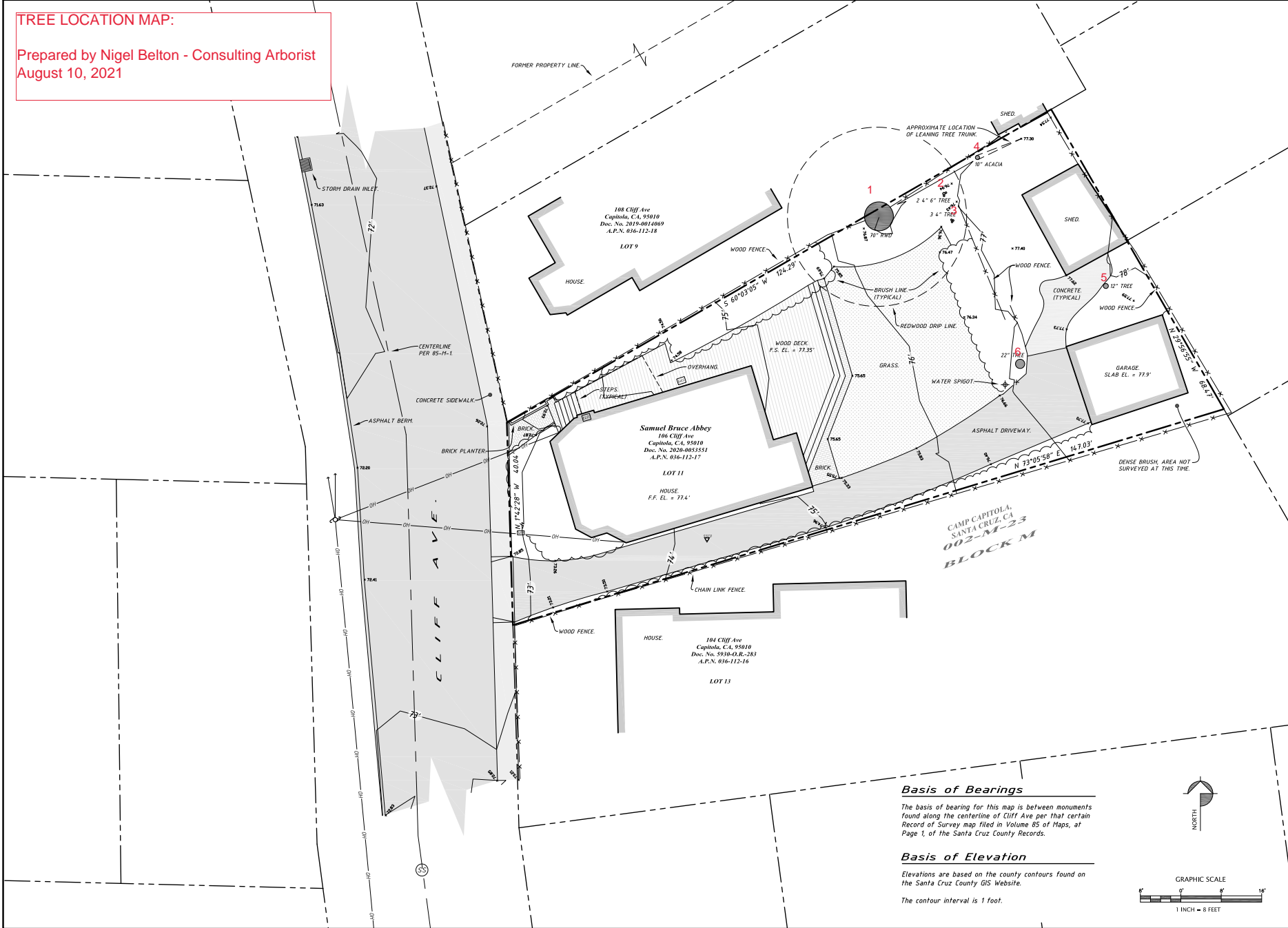


Nigel Belton

Attachments:

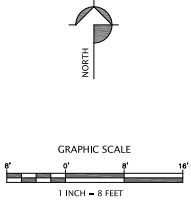
- Assumptions & Limiting Conditions
- Tree Resource Matrix
- Tree Location Map
- Tree Protection Plan
- Tree Protection Notice Template

**TREE LOCATION MAP:**  
 Prepared by Nigel Belton - Consulting Arborist  
 August 10, 2021



**Basis of Bearings**  
 The basis of bearing for this map is between monuments found along the centerline of Cliff Ave per that certain Record of Survey map filed in Volume 85 of Maps, at Page 1, of the Santa Cruz County Records.

**Basis of Elevation**  
 Elevations are based on the county contours found on the Santa Cruz County GIS Website.  
 The contour interval is 1 foot.



