REVISED 11/4/26 AT 11:17AM

City of Capitola
Planning Commission Meeting Agenda
Thursday, November 05, 2026 – 6:00 PM

City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

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

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

1. **Roll Call and Pledge of Allegiance**

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

2. **Additions and Deletions to the Agenda**

   A. Additional Materials Item 6A

   B. Additional Materials Item 6B

3. **Oral Communications**

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

4. **Planning Commission/Staff Comments**

5. **Consent Calendar**

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

   A. **Approval of August 20, 2026, Planning Commission Minutes**

6. **Public Hearings**

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

A. 728 Gilroy Drive

Project Description: Application #26-0521. APN: 035-053-19. Accessory Dwelling Unit (ADU) Design Permit to construct an attached two-story ADU and Deviation Request for the required ADU parking space. The project is located within the R-1 (Single-Family Residential) zoning district.

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

Recommended Action: Consider application #26-0521 and deny the requested deviation for onsite parking based on the attached Conditions and Findings for Approval.

B. 105 Lawn Way

Project Description: Conceptual Review #26-0535 for a new 4 unit, multi-family structure replacing a previously destroyed 4 unit, multi-family structure located at 105 Lawn Way (APN 035-252-04. The site is located in the Mixed Use-Village (MU-V) zoning district, Village Residential (VR) and Visitor Serving General (VS-G) overlay zones, and Coastal Appeal zone. The concept includes raising the units out of the flood plain which increased the height to 33 feet 6 inches and floor area ratio to 2.67. Conceptual Review allows an applicant to receive preliminary nonbinding input from the Planning Commission on a proposed project prior to City action on a formal permit application. The project is in the coastal zone; however, a coastal development permit is not required for conceptual review.

Recommended Action: Provide input on the conceptual review application.

7. Director's Report

8. Adjournment – Adjourn to the next regularly scheduled meeting of the Planning Commission on December 3, 2026 at 6:00 PM.

How to View the Meeting

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

Other ways to Watch:

Spectrum Cable Television channel 8 City of Capitola, California YouTube Channel: https://www.youtube.com/@cityofcapitolacalifornia3172

How to Provide Comments to the Planning Commission

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

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

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

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

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

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

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

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.gov.

Jill Payonzeck Lengré
726 Gilroy Drive
Capitola, CA 95010

RECEIVED
NOV 2 2026
CITY OF CAPITOLA
CITY CLERK'S OFFICE

October 28, 2026

Capitola Planning Department
420 Capitola Avenue
Capitola, CA 95010

RE: Public Comment on Proposed Two-Story ADU
Project Address: 728 Gilroy Drive
Project No.: 26-0521
APN: 035-053-19
Project Description: Accessory Dwelling Unit (ADU) Design Permit to construct an attached two-story ADU and a deviation request for the required ADU parking space
Property Owners: Robin and Chris Drago
Representative: Gerald Walker
Filing Date: October 6, 2026

Dear Members of the Capitola Planning Commission:

Thank you for the opportunity to share my concerns regarding the proposed two-story accessory dwelling unit (ADU) adjacent to my home.

My primary concerns are **privacy, parking, and the existing traffic and pedestrian safety conditions in the neighborhood.**

1. Privacy

I am concerned that second-story windows facing my property could allow occupants to look directly into my home and backyard. I request that all windows facing my home and backyard have permanently opaque glazing to prevent direct visibility into my living spaces and outdoor areas.

I would be willing to consider windows that tilt open only from the top, allowing ventilation while minimizing privacy concerns. However, the glazing must remain permanently opaque or obscured, including when the windows are tilted open. The window design should ensure that occupants cannot look directly into my home or backyard, even when the windows are open.

I request that these privacy protections be incorporated into the approved building plans. I also ask that the placement of any other second-story windows or elevated features be reviewed to minimize overlooking of my property.

2. Existing and Additional Parking Concerns

The proposed plan provides only one driveway or parking space. This is particularly concerning because the property owner does not live at the property full-time and has historically left a vehicle parked on the street for months at a time. This ongoing situation has already created parking issues for neighbors.

Adding another dwelling unit will increase the number of vehicles associated with the property and place further pressure on an already challenging parking situation. I ask that the applicant explore providing a second on-site parking space and explain how the parking needs of both households will be accommodated without adding to the burden on neighboring residents.

3. Traffic, Parking, and Pedestrian Safety at Center Street and Bay Avenue

I understand that the City is discussing the possibility of adding a crosswalk at the corner of Center Street and Bay Avenue. This is already a busy intersection, with numerous cars parked in the area on a daily basis.

Given the existing parking demand and the potential need to improve pedestrian safety at this corner, I believe it is important for the City to consider the cumulative impact of adding another dwelling unit to the neighborhood. Additional vehicles could further complicate parking availability, traffic flow, visibility for drivers and pedestrians, and access near the proposed crosswalk.

I respectfully ask the City to evaluate existing street-parking conditions, traffic patterns, and pedestrian safety concerns in conjunction with the proposed ADU, rather than reviewing the project in isolation.

Conclusion

I understand the importance of providing additional housing, and I am not opposed to that goal. However, new development should also respect the privacy of neighboring homeowners and take existing neighborhood conditions into account.

I respectfully request that the privacy protections, on-site parking needs, and potential traffic and pedestrian safety impacts be carefully considered and addressed before the plans are approved.

Thank you for considering the impact this project could have on neighboring properties and the surrounding community.

Sincerely,

Jill Payonzeck Lengré

Outlook

public hearing for ADU permit of 2 story at 728 Gilroy Dr

From vicki muse <vicki_muse@yahoo.com>
Date Tue 11/3/2026 3:48 PM
To PLANNING COMMISSION <planningcommission@cityofcapitola.gov>

I am a resident at 608 Gilroy Dr here & am expressing my opposition to the proposed development at 728 Gilroy Dr. These owners have already taken liberties with our neighborhood, such as leaving their car parked in the street for yrs on our already overly impacted Gilroy street parking. They are absentee landlords & do not have a right to do this...no one does ~
not any of us. I have seen short term rentals with some having multiple cars. That is a big concern. Future occupants should not be allowed to have their parking needs shifted to the surrounding residents. I respectfully ask the planning commission to carefully consider the size & density on this very tiny lot for this proposal with its impact. At the minimum, the additional on-site parking should not be waived.

Sincerely,
Vicki Muse & James Wallace

Outlook

ADU proposal on 728 Gilroy Drive

From Natalie Brunello <natalie@labaguettestanford.com>
Date Wed 11/4/2026 6:49 AM
To PLANNING COMMISSION <planningcommission@cityofcapitola.gov>

I have a few concerns regarding the proposed ADU to 728 Gilroy.

I understand that the city wants to provide more housing, but I feel the planning committee should take in consideration a few things before moving forward with this proposal.

1. I am concerned that the 2 story unit will have windows that look directly into my home and backyard. Can the owners put glazed windows facing my property to help with privacy for both of us? My property is on 717 Bay Ave.
2. I would hope the planning committee would see how close the 2 buildings will be on such a small property. Aren't there limitations to how close 2 buildings on one property should be?
3. Parking would be an added issue. The owners of the house already park on the street for over 9 months out of the year. It looks like an abandoned car for almost an entire year. I know surrounding neighborhoods do not want to cause issues against this neighbor, even when they are frustrated that the owners car is planted on the street and not in their driveway for such a long period of time.
Plus the last renter owned more than one car, which added to the congestion of parked cars (along with the owners car) for that particular home.
4. Traffic and safety is another concern. Between the traffic on Bay and the traffic coming out of Center onto Bay. It makes it difficult for home owners on Bay to get out of the driveways safely especially during high peak driving hours.

I hope the planning committee takes all these aspects into consideration before accepting their proposal.

Thank you for your time.

Natalie Brunello

Natalie Brunello
La Baguette
408-307-7012

Outlook

105 LAWN WAY

From BILLIE FRENCH <billiefrench@me.com>
Date Sun 11/1/2026 3:11 PM
To PLANNING COMMISSION <planningcommission@cityofcapitola.gov>

The French Family has owned 104 Lawn Way since 1948. In that 78 years, the only flood water to breach the porch was the result of the pipe rupture way up the hill. The porch is only about 18" high.

I have reviewed the proposal for the building at 105 Lawn Way. I do not object to Mr. Cook building a four unit replacement so long as he can do so without negatively impacting Lawn Way. I disagree with the requested height of 33' and have a few other concerns after reading the proposal. I respectfully request that the following be considered at the meeting on November 5, 2026:

The Apartment Building Can Be Replaced Without Adding Extra Height Above Flood Requirements.

The proposed height is not in keeping with the character of Lawn Way and it is not necessary to the reconstruction. The Agenda Report concerning this property states on page 26 : "The proposed concept sites the structure in the same location as previous structure but lifts it 6 feet 9 inches to be out of the flood plain." However, the attached documents provided by Mr. Cook do not raise the structure 6 feet 9 inches, it raises the structure Nine feet Four inches. This is an increase of 2' 7". Some of the requested additional height for the living space ceilings could be acquired by reducing the flood rise to 6'9".

A Blank Wall Nine Feet Four Inches Tall Would Create a Huge Void Along Lawn Way
Mr. Cook should provide an accurate drawing of a nine foot four inch blank wall along Lawn Way. The drawing provided does not show the true height of the rise. It is depicted as shorter than the entry door. (Usually 8 feet). He should also provide a drawing showing the six foot four inch blank wall. Whatever the size, he could get a muralist to paint the entire wall to appear like a cottage, incorporating the windows that will exist as in the example below.



City of Capitola
Planning Commission Meeting Minutes
Thursday, August 20, 2026 – 6:00 PM

City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

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

1. **Roll Call and Pledge of Allegiance -** *The meeting was called to order at 6:00 PM. In attendance: Commissioners Estey, Howard, Welch, and Chair Christiansen. Absent: Commissioner Kieu.*
2. **Additions and Deletions to the Agenda -** *The Deputy City Clerk announced that two emails for Item 6B and one errata and three emails for Item 6C were received as additional materials.*
3. **Oral Communications -** *None*
4. **Planning Commission/Staff Comments –** *Director Herlihy introduced Mari Pepper, Assistant Planner.*
5. **Consent Calendar**
   A. **Approval of July 16, 2026, Planning Commission Minutes**

   Motion to approve the Consent Calendar: Commissioner Howard
   Second: Commissioner Welch
   Voting Yea: Commissioners Howard, Welch, Christiansen
   Abstain: Commissioner Estey
   Absent: Commissioner Kieu
6. **Public Hearings**
   A. **618 Riverview Drive**

   Project Description: Application: #26-0270. APN: 035-071-16. Design Review Permit for the remodel of and addition to an existing single-family residence located within the R-1 (Single-Family Residential) zoning district. This project is in the Coastal Zone and does not require a Coastal Development Permit. Environmental Determination: Categorical Exemption.

   Recommended Action: Consider Permit #26-0270 and approve the Design Permit pursuant to the findings in the staff report and subject to the conditions of approval.

   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 proposed remodel of and addition to the single-family residence complies with the development standards of the R-1 (Single-Family Residential) zoning district. 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.

The proposed project has been reviewed for consistency with the Capitola Municipal Code and all applicable zoning regulations. The remodel and addition comply with the development standards of the R-1 (Single-Family Residential) zoning district, including applicable requirements related to building height, lot coverage, residential design, and other development standards. While a minimum 11-foot front setback is required for covered porches, §17.16.030 authorizes the Planning Commission to approve a reduced front setback where necessary to reflect the established setback pattern of adjacent properties in the Riverview Terrace neighborhood. The proposed front porch setback is consistent with the existing development pattern along the street and satisfies the intent of this provision.

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

The project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines §15301(e) (Existing Facilities), which exempts additions to existing structures that do not increase the floor area by more than 50 percent or 2,500 square feet, whichever is less. The proposed addition increases the residence by approximately 215 square feet (approximately 18 percent), well below the exemption threshold. Furthermore, no unusual circumstances or other exceptions to the exemption have been identified, and no potentially significant environmental impacts were identified during project review.

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

The project complies with applicable building and zoning regulations and will not create significant impacts related to public health, safety, circulation, drainage, privacy, or neighborhood compatibility. The project will not be materially injurious to nearby properties or pedestrians.

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

The Community Development Department and Planning Commission have reviewed the project. Applicable Design Review Criteria contained in CMC § 17.120.070 have been met. The project incorporates high-quality architectural materials, compatible residential design, landscaping improvements, and site features that are consistent with the City's adopted design objectives.

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

The proposed remodel and addition are compatible with the existing pattern of residential development in the surrounding neighborhood. The project maintains the existing residential use, is appropriately scaled for the site, and incorporates architectural elements and materials that complement surrounding homes. The project therefore maintains the established character, scale, and development pattern of the neighborhood.

Conditions of Approval:

General Conditions

1. The project approval consists of a remodel at 618 Riverview Drive of an existing 870-square-foot single-family residence, a 305-square-foot garage, and an addition of 374-square-feet to attach the two structures. The maximum Floor Area Ratio for the 3,000-square-foot property is 57% (1,710 square feet). The total FAR of the project is 47% with a total of 1,411 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 August 20, 2026, except as modified through conditions imposed by the Planning Commission during the hearing.

2. At time of submittal for demolition and/or building permit review, the applicant shall include a demolition work of scope statement and a demolition plan clearly identifying all areas of walls and floors to be demolished. The City may require a letter from a structural engineer. Any modifications to the demolition plans, including modifications to the scope of work, means and methods of demolition/construction, or changes to the framing, windows, or any other exterior elements shall be submitted to the Building Department for review and approval prior to proceeding with demolition and/or construction. During construction, the City may require additional plans as they deem necessary.

3. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.

4. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.

5. 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.

6. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any changes to the size or exterior appearance of the structure shall require Planning Commission approval.

7. Prior to issuance of building permit, all Planning fees associated with permit #26-0270 shall be paid in full.

8. Prior to issuing a building permit, the applicant must, to the extent applicable, provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.

9. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in CMC Chapter 13.16 Storm Water Pollution Prevention and Protection. Site runoff shall not drain onto adjacent parcels or over sidewalks.

10. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).

11. 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.

12. Prior to issuance of a building permit, the applicant shall complete a revocable encroachment agreement, in a form provided by the Public Works Department, for all approved privately installed improvements within the unutilized street right-of-way.

13. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B.

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

15. Prior to approval of the final inspection, all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.

16. This permit shall expire 24 months from the date of issuance unless exercised. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to CMC §17.156.080.

17. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

18. Garbage and recycling containers shall be placed out of public view on non-collection days.

19. Outdoor lighting shall comply with all relevant standards pursuant to CMC §17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties.

20. Prior to a Building Department final inspection, final inspections by the Planning and Public Works Departments are required.

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

Assistant Planner Pepper presented the staff report

Public Comment :

- ***Nia Lewis, Project Architect***

Motion to approve Application #26-0270 pursuant to the findings in the staff report and subject to the conditions of approval: Commissioner Welch
Second: Commissioner Howard
Voting Yea: Commissioners Estey, Howard, Welch
Abstain: Chair Christiansen
Absent: Commissioner Kieu

B. Citywide Municipal Code Amendments

Project Description: Permit #26-0259. Amendments to Capitola Municipal Code pertaining to repeal and replace Chapter 17.88 (Incentives for Community Benefits), relocate existing village hotel incentives to a new Chapter 17.90 (Incentives for a Village Hotel with Community Benefits); amend Chapter 17.74 (Accessory Dwelling Units), 17.20 (Mixed Use Zoning Districts), Chapter 17.24 (Commercial and Industrial Zoning Districts), and Chapter 17.160 (Glossary); and Repeal of Municipal Code Chapter 9.08 (Tattoo Establishments). The proposed amendments would apply to properties citywide. The Zoning Code is part of the City's Local Coastal Program (LCP), and amendments require certification by the California Coastal Commission before taking effect in the Coastal Zone.

Recommended Action: Adopt a resolution recommending the City Council adopt the proposed Municipal Code amendments. ***(Resolution No. 2026-3)***

Director Herlihy and Consultant Ben Noble presented the staff report.

Public Comment :

- ***Cami Corvin***

Motion to adopt Resolution No. 2026-3: Commissioner Welch
Second: Commissioner Howard
Voting Yea: Commissioners Estey, Howard, Welch, Christiansen
Absent: Commissioner Kieu

C. Update on California Coastal Commission Certification of Cliff Drive Resiliency Local Coastal Program Amendments

Project Description: Update on California Coastal Commission Certification of Cliff Drive Resiliency Local Coastal Program Amendments.

Recommended Action: Receive the report from staff. No action is required.

Director Herlihy presented the staff report.

Public Comment :

- ***Leslie Nielsen***

7. **Director's Report -** *Director Herlihy announced that lane striping and bollard additions on 41st Avenue will take place the week of August 24th and informed the Commission that the Santa Cruz County Regional Transportation Commission will be making repairs to the fence along the Park Avenue bluff.*

8. **Adjournment –** *The meeting adjourned at 7:24 PM. The next regularly scheduled meeting of the Planning Commission is on October 2, 2026, at 6:00 PM.*

ATTEST:_____

Rosie Wyatt, Deputy City Clerk

Capitola Planning Commission

Agenda Report

Meeting: November 5, 2026

From: Community & Economic Development Department

Address: 728 Gilroy Drive

Project Description: Application #26-0521. APN: 035-053-19. Accessory Dwelling Unit (ADU) Design Permit to construct an attached two-story ADU and Deviation Request for the required ADU parking space. The project is located within the R-1 (Single-Family Residential) zoning district. This project is in the Coastal Zone but does not require a Coastal Development Permit.

Recommended Action: Consider application #26-0521 and deny the requested deviation for onsite parking based on the attached Conditions and Findings for Approval.

Environmental Determination: Categorical Exemption

Property Owner: Robin and Chris Drago

Representative: Gerald Walker, Architect; Filed: 10/6/26

Background: On October 14, 2026, Development and Design Review staff reviewed the application and provided the applicant with the following direction:

Public Works staff, Kailash Mozumder and Erika Senyk: Discussed additional details and plans required if the project reaches the building permit application phase. These include a grading plan, drainage plan, sidewalk/curb cut improvements, utility connection locations, low-impact development (LID) measures, and other applicable details.

Building Official, Joe Granda: Inquired about a firewall between the primary dwelling and proposed ADU and also mentioned minimum 32-inch doorway clearance requirements for the entry-level bathroom and bedroom doorways.

Assistant Planner, Mari Pepper: Discussed concerns regarding the requested parking deviation and the ability to accommodate an additional parking space onsite. Alternatively, revising the plans to reduce the residence to less than 800 square feet would eliminate the requirement for an additional parking space. The two alternatives suggested by staff would have allowed the project to proceed administratively without a Planning Commission hearing.

The applicant opted not to take staff's recommendation on parking and proceeded with the request for a parking deviation. Revised plans were not required following the Development and Design Review meeting.

Development Standards: The following table outlines the zoning code requirements for the construction of an attached two-story ADU in the R-1 zoning district. No changes to the existing primary dwelling are proposed; therefore, information on the primary dwelling is omitted from the table except for Floor Area Ratio and parking calculations. The applicant is seeking an ADU deviation request related to the parking requirements.

Attached Accessory Dwelling Unit Design Standards

Lot Standards		
Floor Area Ratio (FAR)		
R-1 Regulation		**Proposed**
Lot size		2,800 sq. ft.
Maximum Floor Area Ratio		57% (Max 1,596 sq. ft.)
Primary Dwelling Unit		615 sq. ft.
Accessory Dwelling Unit		First-Story: 425 sq. ft. Second-Story: 425 sq. ft. ADU Total: 850 sq. ft.
Total FAR		52% (1,465 sq. ft.)
Maximum Unit Size		
Attached ADU, more than one bedroom: 50% of existing primary dwelling or 1,000 square feet, whichever is greater		850 sq. ft.
Development Standards – Accessory Dwelling Units		
Attached Two-Story	**Maximum**	**Proposed**
Height	25 ft.	19 ft 10.5 in.
ADU Setbacks		
	ADU Regulation	**Proposed**
Front Yard 1st Story	Same as primary dwelling	35 ft. (Gilroy Drive)
Side Yard 1st Story	4 ft.	Northwest (Center Street): 9 ft. 6 in. Southeast: 4.2 ft.
Side Yard 2nd Story		Northwest (Center Street): 9 ft. 6 in. Southeast: 4.2 ft.
Rear Yard 1st Story		11 ft. 2.5 in.
Rear Yard 2nd Story		11 ft. 2.5 in.
Private Open Space, Minimum		
Regulation		**Proposed**
48 sq. ft.		173 sq. ft.

