

City of Capitola

Planning Commission Meeting Agenda

Thursday, March 05, 2026 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

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

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

1. Roll Call and Pledge of Allegiance

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

2. Additions and Deletions to the Agenda

3. Oral Communications

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

4. Planning Commission/Staff Comments

5. Consent Calendar

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

A. Approval of February 5, 2026 Planning Commission Minutes

B. 115 San Jose Avenue

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

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

C. 417 Capitola Avenue

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

Recommended Action: Consider application #26-0055 and approve the the Findings and Conditions of Approval.

D. 3890 Reposa Avenue

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

Environmental Determination: Categorical Exemption

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

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. 1475 41st Avenue and 1404 38th Avenue

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

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

Recommended Action: Staff recommend the Planning Commission:

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

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

7. Director's Report

8. Adjournment – Adjourn to the next regularly scheduled meeting of the Planning Commission on April 2nd, 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/@cityofcapitolocalifornia3172>

To Join Zoom Application or Call in to Zoom:

Meeting link: <https://us02web.zoom.us/j/84412302975?pwd=NmlrdGZRU2tnYXRjeSs5SIZweUIOQT09>

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

Meeting ID: 844 1230 2975

Meeting Passcode: 161805

How to Provide Comments to the Planning Commission

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

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

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

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

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

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

Si desea asistir a esta reunión pública y necesita ayuda - como un intérprete de lenguaje de señas americano, español u otro equipo especial - favor de llamar al Departamento de la Secretaría de la

Ciudad al 831-475-7300 al menos tres días antes para que podamos coordinar dicha asistencia especial o envíe un correo electrónico a jgautho@ci.capitola.ca.us.

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

City of Capitola

Planning Commission Meeting Minutes

Thursday, February 05, 2026 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

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

1. **Roll Call and Pledge of Allegiance** - *The meeting was called to order at 6:00 PM. In attendance: Commissioners Estey, Howard, Welch, Vice Chair Kieu, Chair Christiansen.*
2. **Additions and Deletions to the Agenda** - *The Deputy City Clerk announced that one staff memorandum and three emails had been received as additional materials for Item 6A.*
3. **Oral Communications**
 - Goran Klepic
 - Terre Thomas
 - Katie Gurnsey
4. **Planning Commission/Staff Comments** - *None*
5. **Consent Calendar**
 - A. **Approval of January 15, 2026 Planning Commission Minutes**

Motion to approve Item 5A: Vice Chair Kieu
Second: Commissioner Estey
Voting Yea: 5-0

6. **Public Hearings**
 - A. **Capitola Mall Zoning Code Amendments for Housing Element Implementation**

Project Description: Amendments to Capitola Municipal Code Title 17 Zoning for Capitola Mall properties located between Clares Street, 41st Avenue and Capitola Road. The proposed amendments implement the 6th Cycle Housing Element of the General Plan to facilitate residential development on Capitola Mall. The proposed amendments include changes to Zoning Code Chapter 17.24 (Commercial and Industrial Zoning Districts), Chapter 17.76 (Parking and Loading), Chapter 17.82 (Objective Standards for Multifamily and Mixed-Use Residential Development), and Chapter 17.88 (Incentives for Community Benefits), 17.160 (Glossary) and introduce a new Chapter 17.57 (Objective Design Standards for Capitola Mall Redevelopment). The Housing Element Implementation also includes amendments to the Capitola General Plan Land Use Element Action LU-9.3 regarding floor area ratio at the Capitola Mall site. The proposed amendments would increase allowed building height and floor area ratio (FAR) on the Mall property, establish objective design standards for Capitola Mall redevelopment, and modify development regulations to facilitate residential development on the Mall property consistent with the Housing Element. The amendments also include applying the Objective Standards within Chapter 17.82 to the Mixed-Use Village zoning district and Industrial zoning district. The Zoning Code is part of the City's Local Coastal Program (LCP) and

amendments require certification by the California Coastal Commission prior to taking effect in the Coastal Zone.

Recommended Action: Consider amendments to the draft Zoning Code and General Plan and either 1) adopt resolutions recommending the City Council adopt the proposed Zoning Code and General Plan amendments or 2) continue the item to a Special Planning Commission Meeting on February 23, 2026.