REVISION  
 APPROVED  
 Paul Hagan, L.S. 777

HANAGAN LAND SURVEYING  
 305-C BOJUEL AVE.,  
 SANTA CRUZ, CA 95062  
 PHONE (831) 489-3428

Topographic & Boundary Map, The Lands Of:  
**Samuel Bruce Abbey**  
 106 Cliff Ave, Capitola, CA, 95010

Santa Cruz County  
 A.P.N. 036-112-17  
 DATE 3-5-2021  
 SCALE 1" = 8'

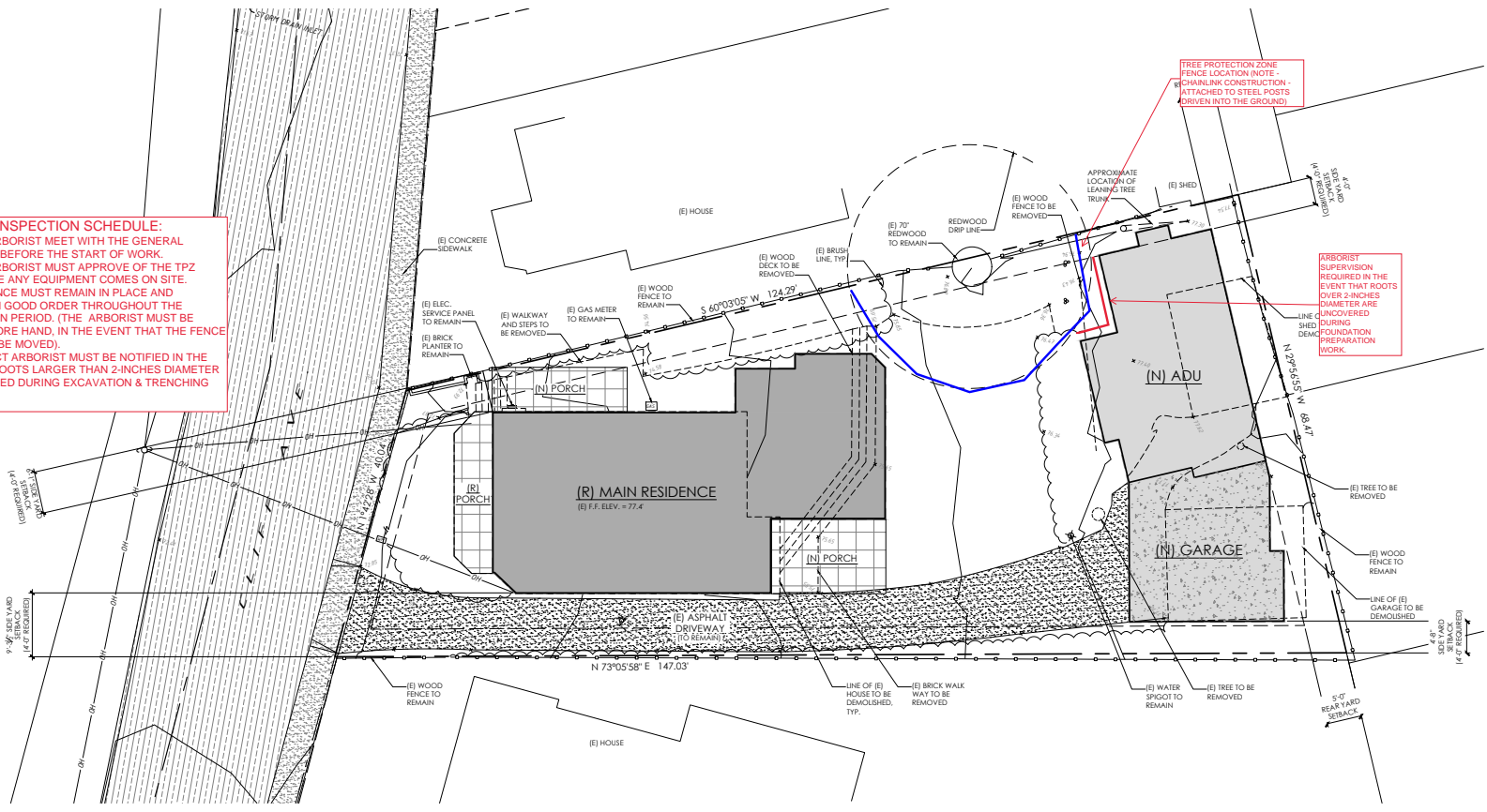
SHEET  
**SU-1**  
 OF 1 SHEETS  
 21015  
 JOB NO.