Required	**Existing**	**Proposed**
Primary Dwelling: 2 Spaces ADU: 1 Space	Primary Dwelling: 1 space Existing Nonconforming	Primary Dwelling : 1 space **Existing Non-conforming** ADU: None **Deviation Request**

Discussion: The subject property is located within the Riverview Terrace neighborhood on the corner of Gilroy Drive and Center Street, bordered by one- and two-story single-family residences on three sides, with the Nob Hill shopping center located to the north, screened by landscaping. Riverview Terrace is an established residential area characterized by relatively small lots, many of which were constructed prior to City incorporation. The neighborhood is in close proximity to the Capitola Village and, in conjunction with the densely packed neighborhood, is challenged with limited on-street and off-street parking, especially during village events and busier summer months. Many of the neighborhood's parcels are relatively small for Capitola standards and were developed prior to the adoption of current setbacks and development standards, resulting in existing building patterns that do not conform to present-day zoning requirements. The proposal includes an attached two-story ADU with the request for a deviation to waive the one ADU parking space.

The proposed ADU is an 850 square-foot, two-bedroom unit with one-and-a-half bathrooms, living room, and full kitchen. Additionally, the project scope includes the removal of 111 square-foot shed and a concrete patio. The proposed stucco siding and built-up (tar and gravel) roofing will match the existing primary residence. Except for the connection of the two units, no other alterations to the existing primary dwelling are proposed. Since the proposed ADU is over 800 square feet in floor area, it is subject to the full review standard for ADUs found in Sections 17.74.080 (Development standards) and 17.74.090 (Objective design standards). The Development Standards of Section 17.74.080 are included in the table above.

ADU Objective Design Standards: This ADU is subject to the objective design standards in CMC §17.74.090. The objective design standards are included below in underline followed by staff analysis.

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

B. Privacy Impacts. To minimize privacy impacts on adjacent properties, the following requirements apply to walls with windows within eight feet of an interior side or rear property line abutting a residential use:
    1. For a single-story wall or the first story of a two-story wall, privacy impacts shall be minimized by either:
        a. A six-foot solid fence on the property line; or
        b. Clerestory or opaque windows for all windows facing the adjacent property.
    2. For a second-story wall, all windows facing the adjacent property shall be clerestory or opaque.

    Staff Analysis: The property has an existing six-foot-tall fence along both of the interior property lines. The project has proposed clerestory windows on the upper story wall located within 8 feet of the interior property line.

C. Second-Story Decks and Balconies. Second-story decks and balconies shall be located and designed to minimize privacy impacts on adjacent residential properties, as determined by the Planning Commission through the design permit approval process.
Staff Analysis: The proposed ADU does not include a second-story deck or balcony.

D. Architectural Details. – Applicable architectural detail requirements in Table 17.74-2 include:
    1. Primary exterior materials are horizontal wood, fiber cement, or board and batten siding, or shingles, unless the primary dwelling is predominantly stucco, in which case stucco may be used for the ADU.
    Staff Analysis: The proposed exterior material is stucco to match the existing primary dwelling.

    2. Window and door material be finished with wood, composite, pre-finished metal with a nonreflective finish (historic properties only).
    Staff Analysis: The property is not designated as historic; therefore, this requirement does not apply.

    3. Windows proportions being taller than they are wide or match proportions of the primary dwelling window(s), except for bathrooms (historic properties only).
    Staff Analysis: The property is not designated as historic; therefore, this requirement does not apply.

    4. Windowpane divisions be true or simulated divided lights (historic properties only).

Staff Analysis: The property is not designated as historic; therefore, this requirement does not apply.

5. Roof materials to match the primary dwelling; or architectural composition shingles, clay tiles, slate, or non-reflective standing seam metal.
   Staff Analysis: The existing primary dwelling has a built-up roofing (BUR) system, which is also proposed for the ADU.

6. The roof pitch is at least 4:12 or greater. If the primary dwelling has a roof pitch shallower than 4:12, the ADU roof pitch may match the primary dwelling.
   Staff Analysis: The roof of the proposed ADU will match the existing primary dwelling unit.

E. Building Additions to Historic Structures.
   Staff Analysis: The subject property is not a designated historic resource.

Deviation to Parking Request and Design Permit: Single-family residences are required to provide a minimum of two parking spaces. ADUs subject to full standards require one parking space. The existing site includes one onsite parking space. The code allows for the existing non-conforming parking for the single-family home to continue; however, the one required space for the ADU must be provided onsite or waived through the deviation process. The applicant is seeking approval of a deviation request for the one required ADU parking space. Pursuant to Capitola Municipal Code (CMC) §17.74.030(C), an ADU that deviates from applicable development standard may be allowed with Planning Commission approval of a Design Permit.

Pursuant to §17.74.100. A.1, the Planning Commission, based on the evidence submitted at the hearing, may grant a deviation from ADU standards with the approval of a Design Permit and conformance with the design permit findings of Section 17.74.110.B, listed in the findings section of the report. The project as designed is in compliance with the majority of the required finding. However, staff have concerns with finding J, as follows:

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

Staff Analysis: The applicant is proposing to retain the existing single parking space with no additional parking. There is adequate room on the east side of the property to accommodate two parking spaces in a tandem configuration. The applicant is seeking a deviation to increase the private outdoor space for ADU occupants. The requested deviation would adversely affect the surrounding neighborhood by increasing demand for on-street parking. By requiring the additional onsite parking space for the ADU, the strict application of the chapter would not deprive the subject property of privileges enjoyed by other properties in the vicinity.

CEQA: The project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines §15303(a) (New Construction of Small Structures), which exempts the construction of a second dwelling unit in a residential zone.

Accessory Dwelling Unit Design Permit Findings:

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

The proposed ADU is compatible with the primary dwelling in terms of architectural design, building form, and construction materials. The proposed ADU will match the primary residence and ensure a cohesive appearance with the existing development on the parcel.

B. **The exterior design is in harmony with, and maintains the scale of, the neighborhood.**
The proposed ADU has similar materials to the primary dwelling and two-story residential homes are common within the neighborhood. The structure complies with the maximum ADU height limit and is well within the zone height limit of 25 feet. Therefore, the exterior design is in harmony with and maintains the scale of the neighborhood.

C. **The accessory dwelling unit will not create excessive noise, traffic, or parking congestion.**
The proposed project is a two-bedroom ADU on a site with only one existing parking space for the primary dwelling. The project includes a deviation request for the additional parking space requirement. The proposed ADU will not create excessive noise or traffic congestion in the neighborhood.

D. **The accessory dwelling unit has or will have access to adequate water and sewer service as determined by the applicable service provider.**
The proposed ADU is located on a developed lot in a residential neighborhood with adequate water and sewer service.

E. **Adequate open space and landscaping have been provided that are usable for both the accessory dwelling unit and the primary residence. Open space and landscaping provide for privacy and screening of adjacent properties.**
The proposed project provides adequate open space for the accessory dwelling unit and the primary residence. The applicants are requesting a parking deviation to provide additional private outdoor open space beyond the minimum amount required.

F. **The location and design of the accessory dwelling unit maintain a compatible relationship to adjacent properties and do not significantly impact the privacy, light, air, solar access, or parking of adjacent properties.**
Potential impacts on privacy, light, air, and solar access have been considered and mitigated. The location and design of the ADU maintains a compatible relationship with adjacent properties. Parking within the neighborhood has the potential to be affected.

G. **The accessory dwelling unit generally limits the major access stairs, decks, entry doors, and major windows to the walls facing the primary residence, or to the alley if applicable. Windows that impact the privacy of the neighboring side or rear yard have been minimized. The design of the accessory dwelling unit complements the design of the primary residence and does not visually dominate it or the surrounding properties.**
All second story windows facing adjacent properties are either clerestory or opaque except for the second story window on the South-east side of the structure. The design of the ADU, with siding materials similar to the primary residence and similar roof pitch, complements the design of the primary residence and does not visually dominate the surrounding properties.

H. **The site plan is consistent with physical development policies of the general plan, any area plan or specific plan, or other city policy for physical development. If located in the coastal zone, the site plan is consistent with policies of the local coastal plan. If located in the coastal zone and subject to a coastal development permit, the proposed development will not have adverse impacts on coastal resources.**
The location of the proposed ADU complies with all of the development standards in CMC §17.74.080 except for on-site parking. The project is within the coastal zone but does not require a Coastal Development Permit and complies with the local coastal plan.

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

J. **The project deviation is necessary due to special circumstances applicable to subject property, including size, shape, topography, location, existing structures, or surroundings. The strict application of this chapter would deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classification.**
The subject property is a 2,800 square-foot corner lot, which is smaller than typical R-1 lots, limiting placement of the proposed ADU and associated parking and open space improvements. However, the property has sufficient space to accommodate two tandem parking spaces while also providing the required private open space. The Riverview Terrace Neighborhood is challenged with limited on-street and off-street parking, especially during village events and busier summer months. The requested deviation would provide additional open space for the property's occupants but could adversely affect the surrounding neighborhood by increasing demand for on-street parking. Alternatively, by reducing the proposed ADU size by 50 square feet it would qualify as a limited standard ADU, which are exempt from additional parking requirements altogether. Therefore, the strict application of the chapter would not deprive the property of privileges enjoyed by other properties in the vicinity and within the R-1 zone.

Conditions of Approval:

1. The project approval consists of the construction of an 850 square-foot attached two-story ADU. The maximum Floor Area Ratio for the 2,800 square foot property is 57% (1,596 square feet). The total FAR of the project is 52% with a total of 1,465 square feet. The project approval includes approval of an Accessory Dwelling Unit permit but denies the parking deviation. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on November 5, 2026, except as modified through conditions imposed by the Planning Commission during the hearing, specifically the requirement for two onsite parking spaces.

2. At time of submittal for building permit review, the plans shall be revised to include a second on-site parking space.

3. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.

4. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.

5. 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.

6. 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.

7. 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.

8. Prior to issuance of a Certificate of Occupancy, the applicant shall complete landscape work to reflect the approval of the Planning Commission. Specifically, required landscape areas, all required tree plantings, privacy mitigations, erosion controls, irrigation systems, and any other required measures shall be addressed to the satisfaction of the Community Development Director.

9. Prior to issuance of building permit, all Planning fees associated with permit #26-0521 shall be paid in full.

10. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.

11. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection. Site runoff shall not drain onto adjacent parcels or over sidewalks.

12. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).

13. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.

14. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.

15. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B

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

17. The project shall implement Low Impact Development BMPs outlined in the Slow it. Spread it. Sink it. Homeowner's Guide to Greening Stormwater Runoff by the Resource Conservation District of Santa Cruz County. The applicant shall provide details on the BMPs implemented and with a goal of not allowing more than 25% of total impervious area from discharging directly from the site.

18. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant

shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.

19. This permit shall expire 24 months from the date of issuance unless exercised. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.

20. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

21. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.

22. Prior to issuance of building permits, the building plans must show the ADU utility connections match the primary dwelling. Utility lines for both units must be underground to the nearest utility pole, unless the existing utility lines are overhead, in which case the applicant may choose a matching configuration.

23. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties.

24. Prior to a Building Department final and/or issuance of a Certificate of Occupancy, final inspections by the Planning and Public Works Departments are required.

25. The accessory dwelling unit may not be used for vacation rentals.

Attachments:

1. 728 Gilroy Drive – Plan Set
2. 728 Gilroy Drive – Deviation Request

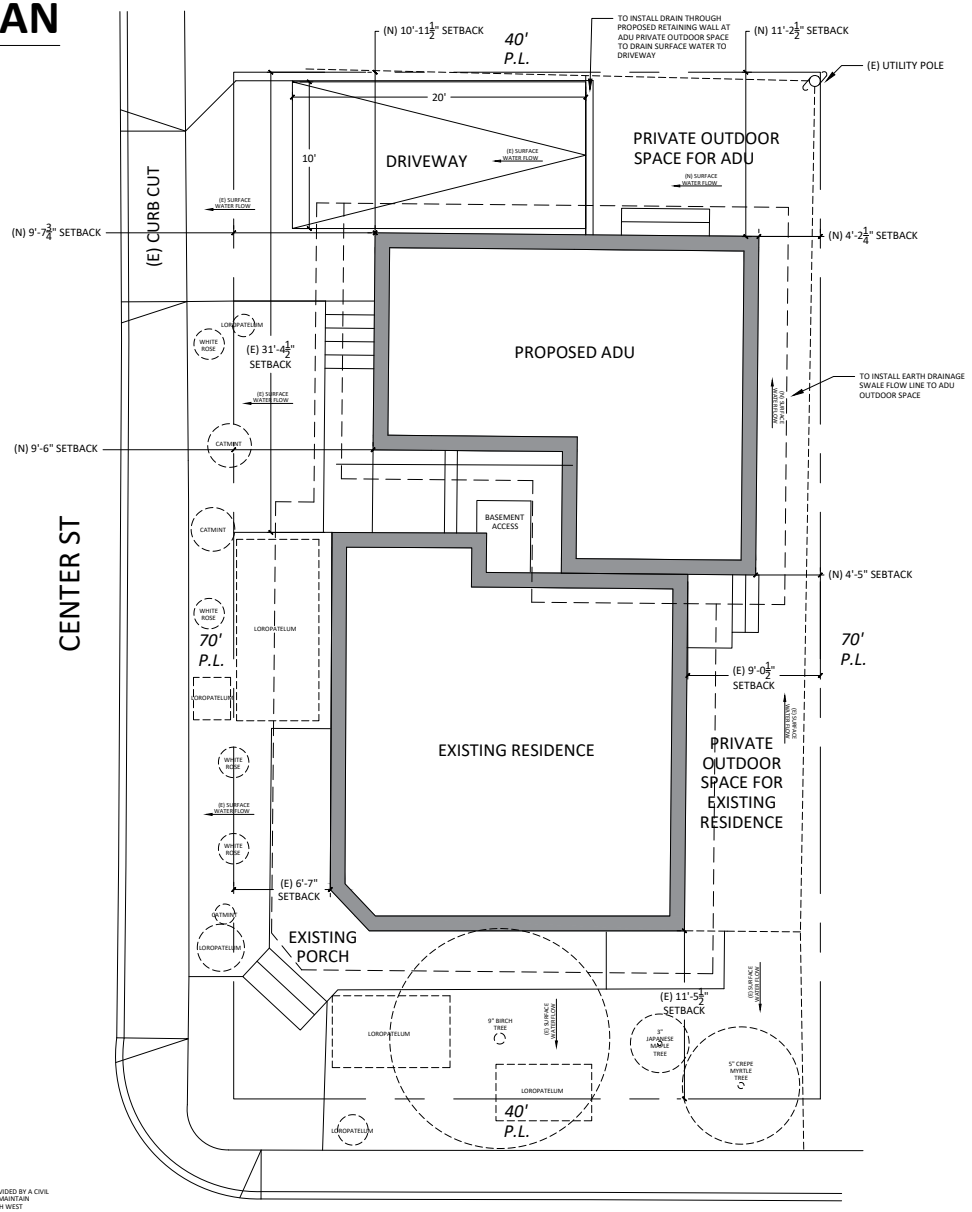
Report Prepared By: Mari Pepper, Assistant Planner

Reviewed By: Rosie Wyatt, Deputy City Clerk

Approved By: Katie Herlihy, Community and Economic Development Director

SITE PLAN

1/4" = 1'



DRAINAGE NOTES:

FINAL GRADING AND DRAINAGE PLANS TO BE PROVIDED BY A CIVIL ENGINEER FOR BUILDING PERMIT SUBMITTAL. TO MAINTAIN EXISTING SITE DRAINAGE ON NORTHWEST & SOUTH WEST CORNERS OF THE PARCEL. TO INCORPORATE A MIXTURE OF EARTH DRAINAGE SWALE FLOW LINES, DRAINS FROM CONCRETE OR ELEVATED AREAS, SHEET FLOW DRAINAGE AWAY FROM BUILDING FOUNDATIONS, DOWNSPOUTS W/ SPLASH BLOCKS, ETC. TO MANAGE ON SITE DRAINAGE. STORMWATER RUNOFF TO BE MINIMIZED BY DIRECTING RUNOFF ONTO VEGETATED AREAS SAFELY AWAY FROM BUILDINGS.

PROJECT INFORMATION:

PROJECT DESCRIPTION:	CONSTURCT (N) ATTACHED ADU, 905 S.F.
PROJECT SITE:	728 GILROY DR. CAPITOLA, CA 95010 035-053-19
OWNER INFORMATION:	CHRIS & ROBIN DRAGO capitoladragos@gmail.com
ZONING CLASS:	R-1 TYPE VB, NON-SPRINKLERED

FLOOR AREA CALCULATIONS

LOT SIZE:	3005.6 S.F.
EXISTING RESIDENCE:	615 S.F.
EXISTING PORCH:	250 S.F.
EXISTING SHED (TO BE REMOVED):	111 S.F.
(N) ATTACHED ADU:	905 S.F.
EXISTING LOT COVERAGE:	1,050 S.F./34.93%
PROPOSED LOT COVERAGE:	1,679 S.F./55.86%
EXISTING FAR:	1,520 S.F./21.66%
PROPOSED FAR:	2,015 S.F./50.57%
EXISTING IMPERVIOUS AREA:	1,550 S.F./55.35%
PROPOSED IMPERVIOUS AREA:	1,808 S.F./64.57%

SHEET SCHEDULE

1	PROPOSED SITE PLAN & COVER SHEET
2	EXISTING SITE PLAN
3	PROPOSED ELEVATIONS
4	PROPOSED FLOOR PLANS
5	EXISTING FLOOR PLAN & EXISTING ELEVATIONS
6	ROOF PLANS

CONSULTANTS

PROJECT DESIGNER
GERALD WALKER DESIGNS
GERALD WALKER
geraldphilipwalker@gmail.com
(831) 428-9144

CALIFORNIA GREEN BUILDING STANDARDS CODE:

CONSTRUCTION WASTE-REDUCTION, DISPOSAL AND RECYCLING

A MINIMUM OF 65% OF THE CONSTRUCTION AND DEMOLITION WASTE WILL BE RECYCLED, REUSED ON THE PROJECT, OR SALVAGED FOR LATER USE OR SALE. (CGBC 4.408.1), CRC R334.1

STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.

IN ORDER TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION, ONE OR MORE OF THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO PREVENT FLOODING OF ADJACENT PROPERTY, PREVENT EROSION AND RETAIN SOIL ON THE SITE.
1. RETENTION BASINS OF SUFFICIENT SIZE SHALL BE UTILIZED TO RETAIN STORM WATER ON THE SITE.
2. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, GUTTER OR SIMILAR DISPOSAL METHOD, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM.

BUILDING MAINTENANCE AND OPERATION

OPERATION AND MAINTENANCE MANUAL. AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACE DISC, WEB-BASED REFERENCE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WHICH INCLUDES ALL OF THE FOLLOWING SHALL BE PLACED IN THE BUILDING:
1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2. OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
A. EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT.
B. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
C. SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.
D. LANDSCAPE IRRIGATION SYSTEMS.
E. WATER REUSE SYSTEMS.
3. INFORMATION FROM PUBLIC UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.
4. PUBLIC TRANSPORTATION AND/OR CARPOOL OPTIONS AVAILABLE IN THE AREA.
5. EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE.
6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.
7. INSTRUCTIONS ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO, CAULKING, PAINTING, GRADING AROUND THE BUILDING, ETC.
9. INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.
10. A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.

CONSTRUCTION SHALL COMPLY WITH:
CALIFORNIA BUILDING CODE 2025
CALIFORNIA RESIDENTIAL CODE 2025
CALIFORNIA ELECTRICAL CODE 2025
CALIFORNIA PLUMBING CODE 20225
CALIFORNIA MECHANICAL CODE 2025
CALIFORNIA ENERGY STANDARDS 2025
CALIFORNIA FIRE CODE 2025
CALIFORNIA GREEN BUILDING CODE 2025
CITY OF CAPITOLA AMENDMENTS

DESIGNER RESTRICTIONS

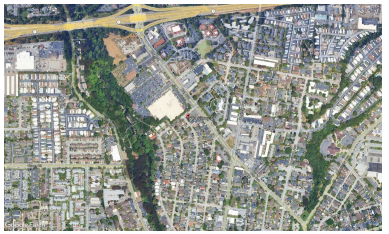
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY PROJECT DESIGNER IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOBSITE CONDITIONS DURING COURSE OF CONSTRUCTION.