**TREE PROTECTION PLAN:**

**TREE #1 - THE 80-INCH DBH COAST REDWOOD ON THE NORTH BOUNDARY LINE.**

Prepared by Nigel Belton - Consulting Arborist  
8.10.21

**ARBORIST INSPECTION SCHEDULE:**  
 1- PROJECT ARBORIST MEET WITH THE GENERAL CONTRACTOR BEFORE THE START OF WORK  
 2- PROJECT ARBORIST MUST APPROVE OF THE TPZ FENCE BEFORE ANY EQUIPMENT COMES ON SITE.  
 3- THE TPZ FENCE MUST REMAIN IN PLACE AND MAINTAINED IN GOOD ORDER THROUGHOUT THE CONSTRUCTION PERIOD. (THE ARBORIST MUST BE NOTIFIED BEFORE HAND, IN THE EVENT THAT THE FENCE MAY HAVE TO BE MOVED).  
 4- THE PROJECT ARBORIST MUST BE NOTIFIED IN THE EVENT THAT ROOTS LARGER THAN 2-INCHES DIAMETER ARE UNCOVERED DURING EXCAVATION & TRENCHING WORK.



SITE LEGEND	
	PROPERTY LINE
	SETBACK LINE
	EXISTING RESIDENCE
	PROPOSED ADU
	LINE OF EXISTING WOOD FENCE
	EXISTING TREE, LANDSCAPING, WALLS, RETAINING WALL, LAWN & CURBED PLANTING AREAS
	EXISTING IMPERVIOUS CONCRETE DRIVE & PATIOS
	NEW IMPERVIOUS CONCRETE DRIVE, PATIO & WALKWAY

SITE PLAN NOTES	
1.	PROJECT REQUIRES MINIMAL GRADING.
2.	UNNECESSARY GRADING AND DESTABILIZING OF THE SOIL SHALL BE AVOIDED.
3.	ANY EXCESS MATERIAL SHALL BE DISPOSED OF ON SITE OR STOCKPILED IN A MANNER TO AVOID RUNOFF ON ADJOINING PROPERTIES.
4.	ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
5.	NO CHANGE TO EXISTING WATER AND SEWER SERVICE LINES.
6.	ALL EXISTING TREE, LANDSCAPE AND HARDSCAPE TO REMAIN; ALL EXISTING SET WALLS AND GATES TO REMAIN; NO NEW OR DEMOLITION OF LANDSCAPE AND HARDSCAPE OTHER THAN AT IMMEDIATE AREAS OF NEW CONSTRUCTION.

DRAINAGE NOTES	
1.	DOWNSPOUTS TO GO TO EXISTING DRAINS.
2.	ARCHITECT TO FIELD VERIFY LOCATIONS OF DOWNSPOUTS.
3.	PROJECT TO MAINTAIN EXISTING DRAINAGE PATTERNS.



NOTICE  
 THE DOCUMENT IS CONFIDENTIAL AND NOT BE LOANED, REPRODUCED, COPIED, OR DISSEMINATED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

ABBAY RESIDENCE  
 REVOCABLE ADDITION & ADU  
 106 CLIFF AVENUE  
 CAPITOLA, CA 95010  
 APN: 0361-12-17

SITE PLAN



DATE	06 / 28 / 21
DRAWN	LC
BY	ABBAY
SHEET	

P1

This space reserved SCCO ePlan stamp

ABBAY Cove ePlan TB.dwg

6/28/2021 10:34 AM

AutoCAD

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

#	SPECIES	TRUNK DIAMETER AT 54-INCHES ABOVE GRADE -- (DBH)	ESTIMATED HEIGHT	ESTIMATED SPREAD	HEALTH (1 = BEST RATING)	STRUCTURE (1 = BEST RATING)	SUITABLE FOR PRESERVATION (BASED ON CONDITION RATING)	UNSUITABLE FOR PRESERVATION (BASED ON CONDITION RATING)	REMOVAL REQUIRED FOR PROPERTY IMPROVEMENTS	PROTECTED TREE	COMMENTS
	<i>SHEET 1 of 1.</i>										
1	Coast Redwood <i>(Sequoia sempervirens)</i>	80	50	25	2	2	X	-	-	X	The trunk of this large tree transects the northern property boundary.
2	Kohuhu Pittosporum <i>(Pittosporum tenuifolium)</i>	5.5/4/4	20	10	3	4	-	X	X	-	This tree has multiple trunks.
3	Kohuhu Pittosporum	6.5/3/4	20	10	3	4	-	X	X	X	This tree has multiple trunks.
4	Bailey Acacia <i>(Acacia baileyana)</i>	8	20	15	2	3	-	X	X	X	This tree has a strong lean to the east.
5	English Walnut <i>(Juglans regia)</i>	14.5	25	25	3	3	X	-	X	X	-
6	Liquidambar <i>(Liquidambar styraciflua)</i>	21	45	35	2	4	-	X	X	X	This tree has a very poor structure.