PROPERTY LINES AND SETBACKS:

CONTRACTOR AND PROPERTY OWNER TO VERIFY ALL PROPERTY LINES AND SETBACKS BEFORE STARTING PROJECT. THE BUILDING INSPECTOR HAS THE AUTHORITY TO REQUEST A PARTIAL OR FULL SURVEY OF THE PROPERTY IN ORDER TO DETERMINE PROPERTY LINES. ALL COST TO DETERMINE PROPERTY LINES TO BE PAID BY PROPERTY OWNER.

VICINITY MAP

SCALE: N.T.S.



REVISIONS	BY

GERALD WALKER DESIGNS
911 WINDHAM ST
SANTA CRUZ, CA 95062
GERALDPHILIPWALKER@GMAIL.COM

PROPOSED SITE PLAN & COVER SHEET

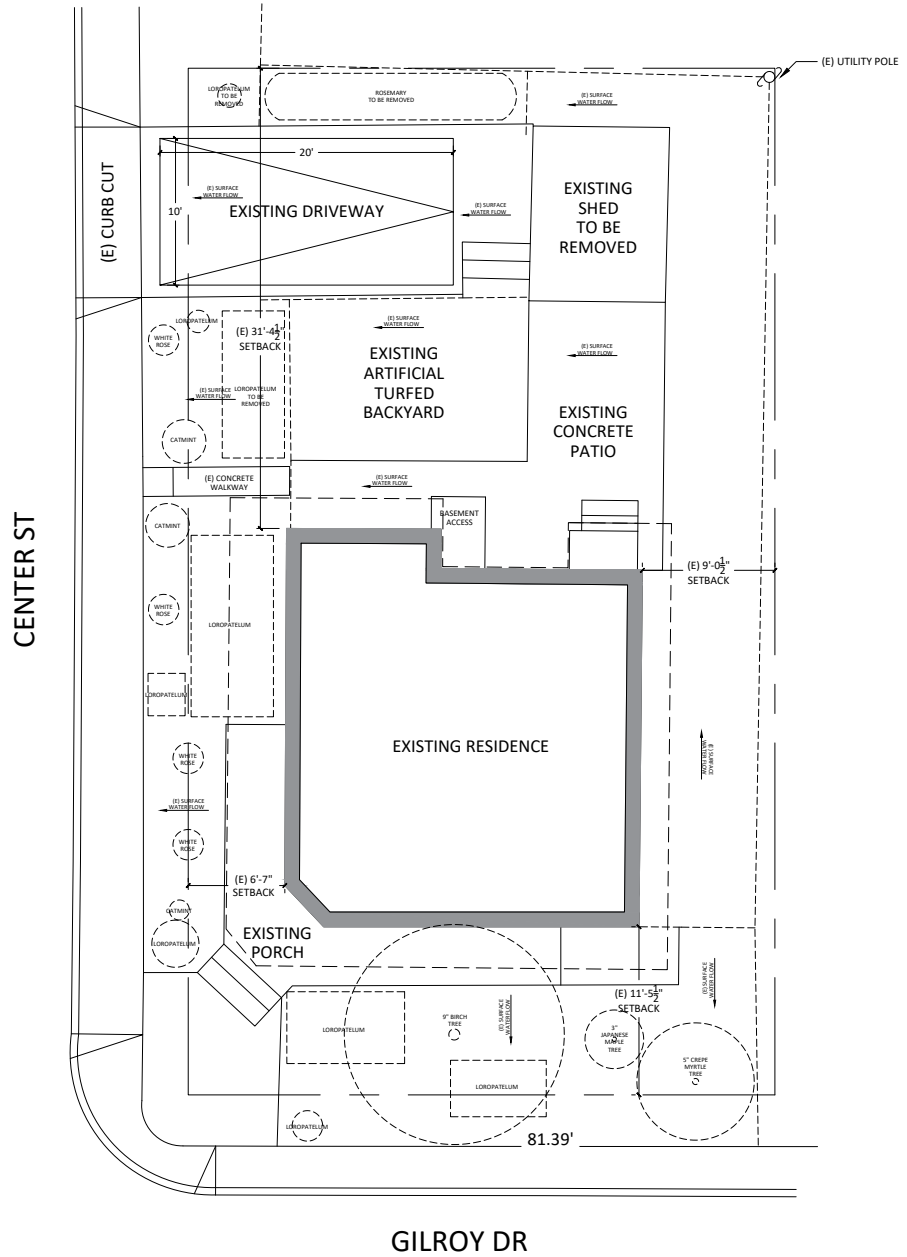
DRAGO RESIDENCE ADU
728 GILROY DR.,
CAPITOLA, CA 95010
APN: 035-053-19

DATE: 9/10/2026
SCALE: AS NOTED
DRAWN BY: *GERALD*
SHEET
1

Gerald Walker

EXISTING SITE PLAN

1/4" = 1'



REVISIONS | BY

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EXISTING SITE PLAN

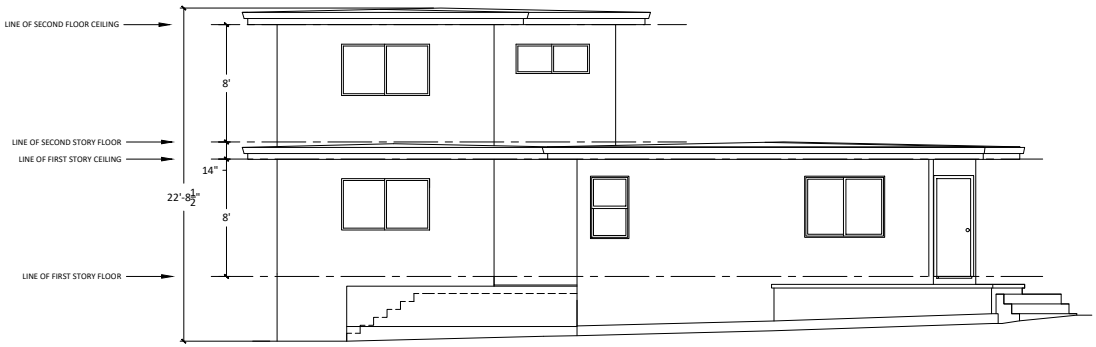
DRAGO RESIDENCE ADU
728 GILROY DR.,
CAPITOLA, CA 95010
APN: 035-053-19

DATE: 9/10/2026
SCALE: 1/4" = 1'
DRAWN BY: *GERALD*
SHEET
2

Gerald Walker

PROPOSED ELEVATIONS

1/4" = 1'



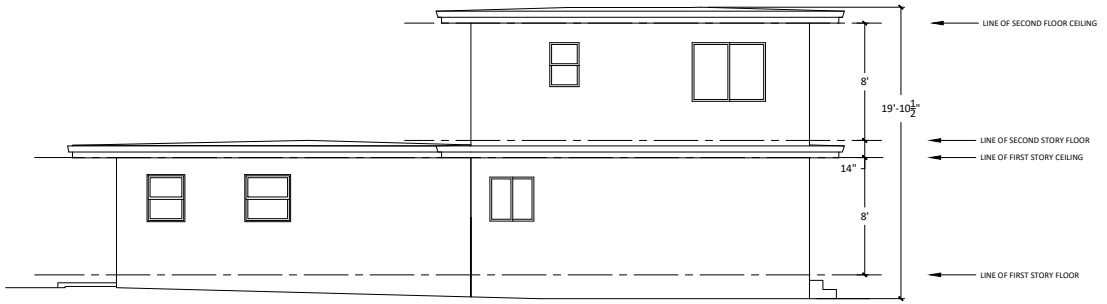
NORTHWEST



SOUTHWEST



NORTHEAST



SOUTHEAST

ADU EXTERIOR MATERIALS NOTES:

1) ROOFING MATERIAL: BUR TO MATCH EXISTING
2) EXTERIOR SIDING MATERIAL: STUCCO

FINISHED BUILDING COLORS:

ROOF: LIGHT GRAY, TO MATCH EXISTING RESIDENCE
STUCCO: LIGHT BLUE, TO MATCH EXISTING RESIDENCE
TRIM: WHITE, TO MATCH EXISTING RESIDENCE
GUTTERS: WHITE, TO MATCH EXISTING RESIDENCE

DESIGNER RESTRICTIONS

EXISTING ELEVATIONS OF PRIMARY RESIDENCE ON WHICH THE PROPOSED ELEVATIONS ARE BASED & DIMENSIONS HAVE BEEN PROVIDED BY OTHERS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS.

REVISIONS	BY

GERALD WALKER DESIGNS
911 WINDHAM ST
SANTA CRUZ, CA 95062
GERALDPHILIPWALKER@GMAIL.COM

PROPOSED ELEVATIONS

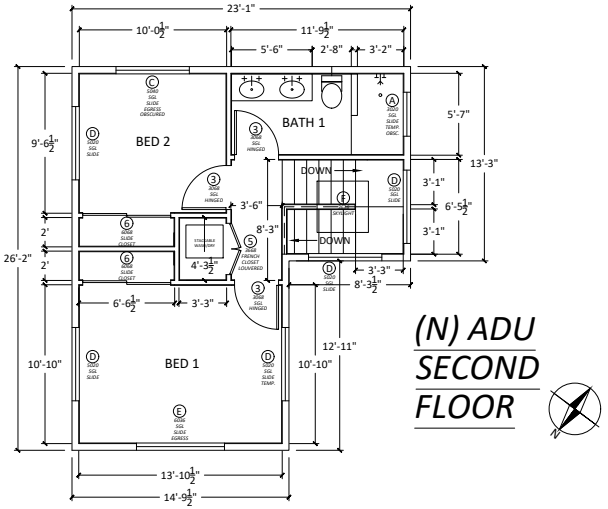
DRAGO RESIDENCE ADU
728 GILROY DR.,
CAPITOLA, CA 95010
APN: 035-053-19

DATE: 9/10/2026
SCALE: 1/4" = 1'
DRAWN BY: *GERALD*
SHEET
3

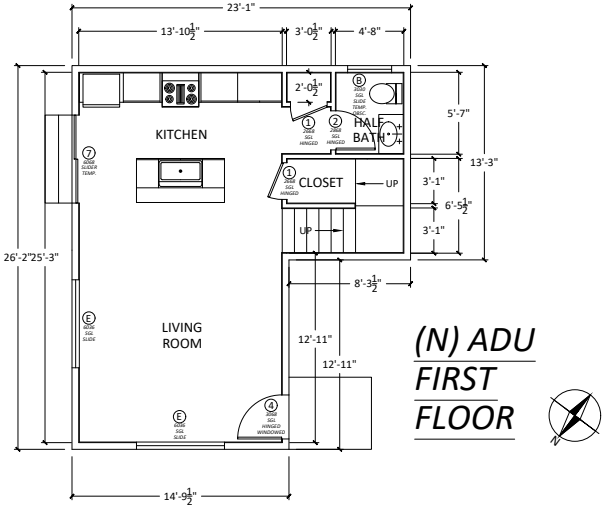
Gerald Walker

PROPOSED FLOOR PLANS

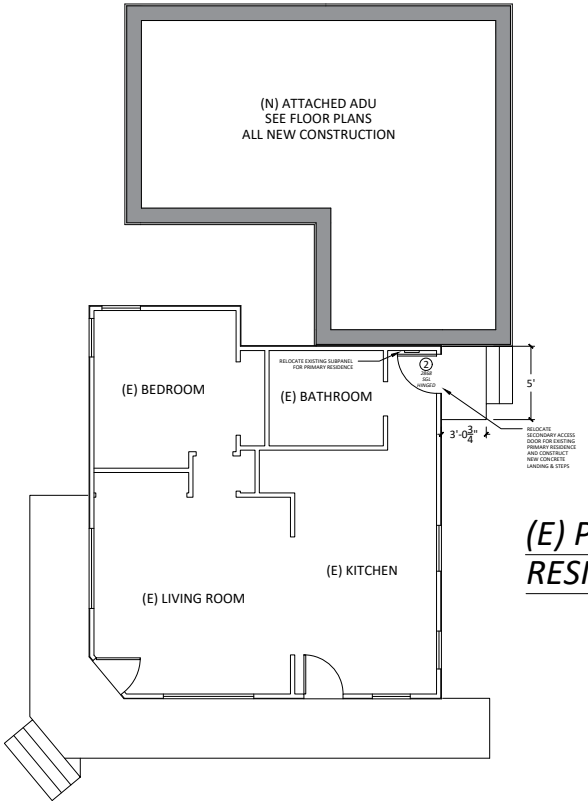
1/4" = 1'



(N) ADU SECOND FLOOR



(N) ADU FIRST FLOOR



(E) PRIMARY RESIDENCE

DESIGNER RESTRICTIONS

EXISTING FLOOR PLANS OF PRIMARY RESIDENCE ON WHICH THE PROPOSED FLOOR PLANS ARE BASED HAS BEEN PROVIDED BY OTHERS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS.

WINDOW SCHEDULE

SCHED.	SIZE	TYPE	QUANTITY	LOCATION	MANUFACTURER	U	SHGC	NOTES
A	3020	SGL SLIDE	1	BATH 1	TBD	TBD	TBD	TEMPERED OBSCURED
B	3030	SGL SLIDE	1	HALF BATH	TBD	TBD	TBD	TEMPERED OBSCURED
C	5020	SGL SLIDE	5	BED 1, BED 2, & STAIRS	TBD	TBD	TBD	TEMPERED WHERE NOTED
D	5040	SGL SLIDE	1	BED 2	TBD	TBD	TBD	EGRESS OBSCURED
E	6036	SGL SLIDE	3	LIVING ROOM & BED 1	TBD	TBD	TBD	EGRESS BED 1, TEMPERED WHERE NOTED
F	3636	SKYLIGHT	1	SKYLIGHT	TBD	TBD	TBD	

DOOR SCHEDULE

SCHED.	SIZE	TYPE	QUANTITY	LOCATION	MANUFACTURER	U	SHGC	NOTES
1	2668	SGL HINGED	2	UNDER STAIR CLOSET & WALL CLOSET				
1	2868	SGL HINGED	2	PRIMARY RESIDENCE & HALF BATH				
3	3068	SGL HINGED	3	BED 1, BED 2, & BATH 1				
4	3068	SGL HINGED EXT.	1	ENTRY				TEMPERED WINDOWED
5	3668	FRENCH CLOSET	1	LAUNDRY CLOSET				LOUVERED
6	6068	SLIDE CLOSET	2	BED 1 & BED 2				
7	6068	SLIDER	1	KITCHEN				TEMPERED

REVISIONS | BY

GERALD WALKER DESIGNS
911 WINDHAM ST
SANTA CRUZ, CA 95062
GERALDPHILIPWALKER@GMAIL.COM

PROPOSED FLOOR PLANS

DRAGO RESIDENCE ADU
728 GILROY DR.,
CAPITOLA, CA 95010
APN: 035-053-19

DATE: 9/10/2026

SCALE: 1/4" = 1'

DRAWN BY: *GERALD*

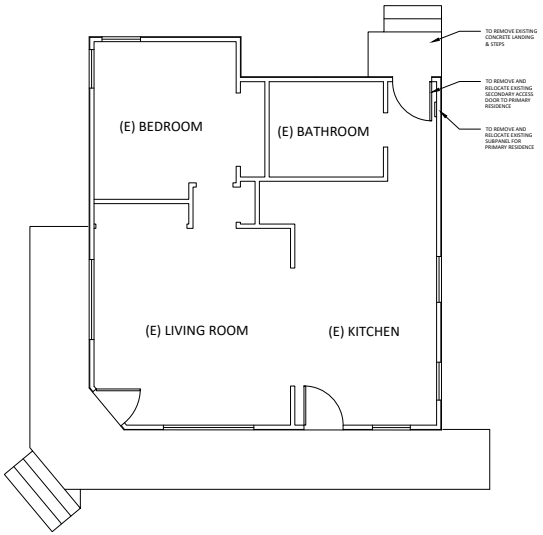
SHEET

4

Gerald Walker

EXISTING FLOOR PLAN

1/4" = 1'



DESIGNER RESTRICTIONS

EXISTING FLOOR PLAN OF PRIMARY RESIDENCE HAS BEEN PROVIDED BY OTHERS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS.

EXISTING ELEVATIONS

1/4" = 1'



EXISTING EXTERIOR MATERIALS NOTES:

1) ROOFING MATERIAL: BUR
2) EXTERIOR SIDING MATERIAL: STUCCO

FINISHED BUILDING COLORS:

ROOF: LIGHT GRAY
STUCCO: LIGHT BLUE
TRIM: WHITE
GUTTERS: WHITE

DESIGNER RESTRICTIONS

EXISTING ELEVATIONS OF PRIMARY RESIDENCE & DIMENSIONS HAVE BEEN PROVIDED BY OTHERS. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS.

REVISIONS	BY

GERALD WALKER DESIGNS
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EXISTING FLOOR PLAN & EXISTING ELEVATIONS

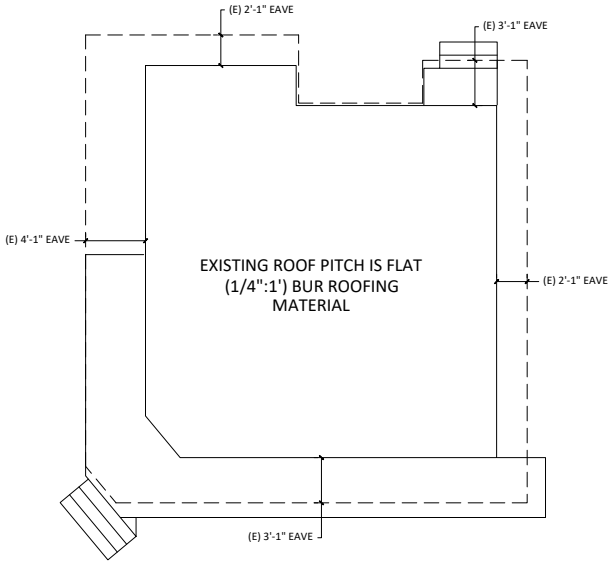
DRAGO RESIDENCE ADU
728 GILROY DR.,
CAPITOLA, CA 95010
APN: 035-053-19

DATE: 9/10/2026
SCALE: 1/4" = 1'
DRAWN BY: *GERALD*
SHEET
5

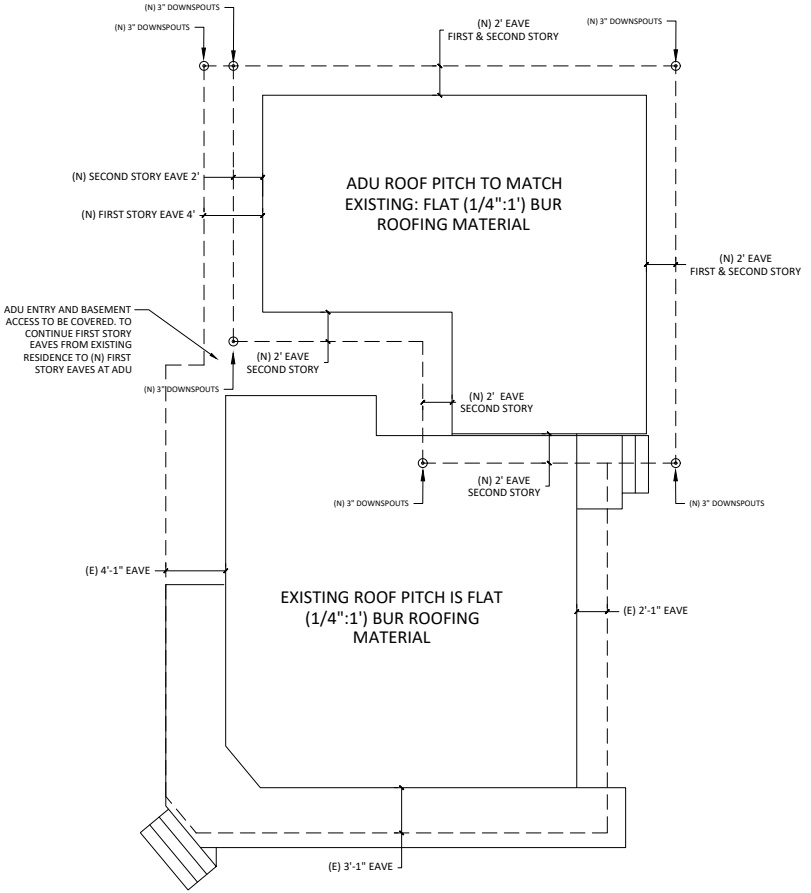
Gerald Walker

ROOF PLANS

1/4" = 1'



EXISTING



PROPOSED

REVISIONS | BY

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ROOF PLANS

DRAGO RESIDENCE ADU
728 GILROY DR.,
CAPITOLA, CA 95010
APN: 035-053-19

DATE: 9/10/2026
SCALE: 1/4" = 1'
DRAWN BY: *GERALD*
SHEET
6

Gerald Walker

City of Capitola
Accessory Dwelling Unit (ADU)
Deviation from Standards

ADU Deviation from Standards

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

Deviation as it relates to code section 17.74.080(C)(a). A reduction in the required parking spaces by one. Existing Primary residence requires one off street parking space and one has been maintained on site in the design on the proposed attached ADU.