# **TREE PRESERVATION AREA – KEEP OUT**

**TREE PROTECTION ZONE FENCING MUST REMAIN IN  
PLACE DURING THE ENTIRE CONSTRUCTION PERIOD**

**FENCING MUST NOT BE MOVED OR DISMANTLED  
WITHOUT THE NOTIFICATION OF THE PROJECT  
MANAGER AND THE WRITTEN CONSENT OF THE  
PROJECT ARBORIST**



**R-1 (Single-Family Residential) Zoning District**  
106 Cliff Avenue – Primary Structure

<b>Development Standards – Primary Structure</b>				
<b>Building Height</b>				
<b>R-1 Regulation</b>	<b>Existing</b>		<b>Proposed</b>	
27 ft. (Historic)	38 ft. 7 in. (turret) 32 ft. 1 in. (roofline)		38 ft. 7 in. (turret) 32 ft. 1 in. (roofline) <b>41 ft. (chimney)</b> <b>27 ft. 8 in. (new roofline)</b> <b>Variance Required</b>	
<b>Floor Area</b>				
	<b>Existing</b>		<b>Proposed</b>	
First Story Floor Area	1,150 sq. ft.		1,467 sq. ft.	
Second Story Floor Area	812 sq. ft.		1,247 sq. ft.	
Third Story Floor Area	527 sq. ft.		255 sq. ft.	
<b>Setbacks</b>				
	<b>R-1 regulation</b>		<b>Existing</b>	<b>Proposed</b>
<b>Front Yard 1<sup>st</sup> Story</b>	15 ft.		8 ft. 4 in.	13 ft. <b>Existing nonconforming</b>
<b>Front Yard 2<sup>nd</sup> Story</b>	20 ft.		15 ft.  8 ft. 4 in. (deck)	15 ft. <b>Existing nonconforming</b>  8 ft. 4 in. (1 <sup>st</sup> story deck) <b>Existing nonconforming</b>
<b>Front Yard 3<sup>rd</sup> Story</b>	20 ft.		17 ft. 8 in.	17 ft. 8 in. <b>Existing nonconforming</b>
<b>Side Yard 1<sup>st</sup> Story</b>	10% lot width	Lot width 54 ft. 3 in.  5 ft. 5 in. min.	North: 6 ft.  South: 9 ft. 2 in.	North: 6 ft.  South: 9 ft. 2 in.
<b>Side Yard 2<sup>nd</sup> Story</b>	15% of width	Lot width 54 ft. 3 in.  8 ft. 2 in. min.	North: 6 ft.  South: 9 ft. 2 in.	North: 6 ft. <b>Existing nonconforming</b> 8 ft. 2 in. (2 <sup>nd</sup> story deck)  South: 9 ft. 2 in.
<b>Side Yard 3<sup>rd</sup> Story</b>			North: 15 ft. 4 in.  South: 9 ft. 2 in.	North: 15 ft. 4 in.  South: 9 ft. 2 in.
<b>Rear Yard 1<sup>st</sup> Story</b>	20% of parcel depth	Lot depth 135 ft. 8 in.  25 ft. min.	75 ft. 8 in.	55 ft. 11 in.
<b>Rear Yard 2<sup>nd</sup> Story</b>			75 ft. 8 in.	65 ft. 5 in.  55 ft. 11 in. (2 <sup>nd</sup> story deck)
<b>Rear Yard 3<sup>rd</sup> Story</b>			79 ft. 10 in.	79 ft. 10 in.

**R-1 (Single-Family Residential) Zoning District**  
106 Cliff Avenue – Detached Garage

<b>Development Standards – Detached Garage</b>		
	<b>R-1 Regulation</b>	<b>Proposed</b>
Floor Area		457 sq. ft.
Maximum Height	15 feet.	<b>15 ft. 10 in.</b> <b>Height Exception Required</b>
Front Setback	40 ft.	104 ft. 10 in.
Side Setback	3 ft.	North: 52 ft. 2 in.  South: 2 in.
Rear Setback	3 ft.	5 ft. 3 in.

**R-1 (Single-Family Residential) Zoning District**  
106 Cliff Avenue – ADU

<b>Development Standards – Accessory Dwelling Unit</b>		
	<b>R-1 Regulation</b>	<b>Proposed</b>
Maximum Floor Area	800 square feet	698 sq. ft.
Maximum Height	16 ft.	12 ft. 11 in.
Front Setback	15 ft.	92 ft. 8 in.
Side Setback	4 ft.	North: 5 ft. 2 in.  South: 25 ft. 1 in.
Rear Setback	4 ft.	5 ft.

P A S T  
CONSULTANTS LLC

Seth A. Bergstein  
415.515.6224  
seth@pastconsultants.com

December 14, 2021

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

Re: 106 Cliff Ave., Capitola, CA – Preliminary Design Review Letter  
APN. 036-112-17

Dear Mr. Sesanto:

This letter summarizes the findings of our site visit and provides preliminary recommendations to the subject project's design drawings for conformance with the Secretary of the Interior's Standards for Rehabilitation.

### Existing Site Conditions

On December 6, 2021 PAST Consultants, LLC (PAST) visited the subject property, located at 106 Cliff Avenue in Capitola, California, to view the existing conditions of the buildings. The site contains a modified house (circa-1904) constructed in the Queen Anne style and two outbuildings (**Figures 1 – 6**).



**Figures 1 and 2.** Left image shows the front (west) elevation, as viewed from the street. Right image details the front porch enclosure on the west elevation.

The house has a complex roof plan with a southwest corner tower, a front hipped-roof section and a rear, gable-roofed mass with cornice returns; shed-roofed dormers at the rear of the roof mass; a removed chimney converted to a metal attic vent; fenestration consisting of original upper-floor wood-sash windows with decorative diamond-pattern top sash and replaced aluminum sash windows on the lower floor. Exterior cladding consists of V-groove wood siding finishing the first story, with patterned wood shingles finishing the second story.



**Figures 3 and 4.** Left image shows the rear (east) elevation, with arrows indicating a rear addition and circa-1960s aluminum sliding glass doors. The upper-story wood sash windows are original. Right image details the north elevation, with modified entrance beneath the shed roof (arrow).

The site contains two outbuildings on the eastern property line (**Figures 5 and 6**).



**Figures 5 and 6.** Left image shows the circa-1949 wood-clad shed outbuilding at the northwest property corner. Right image details the circa-1933 corrugated metal vehicle shed.

## Sanborn Map Analysis

Comparison of the subject property's appearance on the 1905 and 1933 Sanborn maps show changes made to the site (**Figures 7 and 8**). The 1905 map indicates a rear service porch that was removed and replaced by the present rear addition by 1933. The 1933 map shows that the corrugated-metal garage appears on the site by 1933.



**Figures 7 and 8.** Images of the 1905 (left) and 1933 (right) Sanborn maps, showing the subject property.

## Construction Chronology

Based on the Sanborn maps, Assessor records and permits obtained from the City of Capitola Planning Department, the following is the estimated building chronology:

- Circa-1904. Construct original house (Assessor' records and 1905 Sanborn map).
- Circa-1930. Remove rear service porch and construct rear addition (1933 Sanborn map).
- Circa-1933. Construct corrugated metal garage (1933 Sanborn map).
- Circa-1949. Construct wood-framed shed (Assessed in 1949).
- Permit No. 750, 1952. Reroof part of building with composition shingles.
- Permit No. 1707, 1958. Reroof part of building with composition shingles.
- Estimated date, circa-1950s. Install second-floor deck on west elevation.
- Permit No. 4056, 1968. Reroof unspecified areas of building.
- Permit No. 7288, 1974. Demolish two structures at unspecified locations.
- Permit No. 14803, 1993. Remove brick chimney and replace with a metal chimney.

- Permit No. 14865, 1993. Reroof unspecified areas of building.
- Permit No. BP1998-171, 1998. Repair termite damage at second floor deck.
- Estimated date, circa-1990s: Enclose front porch, relocate entrance to north elevation, construct shed roofed entrance porch on north elevation and construct rear wood deck (no permit located for this work).
- Permit No. BP2011-54, 2011. Repair furnace.
- Permit No. BP2012-56, 2012. Replace furnace and ductwork.
- Permit No. BP20160041, 2016. Replace exterior plumbing.

### Remaining Character Defining Features

An early image of the house appears below (**Figure 9**).



**Figure 9.** Undated image of the subject property, showing the open porch and entrance on the west elevation.

The undated photograph indicates an open front porch and west-elevation entrance, the patterned upper-story wood shingles and second-floor decorative wood sash windows. The remaining character-defining features are:

- Complex roof massing with west-elevation hipped roof nested with a gable roof and southwest corner tower.
- Decorative wood detailing, including wide fasciae, cornice returns, cornice boards between the first and second stories and wood window surrounds.
- Second-floor wood-sash windows with decorative, diamond-pattern upper sash.
- Variation of exterior cladding, with horizontal V-groove siding finishing the lower story and patterned wood shingles on the upper story.

### **Character Defining Features: Conclusions**

The above list indicates the remaining character defining features that are original to the subject house and that communicate the Queen Anne Victorian style. While the two outbuildings appear to be over 50 years old, both outbuildings were constructed out of the period of significance (circa-1904) of the subject house and in styles and materials that are not in keeping with the Queen Anne-style house. For these reasons, the two outbuildings are not considered to be character-defining features of the site.

While no permit exists that dates the modifications that enclosed the front porch and relocated the original entrance to the house's north elevation, inspection of the materials indicate the porch alterations to be of recent construction, possibly in the 1990s. The porch enclosure clearly is a recent alteration to the subject house and is not character defining.