Required Findings

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

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

Subject property is located on a corner lot and there is ample parking on the street and residential exists on only one side on Center St.. The configuration of the lot being small and the lot lines being set back from the edge of the right of way presents a challenge when fitting two spaces on Center. On Gilroy, due to the orientation of the existing residence, size of lot, and lack of proper space to create a second approach. Requiring tandem parking would eliminate valuable private outdoor space and would create a grading challenge.

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

Subject parcel is located on the edge of the Coastal Zone. If not in coastal zone, wouldn't require parking as the property is located within 1/2 mile of a public transit stop (17.74.080(C)(2)(c)(i). Numerous properties on Riverview Dr, Riverview Av, Beverly, etc. lack either the required number of spaces or parking spaces all together. 407 Beverly appears to have two units and a primary residence but has one on site space. Cliffwood Heights being exempt from parking requirements creates an unfair privilege that others cannot enjoy. A list of existing properties with non-conforming parking would be extensive for Capitola.

Capitola Planning Commission

Agenda Report

Meeting: November 5, 2026

From: Community and Economic Development Department

Address: 105 Lawn Way

Project Description: Conceptual Review #26-0535 for a new 4 unit, multi-family structure replacing a previously destroyed 4 unit, multi-family structure located at 105 Lawn Way (APN 035-252-04. The site is located in the Mixed Use-Village (MU-V) zoning district, Village Residential (VR) and Visitor Serving General (VS-G) overlay zones, and Coastal Appeal zone. The concept includes raising the units out of the flood plain which increased the height to 33 feet 6 inches and floor area ratio to 2.67. Conceptual Review allows an applicant to receive preliminary nonbinding input from the Planning Commission on a proposed project prior to City action on a formal permit application. The project is in the coastal zone; however, a coastal development permit is not required for conceptual review.

Recommended Action: Provide input on the conceptual review application.

Property Owner: Stephen Cook, Owner
Representative: Omar Hason, Workbench

Background: 105 Lawn Way is located within the MU-V zone district, Residential Overlay, and VS-General Overlay. The subject property is approximately 905 square feet (33 feet 5 inches wide by 26 feet 5 inches deep) and is relatively level. The subject site is bordered by the Six Sisters-Lawn Way Historic District. The site had previously been developed with a 1,850 square foot, four-unit multifamily residential building originally built in 1948. The structure was not identified as a historic resource in the City's historical resource inventory. On December 25, 2024, the former structure was damaged by an explosion and subsequent fire. The City issued a demolition permit on January 6, 2025.

On August 14, 2026, the applicant submitted an SB330 density bonus application for a six-unit project, with a nearly 40-foot height. An incomplete notice was issued on September 11, 2026. Staff met with the applicant prior to issuing the incomplete letter and suggested taking a conceptual review application to the Planning Commission to gauge if there would be support for reconstructing the previously existing structure and lifting the structure out of the floodplain. The applicant has placed the August 14, 2026, application on hold and is pursuing direction from Planning Commission on the 4-unit concept.

Discussion: The conceptual review application proposes a new four-unit residential multifamily structure on the subject site. **Figure 1** provides an image of the structure prior to the explosion and **Figure 2** is the conceptual rendering of the proposed replacement structure.

Figure 1: 105 Lawn Way prior to Explosion

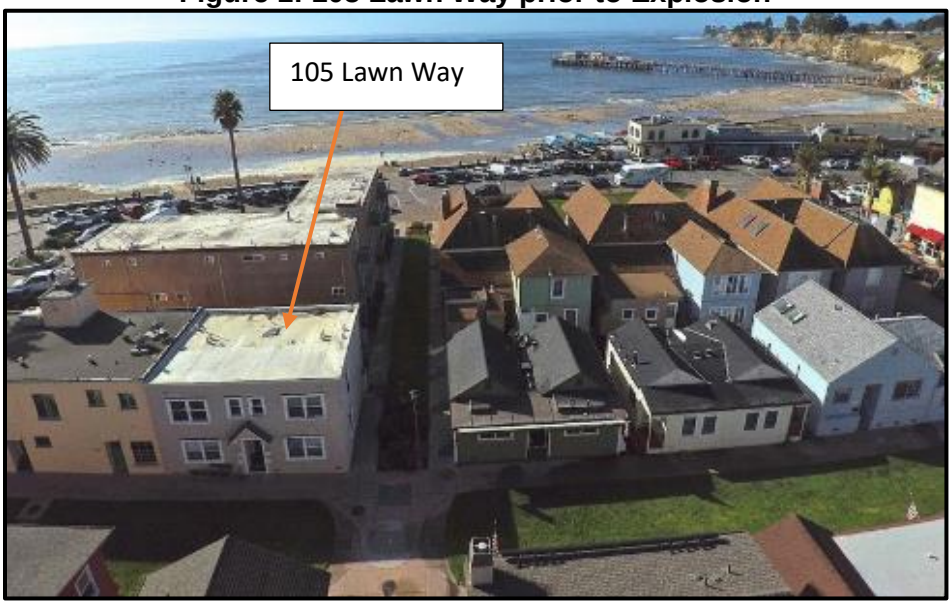


Figure 2: Proposed 105 Lawn Way Replacement Structure



The property is 33 feet 5 inches wide by 26 feet 5 inches deep, for a total area of 905 square feet. The previous two-story building was built on the property with no setbacks, occupying the entire lot. The proposed concept sites the structure in the same location as previous structure but lifts it 6 feet 9 inches to be out of the flood plain. The design of the proposed new fourplex does not replicate the previous structure. The applicant has provided detailed project plans (Attachment 1) and a project description, including property history (Attachment 2).

Relevant Housing Law: Government Code Section 65852.25 prohibits local agencies from banning the reconstruction of multifamily dwellings that were involuntarily damaged or destroyed. Under Section 65852.25, property owners can rebuild multifamily structures (two or more living quarters) up to their pre-damage size, unit count, and nonconforming use. Rebuilt structures must comply with the current Building Codes, and current zoning and architectural standards that preserve original size and units.

Local agencies can block reconstruction if rebuilding creates a specific, adverse impact to public health or safety, the building is located in an industrial zone, or if permits to rebuild are not secured within two years of damage or destruction.

Local agencies can also enforce more permissive rebuilding rights pursuant to local resolution or ordinance. Capitola Municipal Code Section 17.92.080 allows building destroyed by fire, explosion, flood, or other disaster to be rebuilt if the project complies with specific standards related to size, intensity of use, and value. This code section does not have a two-year building permit requirement; therefore, when read together with the operative provisions of Section 65852.25, provides a potentially viable path for 105 Lawn to rebuild its 4-unit complex to meet current building code standards and flood plain requirements. Staff will work with the applicant to evaluate and confirm eligibility.

Conceptual Review: Conceptual Review allows an applicant to receive preliminary nonbinding input from the Planning Commission on a proposed project prior to City action on a formal permit application. Conceptual review is intended for complex or controversial projects that would benefit from preliminary input prior to City action on a permit application. An applicant may also request conceptual review to receive input on policy interpretations and sensitive community issues that would benefit from early input from the planning commission.

The applicant is requesting feedback on the Conceptual project plans provided as Attachment 1. To coordinate the discussion, staff drafted the following three questions:

1. Does the Planning Commission support staff's interpretation to apply the MU-V development standards to the property, rather than the RM-15 standards required by the Visitor Serving General Overlay?
2. Would the Planning Commission support increasing the overall height of the building to allow larger floor-to-ceiling heights within the individual units?
3. Does the Planning Commission have any preliminary comments or recommendations regarding the proposed architectural design and exterior materials?

1. Does the Planning Commission support staff's interpretation to apply the MU-V development standards to the property, rather than the RM-15 standards required by the Visitor Serving General Overlay?

Pursuant to 17.08.040.D, the director may refer any request for interpretation of the zoning code to the Planning Commission for review and interpretation. Staff is requesting Planning Commission direction on the applicable development standards for redevelopment of the site.

The project site is located within the Mixed-Use Village (MU-V) zoning district, Village Residential (VR) Overlay, and Visitor Serving (VS)-General overlay. The code is conflicted in requiring the application of two sets of development standards to the project. The Mixed-Use Village has specific development standards for new development. Also, the Visitor Serving General Overlay requires all multifamily development to be in compliance with the Multifamily Residential Medium Density (RM-15) Zoning District development standards.

The MU-V development standards are designed for dense neighborhoods with minimal requirements for open-space and setbacks. The RM-15 development standards are designed for large multifamily developments with increased open space and setbacks. Under the general rules of interpretation for the zoning code, Section 17.08.030.A.1 states that in the event of any conflict between the provisions of the zoning code, the most restrictive requirements shall apply. The RM-15 development standards are more restrictive with larger open space and setback requirements; however, they could not reasonably be applied to a 905 square foot lot on Lawn Way, as the required setbacks would result in almost no developable area on the lot.

The following tables outline the Zoning Code requirements for both RM-15 and MU-V zoning districts relative to the proposed development. The proposed structure does not comply with all development standards and objective standards of either zone.

Table 1: RM-15 Development Standards			
Development Standard	**Municipal Code Requirement**	**Proposed**	**Comments**
Building Coverage	40 percent	100 percent	Nonconforming
Open Space			
Common Open Space	15 percent; and, Min. horizontal dimension - 15 feet Must be fully landscaped and accessible to all residents.	0	Nonconforming
Private Open Space	Required for 50 percent of units; 48 square feet (min. area per unit); and, Min. horizontal dimension - 4 feet	121 square feet per unit	Complies
Parking and Loading	4 spaces	0	Nonconforming
Setbacks			
Front	Main structure 15 feet Garage 20 feet	0	Nonconforming
Rear	15 percent of parcel depth	0	Nonconforming
Interior side	10 percent of parcel width	0	Nonconforming
Street side; corner	10 feet	N/A	N/A
Height, Maximum	30 feet	33 feet 6 inches	Nonconforming

Table 2: MU-V Standards			
Development Standard	**Municipal Code Requirement**	**Proposed**	**Comment**
Floor Area Ratio (Maximum)	2.0	2.7	Nonconforming
Parking and Loading	4 spaces	0 spaces	Nonconforming
Setbacks			
Front	Min. 0, Max. 15 feet	0	Complies
Rear	20 percent of lot depth	0	Nonconforming
Interior side	None	0	Complies
Street side	Min. 0, Max. 15 feet	N/A	N/A
Height, Maximum	27 feet	33 feet 6 inches	Nonconforming
	1. Up to 33 feet for gabled or hipped roof with a minimum 5:12 roof pitch and a maximum plate height of twenty-six feet.	Flat roof proposed	Exception does not apply

Staff recommend applying the MU-V development standards to future development on the subject property. Although the Visitor Serving General Overlay requires multifamily development to comply with RM-15 development standards, those standards were designed for larger multifamily properties and are not reasonably suited to the subject property's unusually small lot size. Applying the RM-15 setbacks and open-space requirements would substantially limit the ability to develop the property. The MU-V standards are more consistent with the established development pattern in the Village, including properties developed with minimal setbacks.

2. Would the Planning Commission support increasing the overall height of the building to allow larger floor-to-ceiling heights within the individual units?

The following table includes a side-by-side comparison of the development standards for the previous structure and proposed structure.

Table 3: Original and Proposed Developments		
	Original	**Conceptual**
Lot Size	905 sq. ft.	905 sq. ft.
Height	22 feet	33 ft. 6 in.
Floor Area		
Basement	N/A	727 sq. ft. Estimate. No basement plan provided *Staircase exemption 147 sq. ft*.
1st Story	859 sq. ft. *Staircase exemption 47 sq. ft*.	919 sq. ft. *Decks exemption 75 sq. ft.*
2nd Story	906 sq. ft. *Decks exemption 40 sq. ft.*	772 sq. ft. *Decks exemption 75 sq. ft.* *Staircase exemption 147 sq. ft*.
Decks	20 sq. ft. each (40 sq. ft. total)	60 sq. ft. each (240 sq. ft. total)
Total Floor Area	1,763 sq. ft.	2,418 sq. ft.
Floor Area Ratio	1.95	2.67
Setbacks	0 feet	0 feet
Parking	None	None
Open Space	Unit 1: N/A Unit 2: N/A Unit 3: 20 sq. ft. 2nd-story deck Unit 4: 20 sq. ft. 2nd-story deck	Unit 1: 120 sq. ft. upper deck Unit 2: 120 sq. ft. upper deck Unit 3: 120 sq. ft. upper deck Unit 4: 120 sq. ft. upper deck

Government Code Section 65852.25 protects reconstruction of qualifying multifamily dwellings, recognizing restoration up to the pre-disaster size (with allowances for updated code compliance, such as raising the structure out of the floodplain) and number of units. The previous structure was 22 feet in height. The structure must be lifted 6 feet 9 inches above the existing site elevation to comply with the floodplain regulations. The resulting height is 28 feet 9 inches.

The structure is proposed at 33 feet 6 inches in height. The applicant would like to increase the height an additional 4 feet 9 inches beyond what is permitted under Government Code Section 65852.25 to allow taller ceilings with in the small units to increase the comfort for residents.

For comparison and better understanding of what 33 feet in height would be, the Planning Commission can observe the apartment complex at 109 Monterey Avenue located adjacent to the property. This three story structure is 27 feet 8 inches in height. The conceptual design would result in a building one foot higher than the structure at 109 Monterey Avenue.

3. Does the Planning Commission have any preliminary comments or recommendations regarding the proposed architectural design and exterior materials?

Design Permits for multifamily residential projects are reviewed by a City-contracted design professional prior to review and action by the Planning Commission for consistency with objective standards in the code. The proposed infill design for the multi-family structure presents a unique opportunity with the surrounding Six Sisters and Lawn Way Historic District. This unique district is defined by a highly traditional, harmonious aesthetic characterized by small, one- and two-story beach cottages centered around a shared green lawn instead of a conventional street. The historic neighborhood is unified by symmetrical facades, repetitive window patterns, and traditional simple wood exterior finishes and trim that reflect Capitola's distinct historic vernacular.

The applicant's goal is to design a structure which compliments the surrounding historic district. The applicant provided a project description which is included as Attachment 2. The following is from the project description:

> *"The proposed project will restore the property's longstanding four-unit residential use with a new two-story, four-unit building. The replacement provides an opportunity to create a building that is much more thoughtfully connected to the architectural character and charm of Lawn Way and Capitola Village.*
>
> *Rather than recreating the plain, flat-roofed appearance of the former structure, the new design draws inspiration from the traditional cottages and historic residential buildings surrounding the property. The goal is not to imitate a particular historic building, but to incorporate the scale, texture, warmth and architectural details that make Lawn Way distinctive.*
>
> *The exterior features traditional horizontal siding with light contrasting trim, vertically proportioned windows, and carefully detailed window surrounds. A small pitched overhang above the entrance creates a welcoming cottage-style entry, while additional projecting overhangs above selected side windows provide depth, shadow and architectural interest.*
>
> *The upper portion of the building is finished with a prominent projecting cornice, decorative brackets and layered trim, giving the roofline considerably more character than the former fl at-roof structure. The decks/balconies are incorporated into the overall composition and continue an element historically associated with the property.*
>
> *Warm, understated exterior colors and traditional materials are intended to complement the varied colors, textures and intimate residential scale that characterize Capitola Village. Together, these elements create a building that feels comfortable and appropriate on Lawn Way—simple, coastal and cottage-inspired—without attempting to create a false historic appearance."*

While the applicant's current proposal introduces several traditional materials, it features a compressed, multi-story scale and a noticeably asymmetrical window layout. The new design differentiates the structure from the historic district.

The applicant is seeking advice from the Commission on the conceptual design. To ensure the project respects its distinct historic context while allowing for contemporary development, the Planning Commission should provide feedback evaluating whether the scale, asymmetrical approach, and decorative ornamentation are appropriate. Staff recommend requiring a full streetscape of Lawn Way at time of full application to understand the scale of the building relative to the adjacent structures.

Flood Plain Management: The conceptual design has been prepared to elevate the lowest floor to the applicable Base Flood Elevation of 16.5 feet. The proposed elevation is approximately 6 feet 9 inches above the existing site elevation. Compliance with all applicable floodplain management requirements will be reviewed and verified as part of the formal development application and building permit processes.

Protected Units: Projects that demolish existing units or build on a site that has had "Protected Units demolished in the last five years are required to replace them with a project that will "include at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site within the last five years." (Gov. Code § 66300.6(b)(2)(A).)

"Protected Units" include:

1. Any units that had a low-income deed-restriction for any of the previous five years
2. Any units that were subject to local rent control for any of the previous five years
3. Any units that were rented by a tenant who was low income for any of the previous five years
4. Any units that were removed from the market pursuant to the Ellis Act (Section 7060) in the previous ten years.

The structure may have Protected Units under qualification 3, units that were rented by a tenant who was low income for any of the previous five years. At this time, the City has not received information on the previous tenant and rents. A determination of whether the previous units were considered "Protected Units" has not been made. At the time of planning application submittal, the applicant will be required to provide detailed rental history and rates for the former tenants for the preceding 5 years.

Attachments:

1. 105 Lawn Way – Project Plans
2. 105 Lawn Way – Project Description
3. 105 Lawn Way – Construction Costs Breakdown
4. 105 Lawn Way – FEMA Flood Plain Study
5. 105 Lawn Way – 1989 Plans Set (Original Structure)

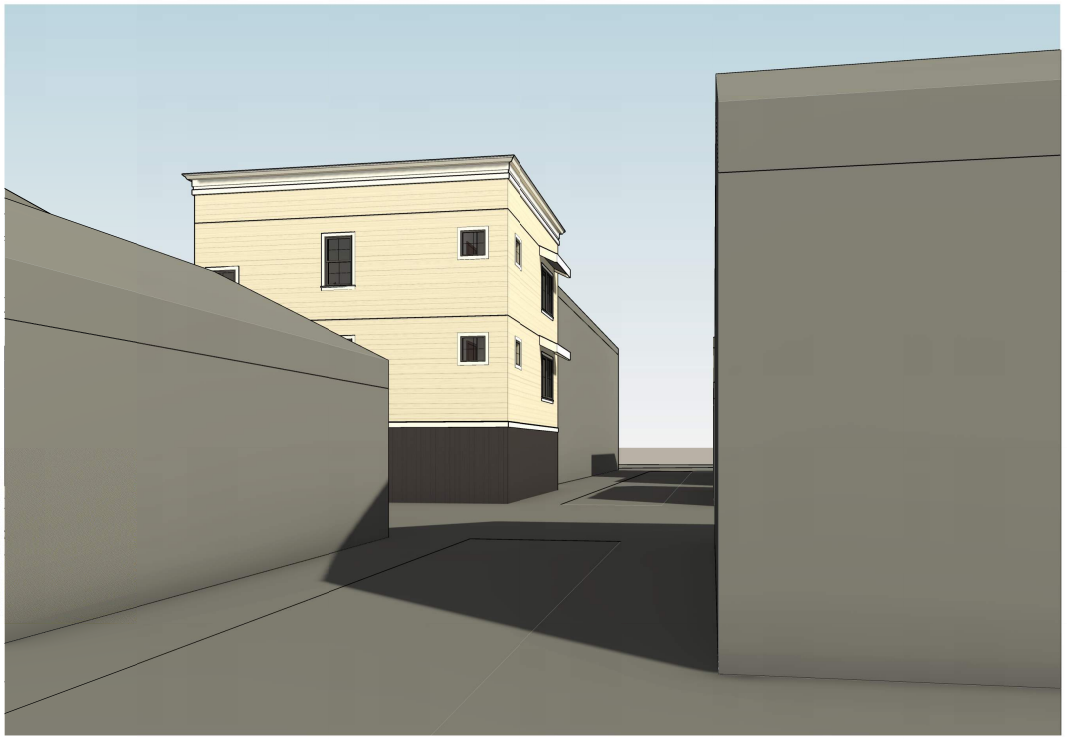
Report Prepared By: Gina Paolini, Principal Planner

Reviewed By: Rosie Wyatt, Deputy City Clerk

Approved By: Katie Herlihy, Community and Economic Development Director

105 LAWN WAY

PLANNING / ENTITLEMENTS DRAFT - 09/17/2026



DRAWING INDEX - PLANNING	
GENERAL	
GP0.01	COVER SHEET INDEX
GP0.02	PROJECT INFO
GP0.03	EXISTING SITE PHOTOS
GP0.04	OPEN SPACE EXHIBIT
GP0.05	RENDERING & 3D EXHIBITS
GP0.08	SHADOW STUDY
SURVEY	
LS.1	LAND SURVEY
CIVIL	
C.1	GRADING, DRAINAGE AND UTILITY PLAN
C.2	DETAILS
ARCHITECTURAL	
AP0.50D	DEMO SITE PLAN
AP0.51	PROPOSED SITE PLAN
AP1.01	PROPOSED FLOOR PLANS
AP3.01	PROPOSED ELEVATIONS
AP4.01	BUILDING SECTIONS

PROJECT DIRECTORY

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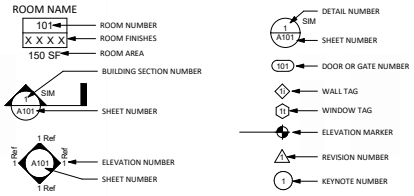
GRAPHIC LEGEND



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SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

105 LAWN WAY

105 LAWN WAY
CAPITOLA, CA 95010

LICENSED AP
JAY
CALIFORNIA
DRAFT: NOT FOR CONSTRUCTION

ISSUES/ REVISIONS

Issue	DESCRIPTION	DATE

APN number	035-252-04
Project number	25197
Print Date	05.22.2026
Drawn by	JV/LB/OH
Checked by	OH
Scale	NTS

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COVER SHEET INDEX

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BUILDING GROSS AREA

LEVEL	RESIDENTIAL	CIRCULATION	AMENITY	SERVICE / MECH.	TOTALS
LEVEL 1	691 SF	155 SF	0 SF	0 SF	846 SF
LEVEL 2	691 SF	110 SF	0 SF	0 SF	801 SF
GRAND TOTALS	1,382 SF	265 SF	0 SF	0 SF	1,647 SF

PROJECT - UNIT TOTAL COUNT

UNIT TYPE	COUNT
STUDIO	4
TOTAL	4

AVERAGE UNIT AREA = 345.5 GSF

PROJECT DATA

APN:	035-252-04
ZONING DISTRICT:	MU-V (MIXED USE VILLAGE)
OVERLAY ZONES:	VISITOR SERVING, VILLAGE RESIDENTIAL, VACATION RENTAL USE
COASTAL ZONE:	YES
OCCUPANCY GROUP:	R-2
BUILDING CONSTRUCTION TYPE:	TYPE VA
BUILDING SPRINKLERED:	YES
PARCEL AREA:	906 GSF (SURVEY)
PROPOSED LOT COVERAGE:	100%
FLOOR AREA RATIO ALLOWED:	2.0
FLOOR AREA RATIO PROPOSED:	1.8

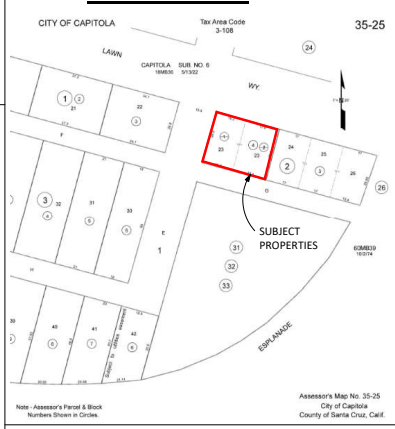
SCOPE OF WORK

THIS PROJECT IS A 4 UNIT MULTI-FAMILY DEVELOPMENT LOCATED AT 105 LAWN WAY IN INCORPORATED CAPITOLA, CA. THE EXTERIOR OF THE BUILDING IS CURRENTLY PROPOSED TO BE A SIMPLE MIX OF PAINTED SIDING IN DIFFERENT ORIENTATIONS AND CONCRETE. THE BUILDING CONTAINS 4 STUDIOS OF TWO DIFFERENT SIZES WITHIN 2 LEVELS OF HOUSING. THE "GROUND LEVEL" UNITS ARE ELEVATED ABOVE THE FLOOD-PLAIN.

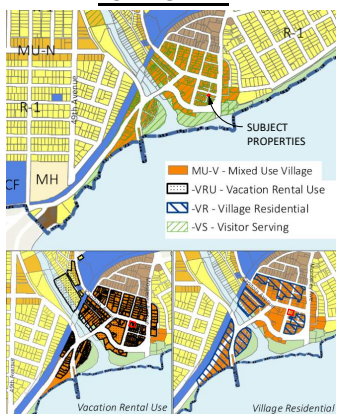
THE ORIGINAL MULTI-FAMILY HOUSING THAT STOOD ON THIS SITE WAS DESTROYED IN A FIRE IN DECEMBER OF 2024. THE PROJECT IS PRIVATELY FUNDED AND NO PUBLIC FUNDING IS PROPOSED.

NO EXISTING LANDSCAPING AND NO NEW LANDSCAPING PROPOSED.

ASSESSORS MAP



ZONING MAP



PLANNING CODE NOTES

BUILDING HEIGHT
CMC 17.20.030 / TABLE 17.20-2
ALLOWABLE: 27'
PROVIDED: 33' - 6"
SDBL WAIVER **PROVIDED:** SEE ELEVATIONS

SETBACKS
CMC 17.20.030 / TABLE 17.20-2
FRONT: 0' MIN - 15' MAX
SIDE INTERIOR: NONE
SIDE STREET: 0' MIN - 15' MAX
REAR: NONE
SEE PLANS FOR SETBACKS PROVIDED

PARKING
CMC 17.76.030 / TABLE 17.76-2
REQUIRED PER CITY OF CAPITOLA:
6 SPACES REQUIRED
1 PER UNIT: 500 SQ. FT. OR LESS
1.5 PER UNIT: 501 – 750 SQ. FT.
2 PER UNIT: 751 SQ. FT. OR MORE

STATE DENSITY BONUS LAW
REQUIRED PER SDBL:
6 SPACES REQUIRED
1 PER STUDIO
1 PER ONE BEDROOM
1.5 PER TWO BEDROOM
1.5 PER THREE BEDROOM
2 PER FOUR BEDROOM

PROPOSED: **PROVIDED:**
SDBL WAIVER 0 SPACES PROVIDED

BICYCLE PARKING
CMC 17.76.080 / TABLE 17.76-6
REQUIRED: 4 CLASS-I SPACES (1 PER UNIT)
4 CLASS-II SPACES (10% OF REQUIRED VEHICLE PARKING, MINIMUM 4 SPACES)
SDBL WAIVER **PROVIDED: 4 SPACES**
4 CLASS-I SPACES (WITHIN EACH UNIT)
0 CLASS-II SPACES

ADDITIONAL SITE CONDITIONS

POINT SOURCE AIR/WATER POLLUTANTS:	NO	SPECIES OF CONCERN:	NO
VERY HIGH FIRE SEVERITY ZONE:	NO	RECORDED PUBLIC EASEMENTS:	NO
WETLANDS:	NO	COASTAL ZONE:	YES
HAZARDOUS WASTE SITE:	NO	STREAM OR OTHER RESOURCE:	NO
SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY 100-YEAR FLOOD:	ZONE AE	ANY APPROVALS UNDER THE SUBDIVISION MAP ACT, INCLUDING, BUT NOT LIMITED TO, A PARCEL MAP, A TENTATIVE MAP, OR A CONDOMINIUM MAP, BEING REQUESTED	NO
DELINEATED EARTHQUAKE FAULT ZONE:	NO		
HISTORIC/CULTURAL RESOURCES:	NO		

CONTEXT & MOBILITY



workbench
189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

105 LAWN WAY

105 LAWN WAY
CAPITOLA, CA 95010

LICENSED AP JAY CALIFORNIA
DRAFT: NOT FOR CONSTRUCTION

ISSUES/ REVISIONS

Issue	DESCRIPTION	DATE

APN number	035-252-04
Project number	25197
Print Date	05.22.2026
Drawn by	JV/LB/OH
Checked by	OH
Scale	NTS

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PROJECT INFO

GP0.02

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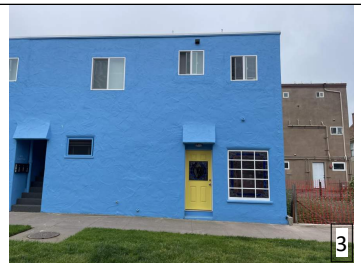
1


2


3


4



5


6


7


8


9


10


11


12


13


14


15


16



9/17/2026 5:41:34 PM

workbench

189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

105 LAWN WAY

105 LAWN WAY
CAPITOLA, CA 95010

LICENSED AP JAY CALIFORNIA
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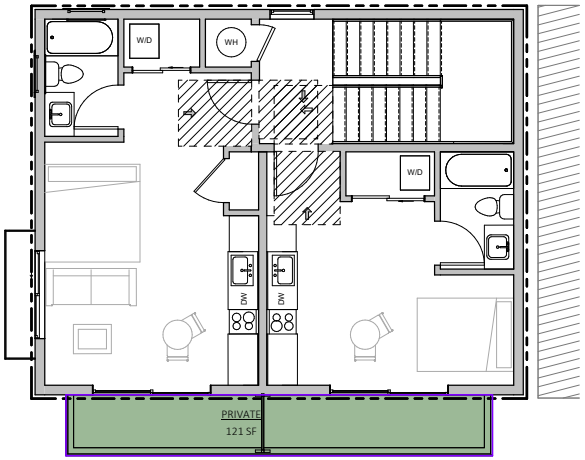
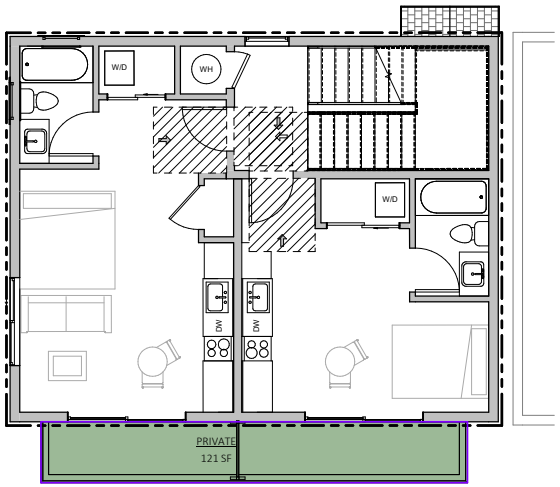
EXISTING SITE PHOTOS

GP0.03

OPEN SPACE		
Level	Building Identifier	Area
LEVEL 1	PRIVATE	121 SF
LEVEL 2	PRIVATE	121 SF
		242 SF



② LEVEL 2
1/4" = 1'-0"



① LEVEL 1
1/4" = 1'-0"

N
PROJECT NORTH

N
TRUE NORTH

workbench
189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

105 LAWN WAY

105 LAWN WAY
CAPITOLA, CA 95010

LICENSED ARCHITECT JAY CALIFORNIA
DRAFT: NOT FOR CONSTRUCTION

ISSUES/ REVISIONS

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Scale	1/4" = 1'-0"

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OPEN SPACE EXHIBIT

GP0.04

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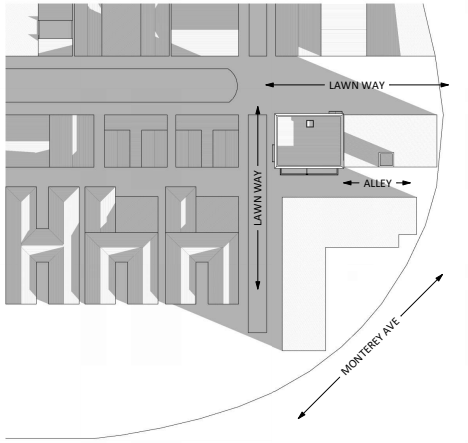
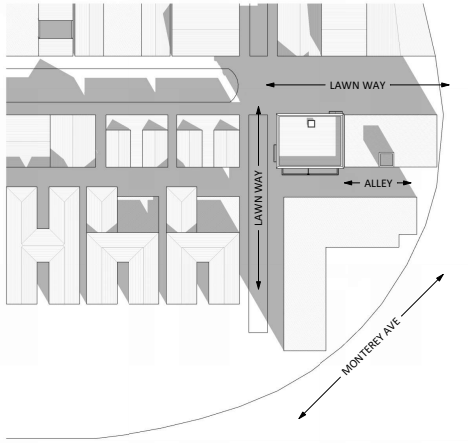
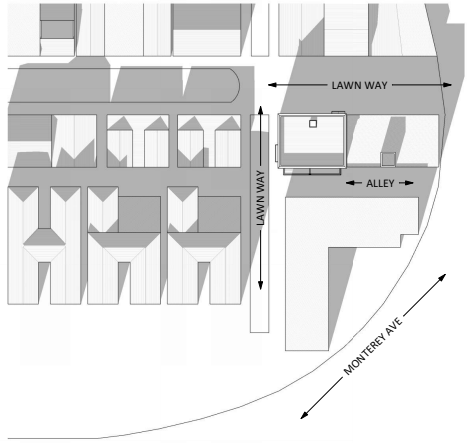


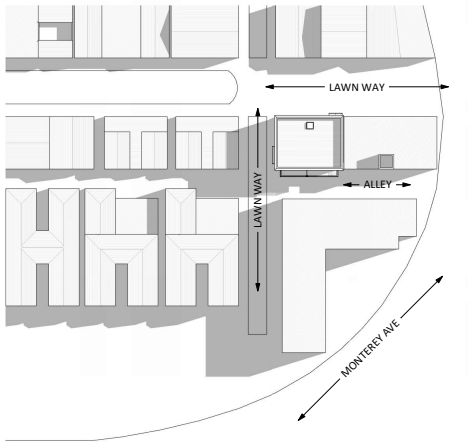
2 SHADOW STUDY - DECEMBER 21 - 9AM



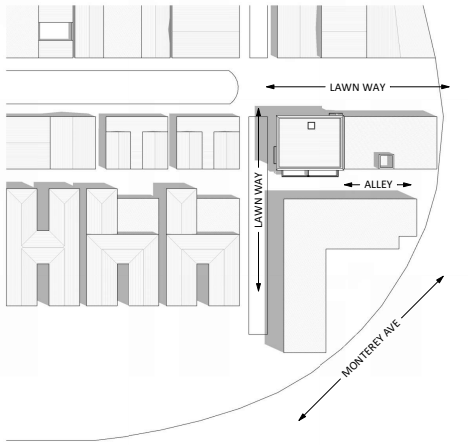
3 SHADOW STUDY - DECEMBER 21 - 12PM



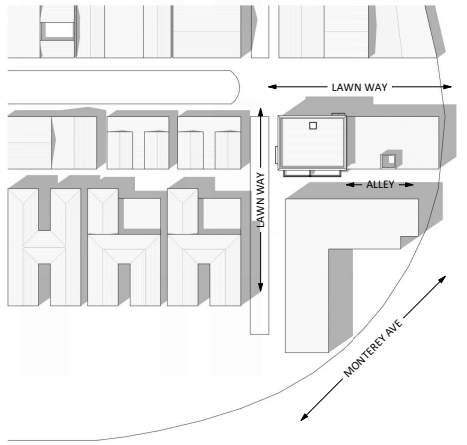
1 SHADOW STUDY - DECEMBER 21 - 3PM



5 SHADOW STUDY - JUNE 21 - 9AM



6 SHADOW STUDY - JUNE 21 - 12PM



4 SHADOW STUDY - JUNE 21 - 3PM



TRUE NORTH PROJECT NORTH

9/17/2026 5:41:52 PM

workbench
189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

105 LAWN WAY

105 LAWN WAY
CAPITOLA, CA 95010



ISSUES/ REVISIONS

Issue	DESCRIPTION	DATE

APN number	035-252-04
Project number	25197
Print Date	05.22.2026
Drawn by	JV/LB/OH
Checked by	OH
Scale	12" = 1'-0"

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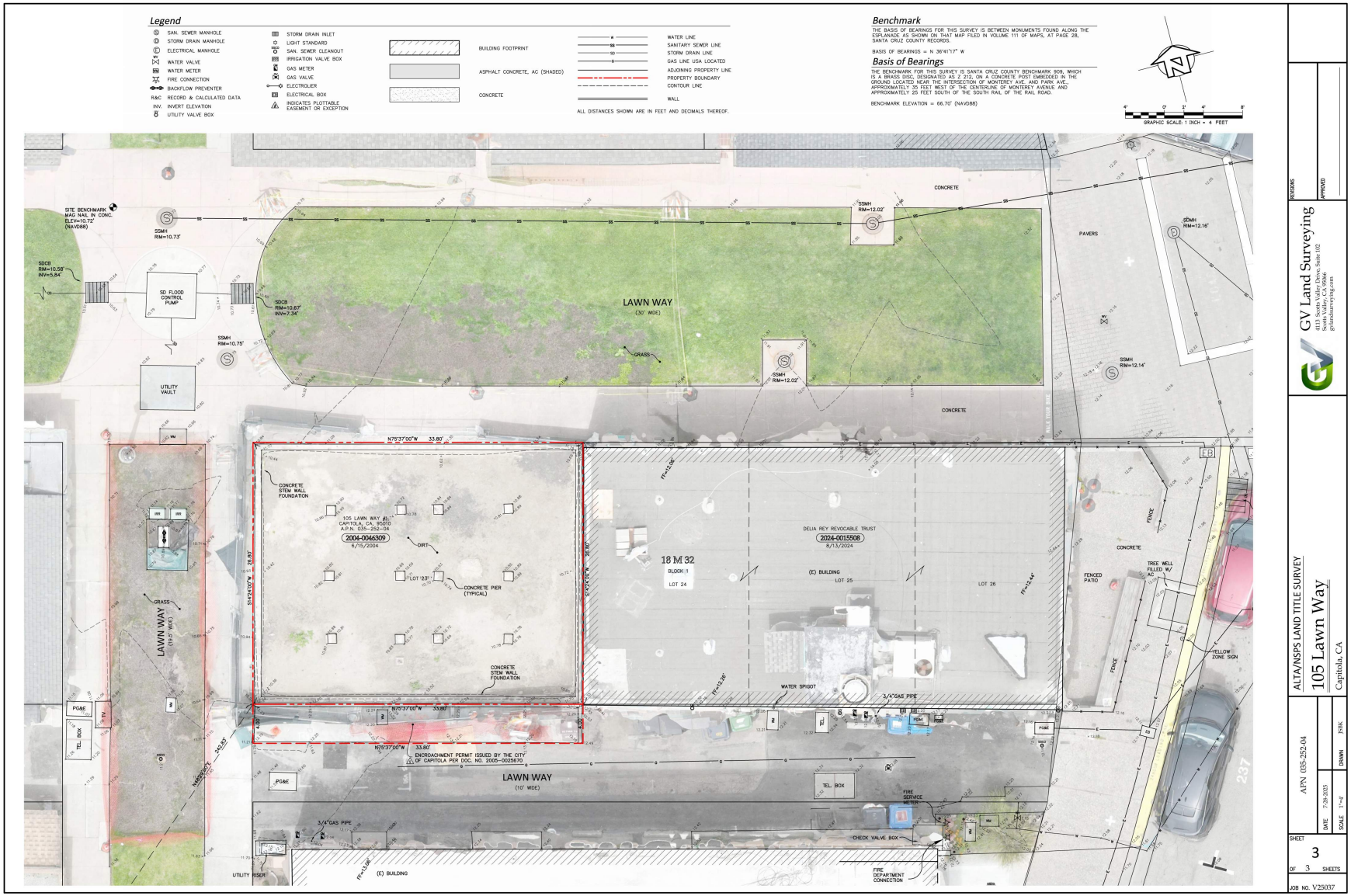
SHADOW STUDY

GP0.08



GV Land Surveying
413 Scotts Valley Drive, Suite 102
Scotts Valley, CA 95066
gvlandsurveying.com