### **The Secretary of the Interior's Standards**

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

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

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

set of standards apply to each approach. For the proposed project, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

In *Rehabilitation*, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitation to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.<sup>1</sup>

The ten *Standards* for rehabilitation are:

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

---

<sup>1</sup> *The Secretary of the Interior's Standards for the Treatment of Historic Properties*: Kay D. Weeks and Anne E. Grimmer, U.S. Department of the Interior, National Park Service, 1995, 62.



## Preliminary Design Review

*Preservation Brief 14, New Exterior Additions to Historic Buildings: Preservation Concerns* summarizes the goals of designing additions to buildings that would conform to the *Secretary of the Interior's Standards for Rehabilitation*:

A new addition to a historic building should preserve the building's historic character. To accomplish this and meet the *Secretary of the Interior's Standards for Rehabilitation*, a new addition should:

- Preserve significant historic materials, features and form;
- Be compatible; and
- Be differentiated from the historic building.<sup>2</sup>

The subject house's remaining character defining features listed above should be highlighted in the proposed rehabilitation design. To maintain these features, the following recommendations to the submitted conceptual alteration drawings by Matson Britton Architects, dated 7/3/2021. The primary *Standards* that apply to this project are *Standards 2, 5 and 9*.

*Standards 2 and 5* seek to maintain the historic building's character defining features, which include the "distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property." For the subject Queen Anne-style house, this includes the second-story wood sash windows, particularly on the two primary elevations, the front (west) and south elevation. Installation of the chimney on the south elevation will remove several character-defining windows on the south elevation. Since all upper floor windows on the rear (east) elevation are proposed to be removed for the rear addition, retention of these windows on the visible elevations should be prioritized.

The proposed design appears to indicate removal and replacement of all upper-floor windows. The windows on the two primary elevations: the west and south elevations, including the tower windows should be retained, particularly since the proposed rear addition will remove all of the original upper-floor windows from the rear (east) elevation.

Since the porch enclosure is a recent addition and is not character-defining, returning the front porch to an open configuration is appropriate, but should be based on any existing photographs of the front elevation that show the porch's original configuration, such as shown on **Figure 9**.

*Standard 9* states: "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

---

<sup>2</sup> Kay D. Weeks and Anne E. Grimmer, *Preservation Brief 14, New Exterior Additions to Historic Buildings: Preservation Concerns*, 2.

While the proposed two-story addition is large, the portions of the addition visible from the street are set back the distance of the original house and should allow the historic portion of the house to remain prominent. It should be noted that the full-width rear addition does remove all original upper-floor windows from the rear elevation. While the *Rehabilitation Standards* encourage additions to be on rear elevations, it is important to retain the original upper-floor windows on the remaining elevations because of the proposed changes to the rear elevation.

The proposed ADU on the east property line is within scale and massing of the original house and uses different wood cladding to differentiate it from the Queen Anne-style house. Since the existing outbuildings are not character defining, the ADU's construction appears to be appropriate for the site.

The following general recommendations refer to the proposed design:

1. Consider relocating the proposed south elevation fireplace chimney because it removes two character-defining windows from the south elevation.
2. Early historic photographs indicate that the tower was finished with wood shakes. A standing seam metal roof is not appropriate for the tower, based on the early photograph.
3. The rear addition should be sheathed in wood siding that differentiates it from the wood siding of the original house.
4. Consult early historic photographs to design an open front porch that does not create a conjectural design that is out of character with the Queen Anne style.

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

Sincerely,



Seth A. Bergstein  
Principal

P A S T  
CONSULTANTS LLC

Seth A. Bergstein  
415.515.6224  
seth@pastconsultants.com

---

March 21, 2022

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

Re: 106 Cliff Ave., Capitola, CA – Final Secretary of the Interior’s Standards Compliance  
Review; APN. 036-112-17

Dear Mr. Sesanto:

This letter evaluates the proposed alterations to the property located at 106 Cliff Avenue, in Capitola, California. The site contains a modified house (circa-1904) constructed in the Queen Anne style and two outbuildings.

### **Project Methodology**

On December 6, 2021 PAST Consultants, LLC (PAST) visited the subject property with you to view the existing conditions of the buildings and discuss the proposed building alterations. Design drawings by Cove Britten, AIA, of Matson Architects and dated 7/30/2021 were discussed as the first iteration of the proposed building alterations. The initial design includes a two-story rear addition with the two existing outbuildings to be replaced by an Accessory Dwelling Unit (ADU).

On December 14, 2021, PAST submitted a preliminary review letter of the proposed drawings for conformance with the *Secretary of the Interior’s Standards for Rehabilitation* (the *Standards*). This letter provided recommendations to the initial drawing set, which included a relocation of the proposed south-elevation fireplace chimney to preserve existing Queen Anne-style wood-sash windows, to not install a standing seam metal roof on the existing southwest tower and to differentiate the cladding of the proposed rear addition from the cladding of the historic house.