ALTA/NSPS LAND TITLE SURVEY
105 Lawn Way
Capitola, CA

APN 035-252-04
DATE 7-28-2025
SCALE 1"=4'
DRAWN JS/RK

SHEET 3 OF 3 SHEETS
JOB NO. V25037

NOTE: NOT TO SCALE, SURVEY INCLUDED FOR INFORMATIONAL PURPOSES ONLY

workbench
189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

105 LAWN WAY
105 LAWN WAY
CAPITOLA, CA 95010

LICENSED AF
JAY
CALIFORNIA
DRAFT: NOT FOR CONSTRUCTION

ISSUES/ REVISIONS

Issue	DESCRIPTION	DATE

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Checked by	OH
Scale	

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LAND SURVEY
LS.1

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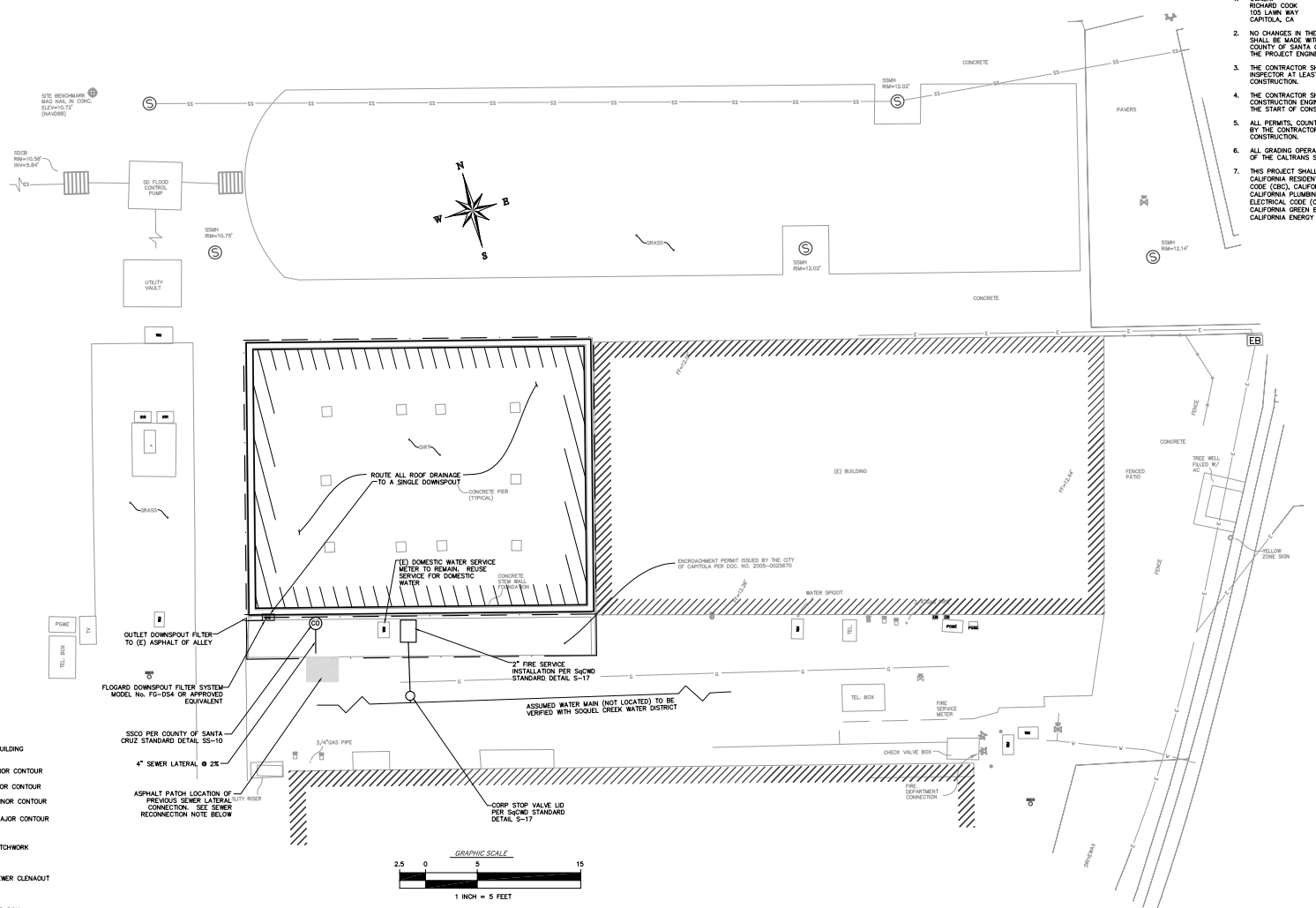
GENERAL NOTES

1. OWNER:
   RICHARD COOK
   105 LAWN WAY
   CAPITOLA, CA
2. NO CHANGES IN THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE COUNTY OF SANTA CRUZ AND THE WRITTEN APPROVAL OF THE PROJECT ENGINEER.
3. THE CONTRACTOR SHALL NOTIFY THE COUNTY GRADING INSPECTOR AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE CONTRACTOR SHALL NOTIFY THE COUNTY CONSTRUCTION ENGINEER AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
5. ALL PERMITS, COUNTY AND STATE, SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
6. ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS.
7. THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2022 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA FIRE CODE (CFC), CALIFORNIA GREEN BUILDING CODE (CALGREEN), AND CALIFORNIA ENERGY CODE (CENC). [CRC R106.1 .1]



DISCLAIMER

THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF CORNERSTONE CIVIL INC. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, ALTERED OR USED WITHOUT THE CONSENT OF THE ENGINEER. THE PROPER TRANSFER OF ELECTRONIC DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ENGINEER. UNAUTHORIZED USE IS PROHIBITED.

LEGEND

- PROPOSED BUILDING
- 492 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 102 — PROPOSED MINOR CONTOUR
- 88 — PROPOSED MAJOR CONTOUR
- ASPHALT PATCHWORK
- Co — SANITARY SEWER CLENAOUT
- WATER METER BOX
- (E) WATER MAIN (ASSUMED)
- PROPERTY LINE

NOTE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OR RECORD OR NOT SHOWN ON THESE DRAWINGS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL CALL U.S.A. DIG ALERT TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES.
1(800)624-1444

SEWER LATERAL REUSE NOTE

EXISTING SEWER LATERALS PROPOSED FOR REUSE SHALL BE VIDEO INSPECTED AND VERIFIED FREE OF ROOT INTRUSION, OFFSET JOINTS, CRACKS, OR OTHER DEFECTS TO THE SATISFACTION OF THE COUNTY OF SANTA CRUZ SANITATION DIVISION. ANY DEFICIENT PORTIONS OF THE LATERAL SHALL BE REPAIRED OR REPLACED AS DIRECTED BY THE COUNTY INSPECTOR.

VIDEO INSPECTION SHALL BE SENT TO THE SANITATION DISTRICT FOR APPROVAL. A NON-APPROVED LATERAL SHALL BE REPLACED IN-KIND AND RECONNECTED TO THE COUNTY MAINTAINED SEWER LATERAL.

IMPERVIOUS SUMMARY

TOTAL SITE AREA = 0.02 ACRES	TOTAL SITE AREA DISTURBED = 0.03 ACRES				
SITE TOTALS	TOTAL (E) PRE PROJECT AREA (FT²)	EXISTING AREA RETAINED (FT²)	EXISTING REPLACED AREA (FT²)	NEW AREA CREATED (FT²)	TOTAL POST PROJECT AREA (FT²)
TOTAL IMPERVIOUS AREA (IA)	88	0	88	787	875
TOTAL NEW AND REPLACED IMPERVIOUS AREA			875		
TOTAL PERVIOUS AREA (PA)	817		58		58
TOTAL AREA (IA + PA)	905				
PERCENT REPLACEMENT OF IA (EXISTING IA REPLACED / EXISTING TOTAL IA) * 100 = 10%					

TOTAL AREA OF DISTURBANCE = 0.03 ACRES

ABBREVIATIONS

(E)	EXISTING
A.C.	ASPHALT CONCRETE
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
DS	DOWNSPOUT
EL	ELEVATION
FF	FINISHED FLOOR ELEVATION
FL	FLOWLINE ELEVATION
INV	INVERT ELEVATION
LF	LINEAR FOOT
MAX	MAXIMUM
MIN	MINIMUM
(N)	NEW
NTS	NOT TO SCALE
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PROP	PROPOSED
RET	RETAINING
TW	TOP OF WALL ELEVATION
TYP	TYPICAL

MULTI FAMILY HOUSING UNIT
FOR
RICHARD COOK
105 LAWN WAY
CAPITOLA, CA 95010
APN: 035-252-04

CORNERSTONE CIVIL
Land Development Engineering
2528 Chanticleer Lane
Santa Cruz, CA
(831) 345-5446

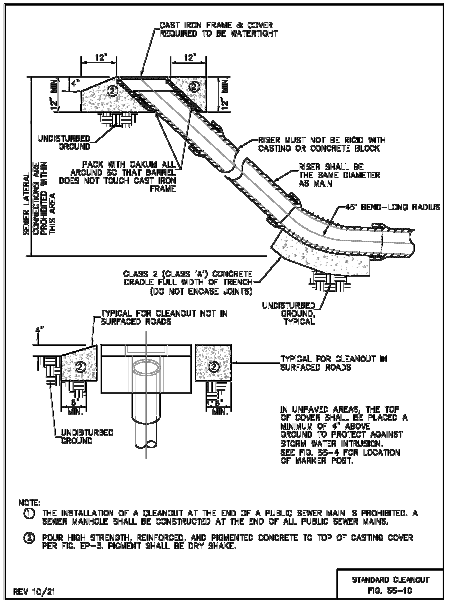
REGISTERED PROFESSIONAL ENGINEER
RYAN F. HALEY
No. 89078
CIVIL
STATE OF CALIFORNIA

MAY 22, 2026
DATE

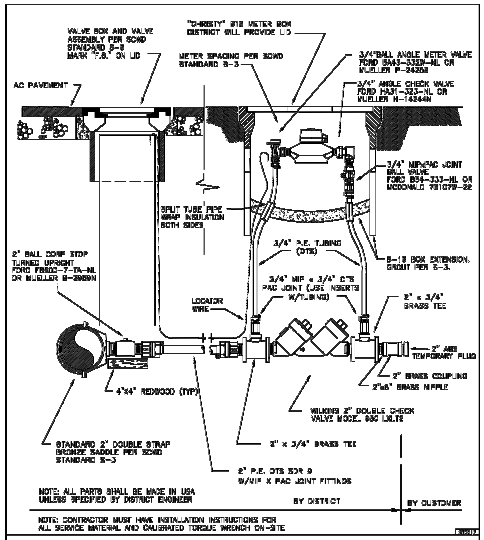
DRAWN BY: R. HALEY
PROJECT No.: 25.008
DATE: MAY 2026

GRADING, DRAINAGE AND UTILITY PLAN

C-1



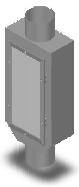
159 | Page



SOQUEL CREEK WATER DISTRICT
P.O. BOX 1330 CAPITOLA, CALIFORNIA 95010

CAD: AJB	2-INCH FIRE SERVICE INSTALLATION	STD. NO. S-17
DATE: SEPT. 1, 2021		
CHECKED: BPC		
APPROVED: TAC		

KRISTAR



FloGard® Downspout Filter

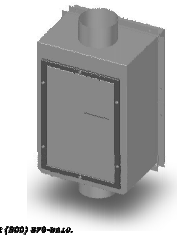
A multi-media building-mounted filter designed to collect particulates, debris, metals and petroleum hydrocarbons from roofing stormwater runoff.

The working chamber of the FloGard® Downspout Filter is made of a durable stud-weld geotextile fabric liner encapsulating an adsorbent which is easily replaced and provides for flexibility, ease of maintenance and economy. It is designed to collect particulates and debris, as well as metals and petroleum hydrocarbons (oils and grease). As with all FloGard® filters, the FloGard® Downspout Filter performs as an effective filtering device at low flows ("first flush") and, because of the built-in high flow bypass, will not impede the system's maximum design flow.

FloGard® Downspout Filters are available in sizes to fit common sizes of downspouts and may be mounted in (recessed) or on (flush) a wall.

FloGard® Downspout Filters are recommended for ultra-urban sites with little to no property area outside of the building perimeter. Examples of such areas are downtown buildings and parking garages.

See full specifications for details.



IAPMO Listing No. 4388

Questions? Contact Kristar at (800) 579-5440.

9/1/06



Model No.	Inlet ID (dia. in.)	Box OD (in x in x in)	Solids Storage Capacity (cu ft)	Filtered Flow (gpm)	Bypass Capacity (gpm)
FG-DS4	4	14 x 29 x 7.5	0.35	80	145
FG-DS6	6	14 x 29 x 7.5	0.35	80	425
FG-DS8	8	22 x 33 x 12.5	1.70	190	815
FG-DS10	10	22 x 33 x 17.5	1.70	325	1,650

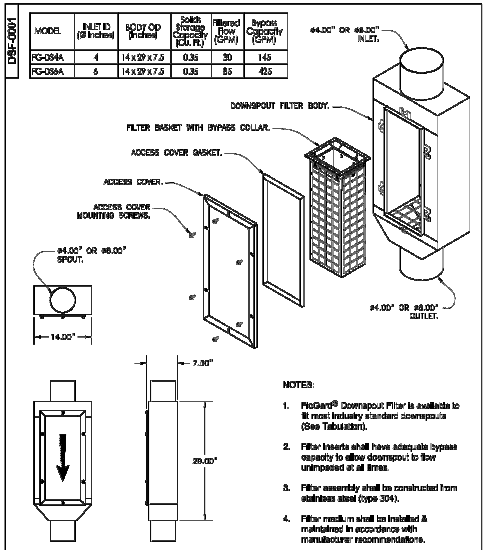
1. Storage capacity reflects 50% of maximum solids capacity based on standard filtering screen.
2. Filtered flow rate includes a safety factor of 2.
3. FloGard® Downspout Filters are available with standard First Flush or other bypass orifices.
4. FloGard® can tune sizing to match project specific requirements. Refer to manufacturer's recommended maintenance guidelines.

FLOGARD® DOWNSPOUT FILTER

Kristar Enterprises, Inc., Santa Rosa, CA (800) 579-5440

DSF-0001

MODEL	INLET ID (Ø inches)	BODY OD (inches)	Solids Storage Capacity (CU. FT.)	Filtered Flow (GPM)	Bypass Capacity (GPM)
FG-DS4A	4	14 x 29 x 7.5	0.35	80	145
FG-DS6A	6	14 x 29 x 7.5	0.35	85	425



NOTES:

1. FloGard® Downspout Filter is available to fit most industry standard downspouts (See Tabulation).
2. Filter inserts shall have adequate bypass capacity to allow downspout to flow unimpeded at all times.
3. Filter assembly shall be constructed from stainless steel (type 304).
4. Filter media shall be installed & maintained in accordance with manufacturer recommendations.

FloGard®
Downspout Filter
Ø4.00" & Ø6.00" Sizes

Oldcastle® Stormwater Solutions

DSF-0001 | B | 020-0158 | REV 3/13/18 | JPK 8/11/06 | SHEET 1 OF 1

MULTI FAMILY HOUSING UNIT
FOR
RICHARD COOK
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CAPITOLA, CA 95010
APN: 035-252-04

CORNERSTONE CIVIL
Land Development Engineering
2528 Chanticleer Lane
Santa Cruz, CA
(831) 345-5446

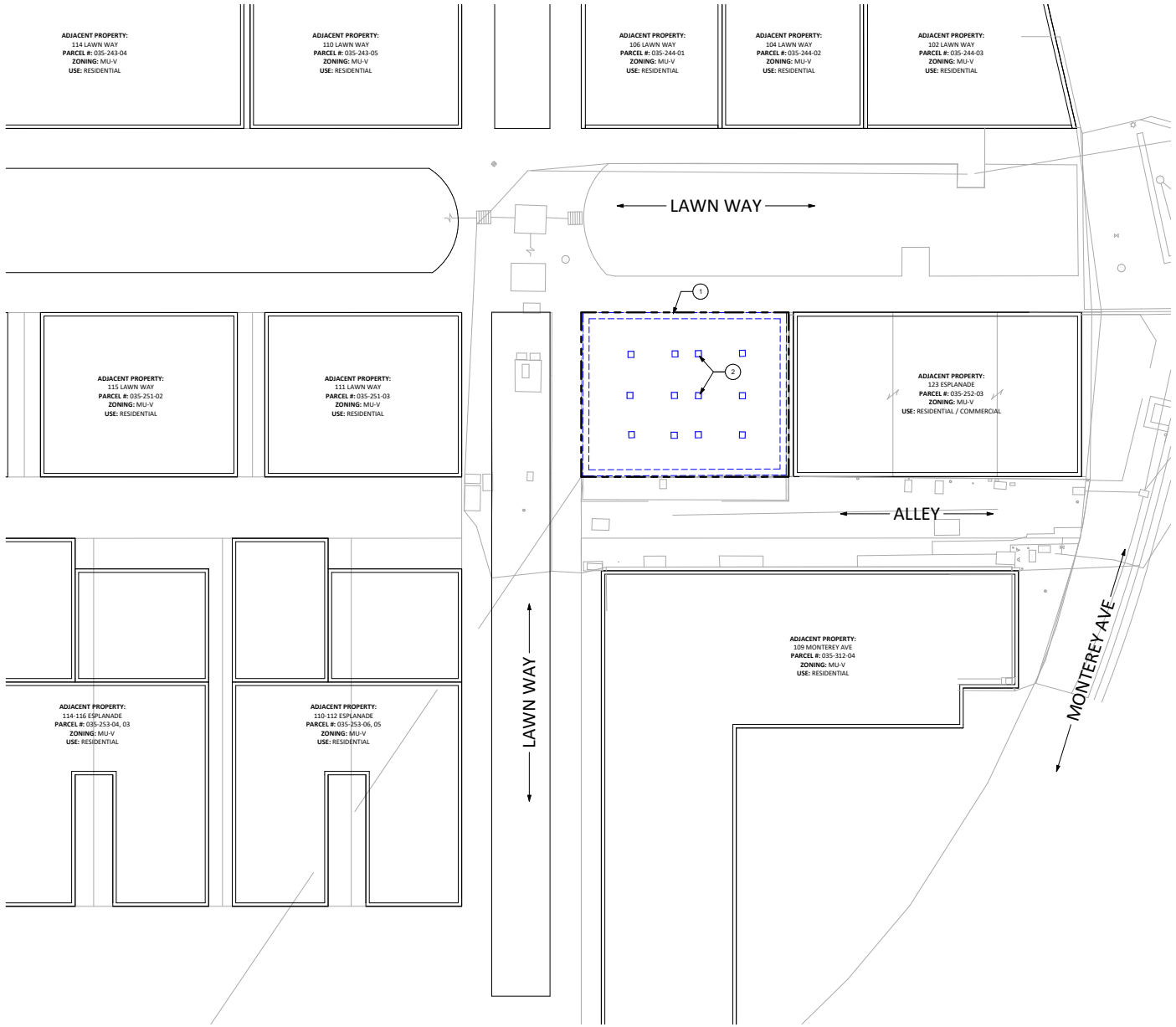
REGISTERED PROFESSIONAL ENGINEER
RYAN F. HALEY
No. 84
CIVIL
STATE OF CALIFORNIA

MAY 22, 2026
DATE

DRAWN BY: R. HALEY
PROJECT No.: 25.008
DATE: MAY 2026

DETAILS

C-2



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

DEMO SITE PLAN NOTES

1. SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION
2. REFERENCE LAND SURVEY FOR SITE ELEVATIONS, SLOPES AND EXISTING SITE CONDITIONS.

KEYNOTE SCHEDULE - DEMOLITION	
KEYNOTE	MATERIAL
1	REMOVE EXISTING STEM WALL FOUNDATION
2	REMOVE EXISTING CONCRETE PIERS, TYP.