PAST discussed these recommendations with you, the architect and the Client in our remote meeting held on January 12, 2022. The design team agreed to modify the design to address some of the preliminary concerns and to design a project that would meet the *Standards*. Project drawings of the modified design were submitted to the City of Capitola on March 11, 2022. The following letter report evaluates the proposed design as presented on the architectural drawings by Cove Britton of Mattson Architects, dated March 11, 2022.

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### Existing Site Conditions

The site contains a modified house (circa-1904) constructed in the Queen Anne style and two outbuildings. The house has a complex roof plan with a southwest corner tower, a front hipped-roof section and a rear, gable-roofed mass with cornice returns; shed-roofed dormers at the rear of the roof mass; a removed chimney converted to a metal attic vent; fenestration consisting of original upper-floor wood-sash windows with decorative diamond-pattern top sash and replaced aluminum sash windows on the lower floor. Exterior cladding consists of V-groove wood siding finishing the first story, with patterned wood shingles finishing the second story (**Figures 1 – 4**).



**Figures 1 and 2.** Left image shows the front (west) elevation, as viewed from the street. Right image details the front porch replacement on the west elevation.



**Figures 3 and 4.** Left image shows the rear (east) elevation, with arrows indicating a rear addition and circa-1960s aluminum sliding glass doors. The upper-story wood sash windows are original. Right image details the north elevation, with modified entrance beneath the shed roof (arrow).

The site contains two outbuildings on the eastern property line (**Figures 5 and 6**).



**Figures 5 and 6.** Left image shows the circa-1949 wood-clad shed outbuilding at the northwest property corner. Right image details the circa-1933 corrugated metal vehicle shed.

### Construction Chronology

Based on the Sanborn maps, Assessor records and permits obtained from the City of Capitola Planning Department, the following is the estimated building chronology:

- Circa-1904. Construct original house (Assessor' records and 1905 Sanborn map).
- Circa-1930. Remove rear service porch and construct rear addition (1933 Sanborn map).
- Circa-1933. Construct corrugated metal garage (1933 Sanborn map).
- Circa-1949. Construct wood-framed shed (Assessed in 1949).
- Permit No. 750, 1952. Reroof part of building with composition shingles.
- Permit No. 1707, 1958. Reroof part of building with composition shingles.
- Estimated date, circa-1950s. Install second-floor deck on west elevation.
- Permit No. 4056, 1968. Reroof unspecified areas of building.
- Permit No. 7288, 1974. Demolish two structures at unspecified locations.
- Estimated date, circa-1970s: Replace front porch, relocate entrance to north elevation, construct shed roofed entrance porch on north elevation and construct rear wood deck (no permit located for this work).
- Permit No. 14803, 1993. Remove brick chimney and replace with a metal chimney.
- Permit No. 14865, 1993. Reroof unspecified areas of building.
- Permit No. BP1998-171, 1998. Repair termite damage at second floor deck.
- Permit No. BP2011-54, 2011. Repair furnace.
- Permit No. BP2012-56, 2012. Replace furnace and ductwork.
- Permit No. BP20160041, 2016. Replace exterior plumbing.

## Remaining Character Defining Features

An early image of the house appears below (**Figure 9**).



**Figure 9.** Undated image of the subject property, showing the open porch and entrance on the west elevation.

The undated photograph indicates an open front porch and west-elevation entrance, the patterned upper-story wood shingles and second-floor decorative wood sash windows. The remaining character-defining features are:

- Complex roof massing with west-elevation hipped roof nested with a gable roof and southwest corner tower.
- Decorative wood detailing, including wide fasciae, cornice returns, cornice boards between the first and second stories and wood window surrounds.
- Second-floor wood-sash windows with decorative, diamond-pattern upper sash.
- Variation of exterior cladding, with horizontal V-groove siding (6" exposure) finishing the lower story and patterned wood shingles on the upper story.

### Character Defining Features: Conclusions

The above list indicates the remaining character defining features that are original to the subject house and that communicate the Queen Anne Victorian style. While the two outbuildings appear to be over 50 years old, both outbuildings were constructed out of the period of significance (circa-

1904) of the subject house and in styles and materials that are not in keeping with the Queen Anne-style house. For these reasons, the two outbuildings are not considered to be character-defining features of the site.

While no permit exists that dates the modifications that enclosed the front porch and relocated the original entrance to the house's north elevation, inspection of the materials indicate the porch alterations to be of recent construction, possibly in the 1970s. The porch enclosure clearly is a recent alteration to the subject house and is not character defining.

### **The Secretary of the Interior's Standards**

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

In *Rehabilitation*, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitation to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.<sup>1</sup>

The ten *Standards* for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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<sup>1</sup> *The Secretary of the Interior's Standards for the Treatment of Historic Properties*: Kay D. Weeks and Anne E. Grimmer, U.S. Department of the Interior, National Park Service, 1995, 62.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### Summary of Proposed Alterations

The proposed project is an interior remodel and installation of a two-story rear addition to the existing historic house. A new fireplace chimney will be constructed behind the tower on the front elevation. Removal of the existing outbuildings and the construction of a combined ADU/garage are also proposed. Design Drawings by Cove Britton of Mattson Architects, dated March 11, 2022 were the design drawings reviewed for this historic evaluation.