TRUE NORTH

PROJECT NORTH

workbench
189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

105 LAWN WAY

105 LAWN WAY
CAPITOLA, CA 95010

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DRAFT: NOT FOR CONSTRUCTION

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Checked by	OH
Scale	As indicated

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DEMO SITE PLAN

AP0.50D

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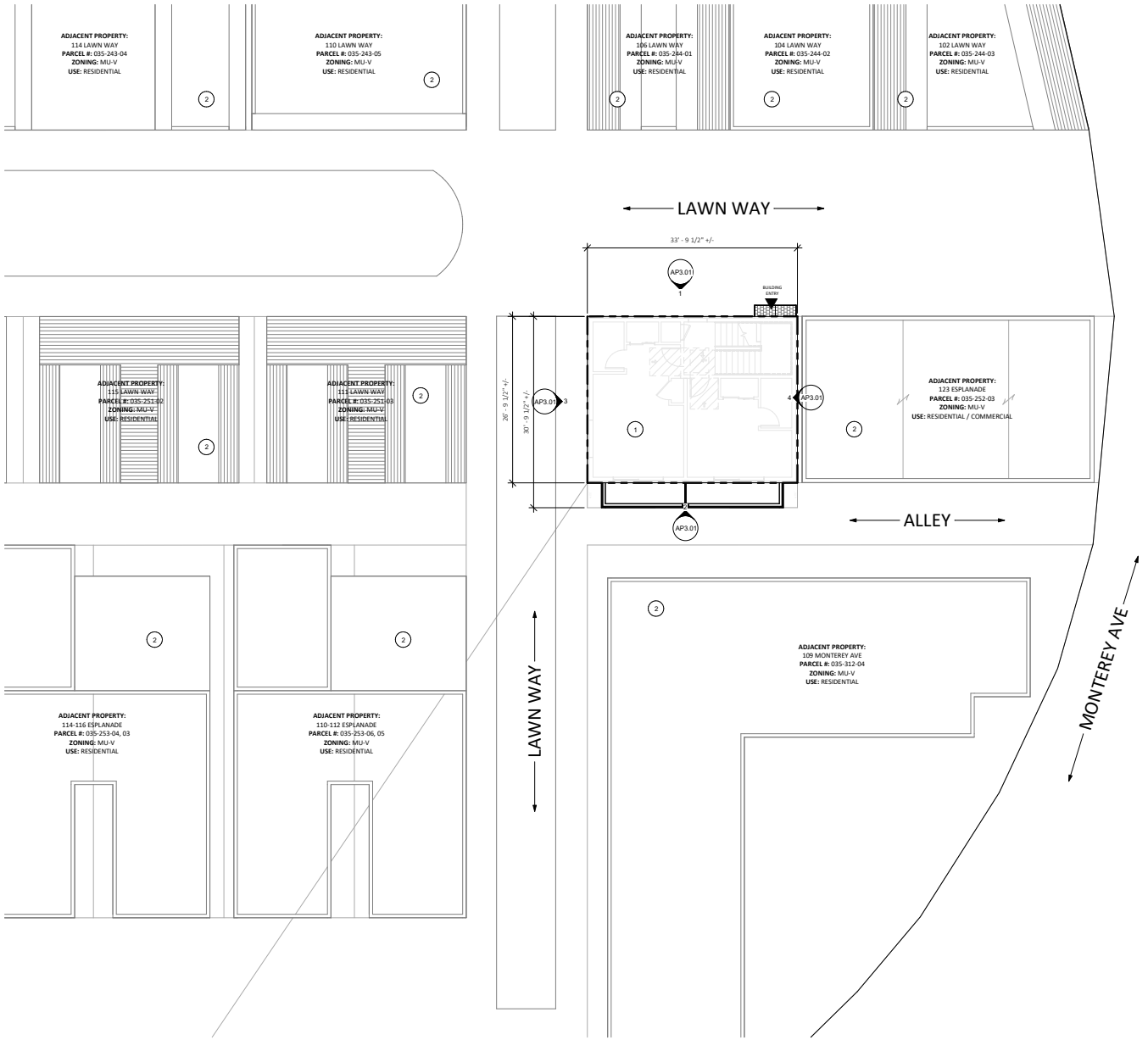

1 SITE PLAN - PLANNING
1/8" = 1'-0"

SITE PLAN NOTES

1. SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION
2. ADJACENT BUILDING HEIGHTS ARE APPROXIMATE AND ARE TAKEN FROM ADJACENT GRADE ELEVATIONS.
3. REFERENCE LAND SURVEY FOR SITE ELEVATIONS, SLOPES AND EXISTING SITE CONDITIONS.

KEYNOTE SCHEDULE - SITE PLAN

KEYNOTE	MATERIAL
1	PROPOSED BUILDING
2	ADJACENT BUILDING

TRUE NORTH

PROJECT NORTH

workbench
189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

105 LAWN WAY

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CAPITOLA, CA 95010

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PROPOSED SITE PLAN

AP0.51

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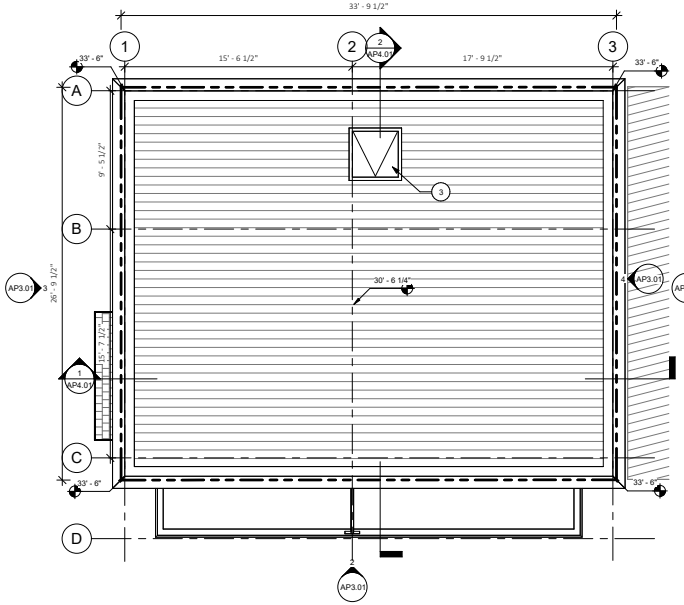
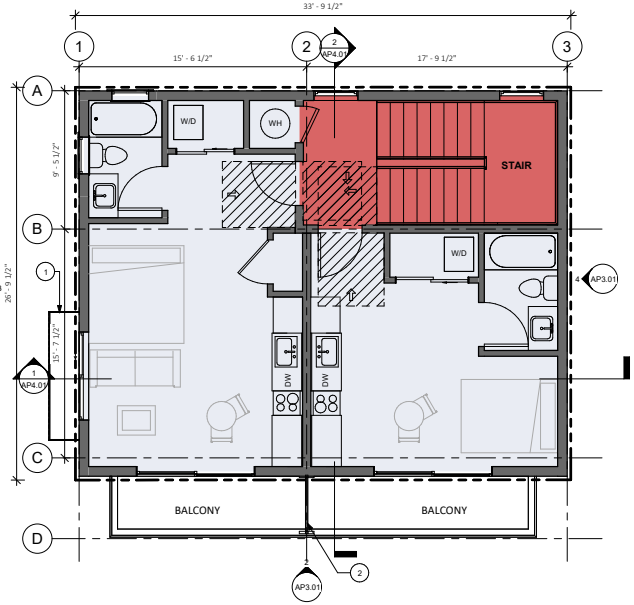
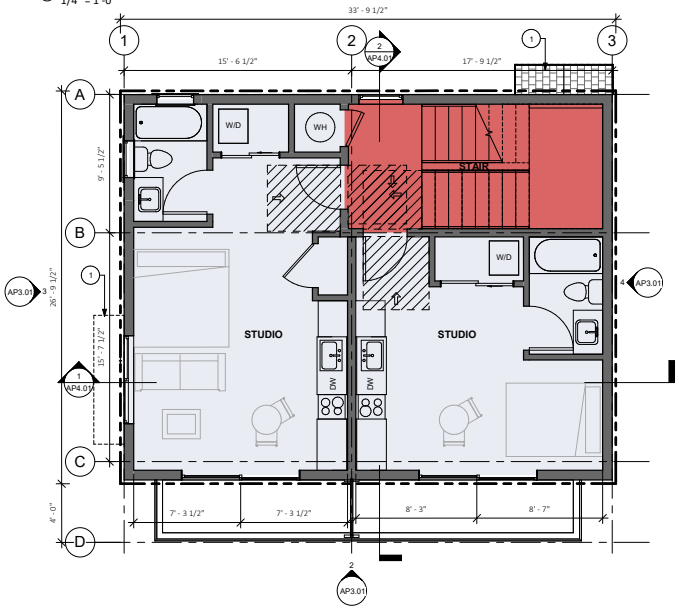


4 ROOF
1/4" = 1'-0"



2 PLANNING - LEVEL 2
1/4" = 1'-0"



1 PLANNING - LEVEL 1
1/4" = 1'-0"

FLOOR PLAN NOTES

1. SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION

UNIT MIX

UNIT TYPE	COUNT
STUDIO	4
TOTAL	4

FLOOR PLAN KEYED NOTES

KEYNOTE SCHEDULE - FLOOR PLAN	
KEYNOTE	MATERIAL
1	AWNING/OVERHANG OVERHEAD
2	BALCONY PRIVACY DIVIDER
3	ROOF ACCESS HATCH

TRUE NORTH

PROJECT NORTH

workbench
189 WALNUT AVENUE
SANTA CRUZ, CA 95060
WORKBENCHBUILT.COM
P: 831.227.2217

105 LAWN WAY

105 LAWN WAY
CAPITOLA, CA 95010

LICENSED AP JAY CALIFORNIA
DRAFT: NOT FOR CONSTRUCTION

ISSUES/ REVISIONS

Issue	DESCRIPTION	DATE

APN number	035-252-04
Project number	25197
Print Date	05.22.2026
Drawn by	JV/LB/OH
Checked by	OH
Scale	As indicated

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PROPOSED FLOOR PLANS

AP1.01

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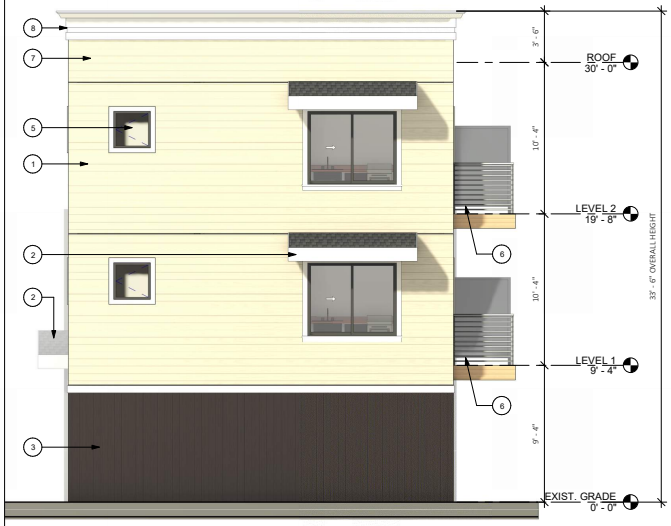
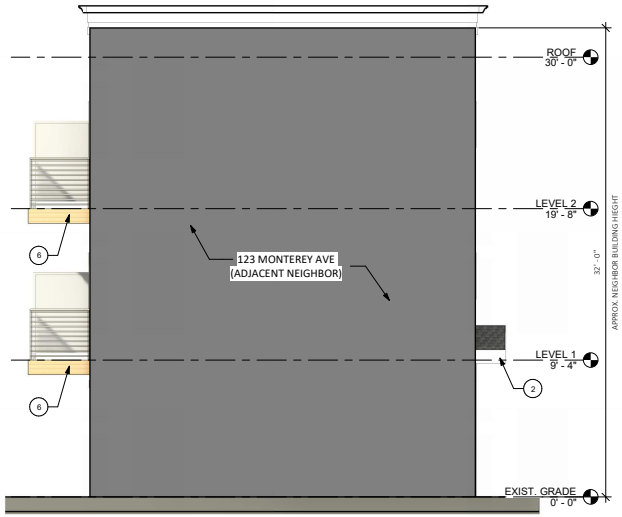


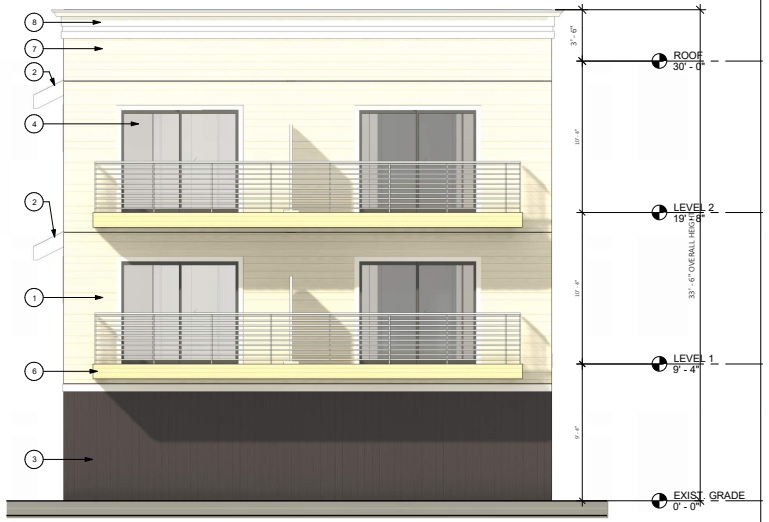
3 BUILDING ELEVATION - WEST
1/4" = 1'-0"



1 BUILDING ELEVATION - NORTH
1/4" = 1'-0"



4 BUILDING ELEVATION - EAST
1/4" = 1'-0"



2 BUILDING ELEVATION - SOUTH
1/4" = 1'-0"

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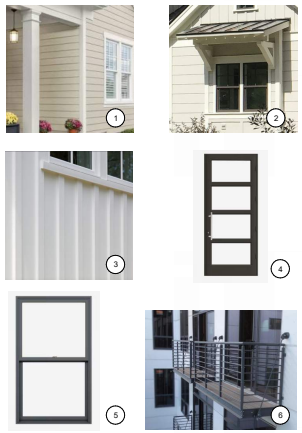
ELEVATIONS GENERAL NOTES

1. PROPERTY LINES ARE SHOWN RELATIVE TO THE ELEVATION, REFER TO PLAN DRAWINGS FOR MORE INFORMATION ON PROPERTY LINE LOCATIONS AND DIMENSIONS.
2. CURBS AND STREETS ARE SHOWN RELATIVE TO THE ELEVATION VIEW, REFER TO LAND SURVEY FOR EXISTING CURB, GUTTER, AND STREET INFORMATION.

ELEVATION KEYED NOTES

KEYNOTE SCHEDULE - EXTERIOR ELEVATION	
KEYNOTE	MATERIAL
1	PAINTED HORIZONTAL FIBER CEMENT SIDING OR SIM.
2	CANOPY / AWNING OVERHANG, SEE PLANS
3	PAINTED VERTICAL FIBER CEMENT SIDING OR SIM.
4	EXTERIOR DOOR OR SIMILAR
5	VINYL OR ALUMINUM WINDOW WITH TRIM OR SIMILAR
6	BALCONY AND PAINTED METAL GUARDRAILOR SIMILAR
7	PARAPET
8	FIBER CEMENT CORNICE TRIM

MATERIALS LEGEND



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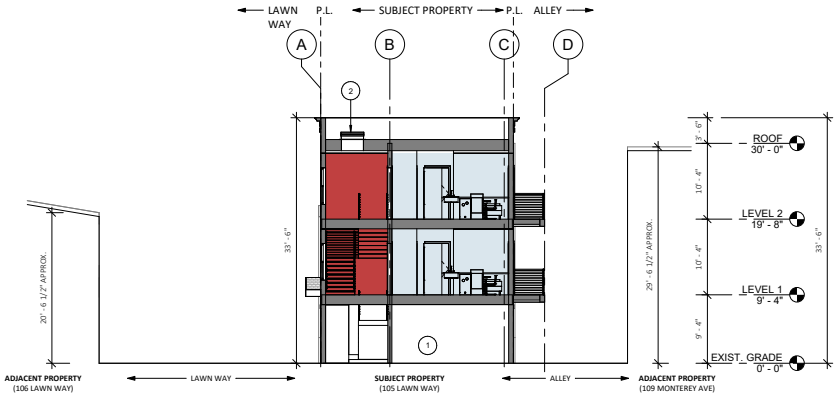
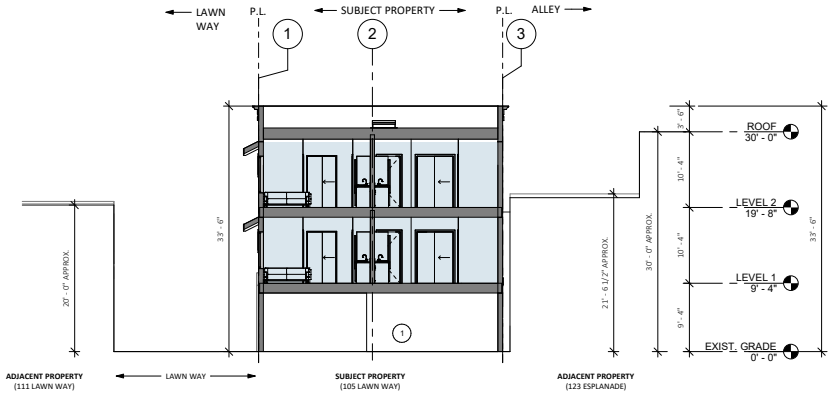
PROPOSED ELEVATIONS

AP3.01



2 BUILDING SECTION 2 - PLANNING
1/8" = 1'-0"



1 BUILDING SECTION 1 - PLANNING
1/8" = 1'-0"

BUILDING SECTION NOTES

1. SEE SHEET GP0.01-GP0.05 FOR GENERAL NOTES AND PROJECT INFORMATION

BUILDING SECTION KEYED NOTES

KEYNOTE SCHEDULE - BUILDING SECTION	
KEYNOTE	MATERIAL
1	STORAGE CRAWL SPACE
2	ROOF ACCESS HATCH

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105 LAWN WAY

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DRAFT: NOT FOR CONSTRUCTION

ISSUES/ REVISIONS

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BUILDING SECTIONS

AP4.01

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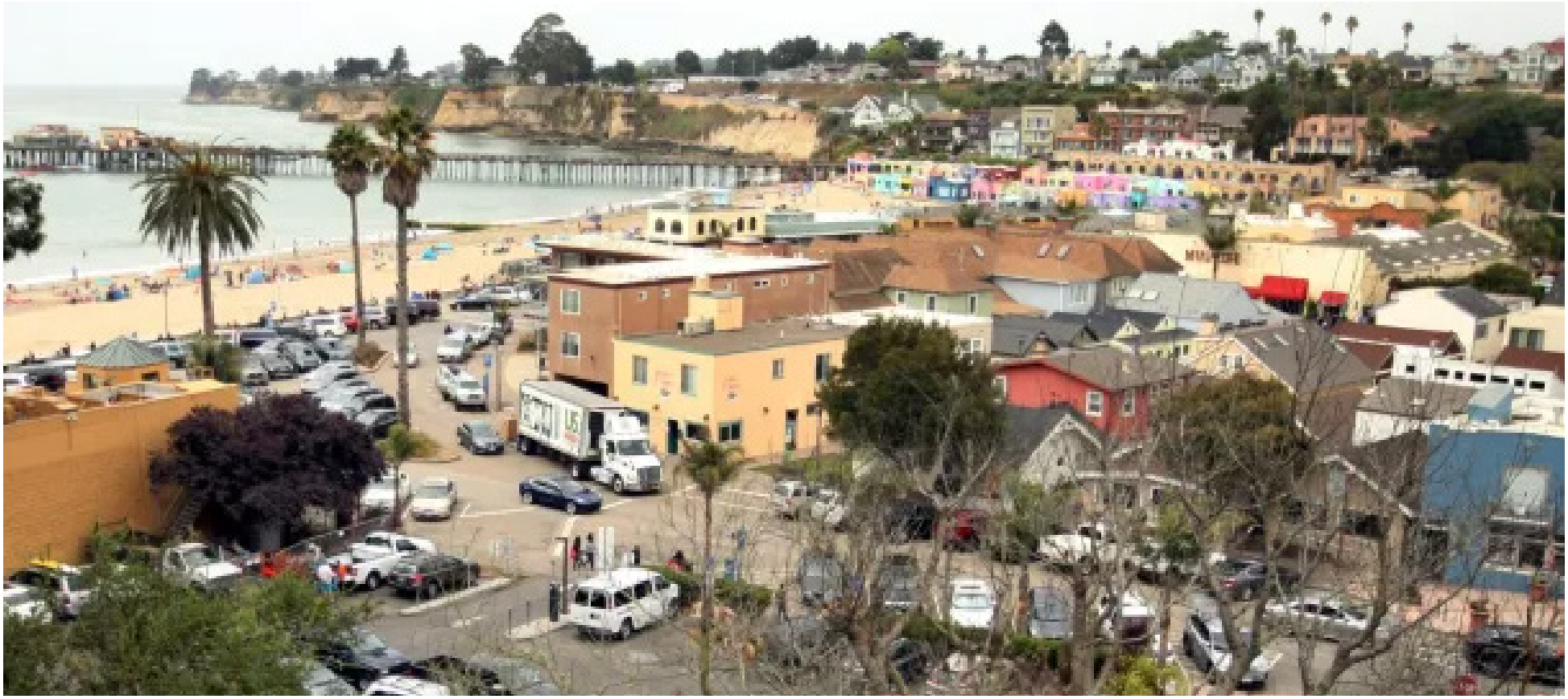


105 Lawn Way – Project Description

Reconstruction of Four-Unit Residential Building

Project Location: 105 Lawn Way, Capitola, California

APN: 035-252-04

Proposed Use: Four-unit multifamily residential building





Property History

105 Lawn Way is located in Capitola Village on Lawn Way, immediately adjacent to the Six Sisters–Lawn Way Historic District. The property was developed with a four-unit multifamily residential building in 1948 and has a long history of residential use.

The property was purchased by the Richard and Geertje Cook in the 1980s and continued to operate as four residential units, with a combination of longer-term residential and vacation-rental use over the years.

According to information previously identified by the City, the original building contained approximately 1,836 square feet and four residential units. The building also incorporated exterior decks/balconies associated with the residential units.

Although located immediately adjacent to an important historic area of Capitola Village, the former building itself was not identified as a historic resource. Architecturally, it was a relatively simple, box-like two-story structure with a flat roof and limited exterior detailing. Its design did not strongly reflect the cottage architecture, roof detailing, window treatments, trim and other architectural features characteristic of the historic buildings along Lawn Way.

On the morning of December 25, 2024, the building was catastrophically damaged by an explosion and subsequent fire. The damage rendered the structure unsafe and ultimately required its demolition.















Proposed Reconstruction and Village Character

The proposed project will restore the property's longstanding four-unit residential use with a new two-story, four-unit building. The replacement provides an opportunity to create a building that is much more thoughtfully connected to the architectural character and charm of Lawn Way and Capitola Village.

Rather than recreating the plain, flat-roofed appearance of the former structure, the new design draws inspiration from the traditional cottages and historic residential buildings surrounding the property. The goal is not to imitate a particular historic building, but to incorporate the scale, texture, warmth and architectural details that make Lawn Way distinctive.

The exterior features traditional horizontal siding with light contrasting trim, vertically proportioned windows, and carefully detailed window surrounds. A small pitched overhang above the entrance creates a welcoming cottage-style entry, while additional projecting overhangs above selected side windows provide depth, shadow and architectural interest.

The upper portion of the building is finished with a prominent projecting cornice, decorative brackets and layered trim, giving the roofline considerably more character than the former flat-roof structure. The decks/balconies are incorporated into the overall composition and continue an element historically associated with the property.

Warm, understated exterior colors and traditional materials are intended to complement the varied colors, textures and intimate residential scale that characterize Capitola Village. Together, these elements create a building that feels comfortable and appropriate on Lawn Way—simple, coastal and cottage-inspired—without attempting to create a false historic appearance.

Flood Requirements and Required Building Elevation

The reconstructed building must comply with current FEMA, California Building Code, and City of Capitola floodplain requirements that were not applicable when the original building was constructed in 1948. The 2025 California Building Standards Code became effective January 1, 2026. These current requirements necessitate raising the residential portion of the building above its former elevation.

The project remains a two-story, four-unit reconstruction; the additional vertical elevation is necessary to safely place the residential floors above the regulatory flood elevation. Any area below the residential floor will be designed in accordance with applicable floodplain requirements and will not create additional dwelling units.

To determine the required elevation, the project has relied on two site-specific professional studies: a FEMA flood assessment prepared by Balance Hydrologics and a boundary/topographic ALTA survey prepared by GV Land Surveying.

Balance Hydrologics determined that 105 Lawn Way is located within FEMA Zone AE and that Base Flood Elevations across the parcel range from approximately 16.0 to 16.5 feet NAVD88. For floodplain development, Balance recommends using the highest site elevation of 16.5 feet NAVD88. Balance further concluded that the first residential floor must be at or above this elevation.

GV Land Surveying prepared the project's topographic survey using the NAVD88 vertical datum, allowing the existing site elevations to be compared directly with the flood elevation established by Balance Hydrologics. The survey identifies the existing building/site elevation at approximately 10.72 feet NAVD88.

The City has advised that the building is an R-2 multifamily occupancy and that the applicable CBC/ASCE 24 requirements add one foot of freeboard above the identified Base Flood Elevation. This establishes a required first-floor elevation of approximately:

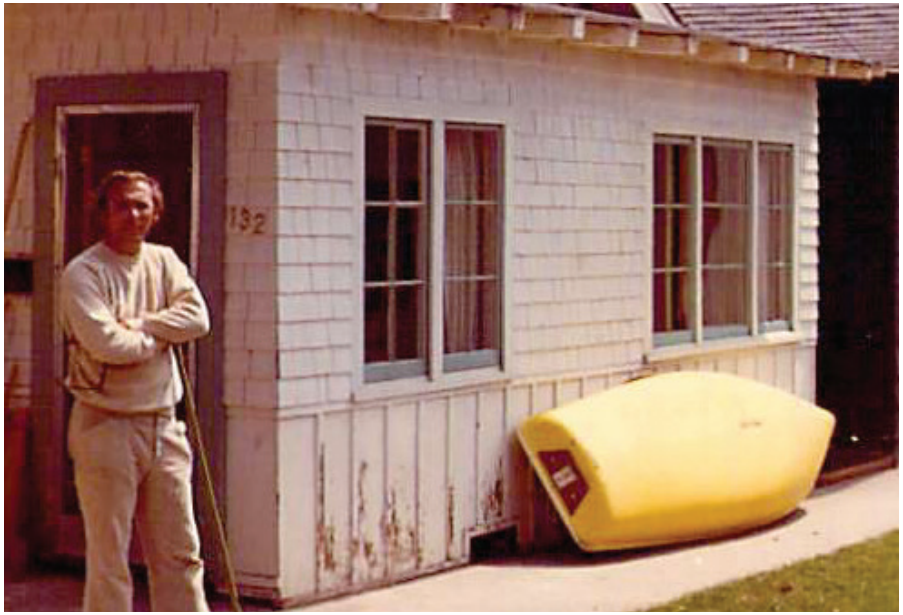
16.50' BFE + 1.00' freeboard = 17.50' NAVD88

Accordingly, the required elevation is:

17.50' required first floor − 10.72' existing elevation = 6.78 feet

The first residential floor therefore must be approximately 6 feet 9 inches above the surveyed existing elevation to satisfy the current flood requirements.











The Cook Family's History in Capitola

The Cook family has a long and meaningful connection to Capitola. My parents first fell in love with the little seaside Village during a visit in the 1960s. Within weeks, they returned to look at homes and eventually purchased a small cottage on Lawn Way, beginning our family's connection to Capitola.

Many of my earliest memories are of the Village—its residents, businesses, landmarks, and close-knit community. My parents became active in local traditions, particularly the Begonia Festival. My father's enthusiasm for sand sculpture spread to my brother and me, and our family earned more than 20 awards in the sand sculpture contest, including Best in Show and Judges' Choice. We also participated in—and won—many of the annual rowboat races.

My first job was at The Ark, cleaning up in the kitchen for a dollar, which was more than enough at the time for a double feature at the Capitola Theater, complete with popcorn, candy, and a drink. In the 1980s, my parents purchased an empty lot at 303 Capitola Avenue, where they built a small shopping center, and later acquired the 105 Lawn Way property.

When my father's career took my parents to Italy in the early 1990s, I started managing the properties for about 12 years. During that time, I met my wife while she attended UC Santa Cruz, and we later married at St. Joseph's Catholic Church in Capitola. I also had done some work with local historian Carolyn Swift on several articles about Capitola's history.

Although our careers eventually took us away, our connection to the Village never disappeared. We returned regularly with our children and shared with them the places and traditions that have meant so much to our family. Today, more than half a century later, we are remodeling our future retirement home in Capitola and look forward to making the Village a central part of our lives once again.

CONSTRUCTION COST BREAKDOWN PER Section 17.92.070

Existing Building Costs: **APPLICANT COPY**

Existing Residence:	1,836	square feet	=	$	459,000.00
	$ 250.00	square foot			
Exisiting Garage:	0	square feet	=	$	-
	$ 100.00	square foot			
Existing Deck/Porch:	132	square feet	=	$	3,300.00
	$ 25.00	square foot			
	Total Existing Value:			$	462,300.00
	80% of Total Existing Value			**$**	**369,840.00**

New Construction Costs:

New Conditioned Space:	1,836	square feet	=	$	459,000.00
	$ 250.00	square foot			
New Garage:	0	square feet	=	$	-
	$ 100.00	square foot			
New Deck/Porch:	132	square feet	=	$	3,300.00
	$ 25.00	square foot			
	Total New Construction Value:			$	462,300.00

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

Remodel Conditioned Space:		square feet	=		
	$ 125.00	square foot			
Remodel Garage:		square feet	=		
	$ 50.00	square foot			
Remodel Deck/Porch:		square feet	=		
	$ 12.50	square foot			
	Total Remodel Value:				
	Total Construction/Remodel Cost			$	462,300.00
	% of Existing Value				**100.0%**

Balance Hydrologics

800 Bancroft Way • Suite 101 • Berkeley, CA 94710 • (510) 704-1000
931 Mission Street • Santa Cruz, CA 95060 • (831) 457-9900
12020 Donner Pass Road • Unit B1 • Truckee, CA 96161 • (530) 550-9776
www.balancehydro.com • email: office@balancehydro.com

August 25, 2025

Richard H. Cook
c/o Workbench
Attn: Clay Toombs
189 Walnut Avenue
Santa Cruz, California 95060

RE: FEMA Requirement Assessment for 105 Lawn Way, City of Capitola, Santa Cruz County, California

Dear Richard Cook:

Thank you for providing Balance Hydrologics (Balance) the opportunity to prepare a summary of Federal Emergency Management Agency (FEMA) Base Flood Elevations (BFEs) related to the proposed development project at 105 Lawn Way (A.P.N. 035-252-04) in the City of Capitola, California. The proposed work (Project) is located within Zone AE, a Special Flood Hazard Area (SFHA) mapped by FEMA.

Floodplain Management Setting

The proposed Project is mapped by FEMA in SFHA Zone AE (see **Figure 1** below). The AE zone is defined as a region subject to inundation by the 100-year flood (one percent annual chance flood event) with defined BFEs. The property is located between mapped cross sections A and B, which have a BFE of 14.45 and 16.95 feet NAVD88, respectively. The 105 Lawn Way parcel BFE ranges between 16 and 16.5 feet NAVD88. For floodplain development purposes, we recommend using the highest BFE found on site, which is 16.5 feet NAVD88.



Figure 1. Effective Flood Insurance Rate Map for the Project

FEMA-Related Building Codes

Floodplain management-related building codes are outlined in the City of Capitola municipal code (https://www.codepublishing.com/CA/Capitola/html/Capitola15/Capitola1520.html). The most relevant codes are detailed below.

Section 15.20.160 Standards of Construction - C. Elevation and Floodproofing.

- *Residential Construction.* As described in this section, the lowest floor, including basements, in Zone AE must be at or above the BFE and certified by a registered civil engineer or licensed land surveyor.

- *Flood Openings.* The construction of fully enclosed areas below the lowest floor that are subject to flooding and designated for use as a carport or for building access or storage, not including basements, must meet the following criteria for nonengineered flood openings:

  1) A minimum of two flood openings on different sides of the constructed area with a total net area of one inch or greater for every square foot of the enclosed area,

  2) the bottom of flood openings cannot be higher than one foot above grade,

3) flood opening covers, such as screens or valves, must allow for automatic floodwater entry and exit, and

4) openings must be on the exterior walls for each area if constructed buildings comprise more than one enclosed area, or otherwise be certified by a registered civil engineer or architect with certification submitted to the floodplain administrator.

Section 15.20.170 Standards for Utilities.

- The development of water supply and sanitary sewage systems must be designed to prevent or minimize infiltration of floodwaters into the systems and discharge from the systems into floodwaters, with on-site waste disposal systems prohibited in the region.

Closing

Thank you again for requesting an overview of floodplain management considerations pertinent to the proposed project at 105 Lawn Way. In summary, the project is currently located in SFHA Zone AE, a region that is subject to inundation by the 100-year flood event) and the first floor must be at or above 16.5 feet, NAVD88, the highest BFE in the range mapped on the parcel.

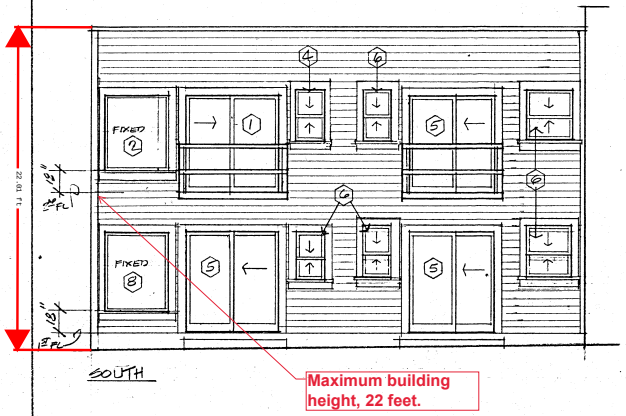
Please do not hesitate to contact Balance if you have any questions or comments related to floodplain planning at this site.

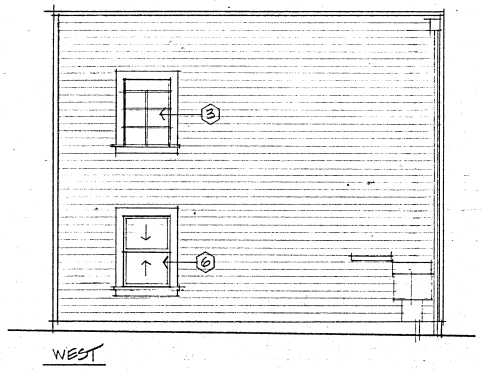
Sincerely,

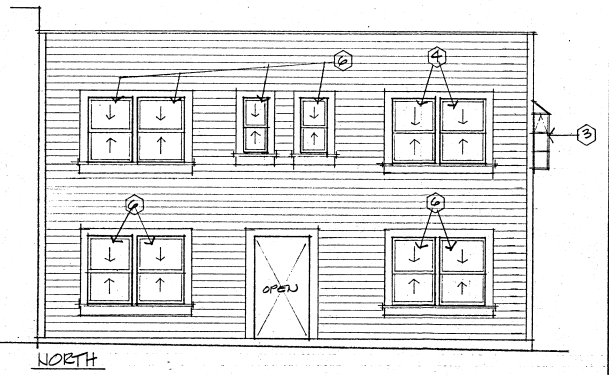
BALANCE HYDROLOGICS, Inc.

Denise Tu, CFM
Fluvial Geomorphologist/Engineer

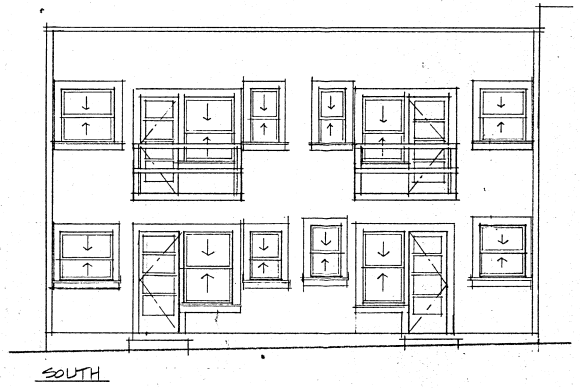
Anna Nararov, PE
Engineer/Hydrologist

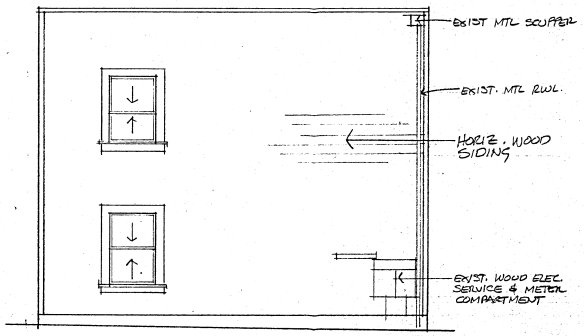




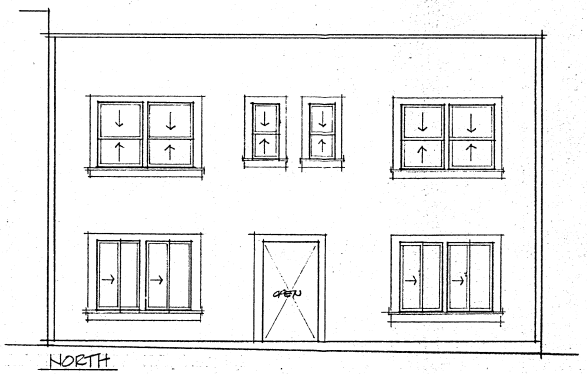


PROPOSED EXTERIOR ELEVATIONS

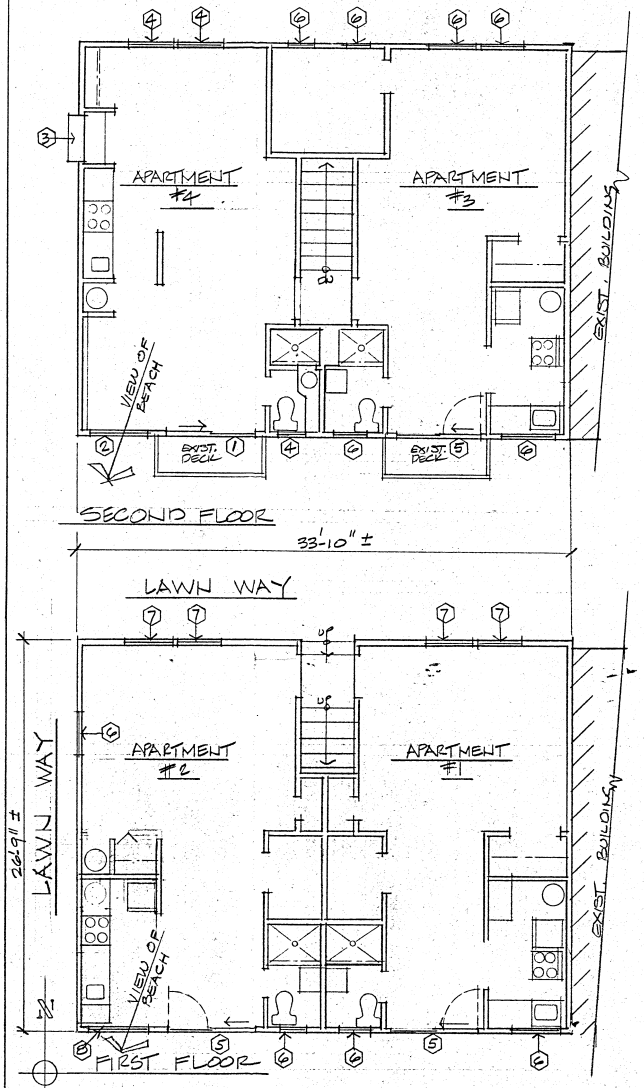




SHEET SCALE 1/4" = 1'-0"



EXISTING EXTERIOR ELEVATIONS



SHEET NOTES

PHASE I - APARTMENT #4

1. NEW SLIDING ALUM. PATIO DOOR IN EXIST. DOOR & WINDOW OPENING.
2. NEW FIXED GLASS WINDOW.
3. NEW GREENHOUSE WINDOW IN EXIST. WOOD WINDOW OPENING.
4. NEW ALUM. REPLACEMENT WINDOW IN EXIST. WOOD WINDOW OPENING.

FOLLOW-ON PHASES

5. NEW SLIDING ALUM. PATIO DOOR IN EXIST. DOOR & WINDOW OPENING.
6. NEW ALUM. REPLACEMENT WINDOW IN EXIST. WOOD WINDOW OPENING.
7. NEW ALUM. REPLACEMENT WINDOW IN EXIST. ALUM. WINDOW OPENING.
8. NEW FIXED GLASS WINDOW.

AS/89-200

OWNER
T.H. & G.C. COOK
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(415)341-4581 h (415)877-7441

WINDOW REPLACEMENT
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625 LAWN WAY
CAPITOLA, CA

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