Based on recommendations from the design meeting held on January 12, 2022, the following modifications were agreed upon by the Client's design team:

- Wood-shake roof cladding will be installed on the southwest tower, rather than a standing-seam metal roof.
- Size of proposed south-elevation chimney reduced. Chimney relocated to behind the southwest tower, to reduce its visibility and highlight the historic structure.
- Wood siding and wood shingles of the rear addition will be differentiated from the exterior wall cladding of the historic house.
- Original Queen Anne-style wood-sash windows with decorative diamond-pane top sash that will be removed for installation of the rear addition will be salvaged and used on the building.



## Evaluation of Proposed Alterations

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

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

The proposed alterations will allow the building to continue its residential building use, while retaining the existing character defining features that remain on the building, in keeping with this *Standard*.

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

The proposed rear addition removes several original Queen Anne-style wood-sash windows from the rear elevation. While these original features are being removed, examples of the historic windows exist on the primary elevations. In addition, these windows will be salvaged and used on the proposed rear addition, which will preserve these examples of original craftsmanship. Since the *Standards* prioritize using the rear (and least primary) elevation as the location for additions, the relocation of these windows meets this *Standard*.

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

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

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

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

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

The proposed alterations maintain the primary elevation's distinctive materials, features and finishes that characterize the property, including the corner tower's wood-shake cladding, the original Queen Anne-style wood-sash windows with diamond-pane top sash, the wood window surrounds, the existing wood cladding and the wood details in keeping with this *Standard*.

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

The proposed alterations will repair the remaining character defining features listed above. Severely deteriorated features, such as decayed wood window surrounds and wood wall cladding

will be repaired, rather than replaced, using established rehabilitation techniques for a given substrate.

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

Physical treatments to repair deteriorated woodwork, including the removal of paint, will be undertaken using methods that will not damage the historic wood, in keeping with this *Standard*.

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

This *Standard* does not apply, as archaeological features are not identified at the site.

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

The proposed additions are on the rear and non-primary elevation of the building as recommended by this *Standard*. Following our preliminary review and design meeting with the Client's design team, the current rehabilitation design has placed the proposed chimney addition further back from the southwest corner tower, allowing the tower to remain highlighted and to preserve existing south-elevation historic windows.

The proposed rear addition will be differentiated from the original house by using wood siding boards of a different exposure width and a wood shingle pattern of differing size or shape than the original house. The proposed rear addition is minimally visible from the street and is in scale and massing with the original house. Relocation of several original rear elevation windows preserves these examples of historic construction.

The design of the proposed garage/ADU is within scale and massing of the original residence. The use of board-and-batten wood siding and modern window technology will clearly differentiate this new structure as having been of recent construction.

For these reasons, the proposed rehabilitation design meets this *Standard*.

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

If desired, the proposed additions could be removed and the building reversed to its original configuration, as the remaining elevations are being minimally impacted by the proposed rehabilitation design. Since the remaining character defining features of the subject house will be maintained, the property will maintain adequate historic integrity and satisfy this *Standard*.

## Conditions of Approval

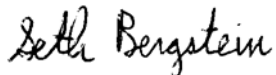
1. The details of the porch replacement and first-floor windows, such as the type/configuration of the windows and the type/style of the wood columns are not detailed on the drawings. It is recommended that the architect provide this information in a proposed porch detail, based on the photographic evidence that exists (see **Figure 9**).
2. Provide dimensions of the rear addition's existing and proposed wood wall cladding, including the proposed upper-floor shingle pattern and the proposed lower-floor wood siding exposure width to ensure it differentiates from the historic house.

## Conclusion

In conclusion, the proposed design alterations to 106 Cliff Avenue, Capitola, meet the *Secretary of the Interior's Standards for Rehabilitation*, provided the conditions of approval are met. Because the proposed alterations to the building meet the *Standards*, the alterations are considered as mitigated to a level of less than a significant impact on the historic resource and do not constitute a substantial adverse change to the historic resource, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

Please contact me with any questions regarding this review letter.

Sincerely,



Seth A. Bergstein, Principal

106 Cliff Avenue – Existing Conditions Photos from Second Story



View to the north. 108 Cliff Avenue in view.



View to the east. Properties of Central Avenue in view.



View to the southeast. Existing site garage and property line of 104 Cliff Avenue in view.

106 Cliff Avenue – Existing Conditions Photos of Third Story



Rearmost third-story space. Included within floor area calculations.



Central attic third-story space.



Front turret third-story space, visible from Cliff Avenue.

## Design Permit Design Review Criteria

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

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



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

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