Director Herlihy, City Attorney Eric Phillips, and Planning Consultant Ben Noble presented the staff report.

Public Comment:

- Jamas Gwilliam
- Katie Guernsey
- Daniel Alvarez
- Daya Khunkhun
- Rafas Sonnefeld
- Terre Thomas
- Linda Smith

The Commission discussed the proposed amendments to the Capitola Mall Zoning Code Amendments and General Plan.

Motion to adopt a resolution recommending City Council adopt text amendments to the General Plan Land Use Element residential action LU-9.3 to be consistent with the proposed Capitola Mall Zoning Code Amendments and find that the project’s environmental effects were adequately analyzed in a previous EIR such that CEQA requires no supplemental or subsequent environmental standards:

Commissioner Estey

Second: Commissioner Welch

Voting Yea: 5-0

Motion to adopt a resolution recommending the City Council adopt an ordinance amending Municipal Code Title 17 (Zoning) for the Capitola Mall Property, finding the project exempt from CEQA with the following amendments to the draft:

- a) **Amendments to Sections 17.24.035.E and 17.24.035.F as outlined in the February 3, 2026, memorandum submitted by Director Herlihy as additional materials; and**
- b) **Amendments to 17.57.050.B.1.a to update “public” to “publicly accessible.”**
- c) **For the definition of Tier 2, modify the:
Minimum meeting space to 3,000 square feet, and minimum commercial space to 30,000 square feet.**
- d) **For the definition of Tier 3, modify the option with a 125-room hotel to have:
Minimum meeting space of 4,000 square feet, and minimum commercial space of 40,000 square feet.**

Commissioner Estey

Second: Commissioner Kieu

Voting Yea: 5-0

7. Director's Report

Director Herlihy thanked the Commissioners and consultants for the time spent on the Capitola Mall Zoning Code Amendments.

8. Adjournment – *The meeting adjourned at 8:20 PM. The next regularly scheduled meeting of the Planning Commission is on March 5th, 2026.*

Capitola Planning Commission

Agenda Report

Meeting: March 5, 2026

From: Community & Economic Development Department

Address: 115 San Jose Avenue



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

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

Capitola Planning Commission

Agenda Report



Meeting: March 5, 2026

From: Community & Economic Development Department

Address: 417 Capitola Avenue

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

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

Property Owner: Bombora LLC.

Representative: Dan Gomez & Dan Townsend, Fuse Architects Inc., Filed: 1/30/26

Background: On January 18, 2024, the Planning Commission approved application #23-330 for the demolition of a commercial structure and the construction of a new single-family residence. The Final Local Action Notice was issued on January 30, 2024. Condition of Approval 18 states “permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.”

On January 30, 2026, the applicant submitted the application for an extension.

Discussion: The applicant is seeking a two-year extension of #23-0330. Pursuant to Capitola Municipal Code Section §17.156.080, an extension to a permit may be approved by the review authority which originally approved the permit. The review authority may approve up to two, two-year extensions (four years total) to a permit. The review authority may extend the permit if the applicant has proceeded in good faith and has exercised diligence in efforts to exercise the permit in a timely manner.

The project has remained unchanged since the original Planning Commission approval. The applicant has provided further description of the extension request included as Attachment #1. A building permit application has been submitted and is awaiting payment prior to advancing review. If granted, the extension would be through January 30, 2028, two years from the original permit date. The review authority could grant an additional two-year extension to the permit in the future.

CEQA: Section 15303 of the CEQA Guidelines exempts the construction of small facilities or structures, including a single-family residence in a residential zone, or up to three single-family residences in an urbanized area. The proposed project includes the construction of a new residential structure which includes one ADU in the R-1 (Single-Family Residential) zoning district.

Permit Extension Finding:

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

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

Design Permit Findings:

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

Community Development Staff and the Planning Commission have reviewed the project. With approval of a Variance for the garage floor area, a Minor Modification for the maximum driveway width, and exception requests for the rear and side setbacks, the proposed single-family residence complies with the applicable development standards of the MU-N (Mixed Use Neighborhood) zoning district.

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

Community Development Staff and the Planning Commission have reviewed the application for a single-family residence. With approval of a Variance for the garage floor area, a Minor Modification for the maximum driveway width, and exception requests for the rear and side setbacks, the proposed single-family residence will comply with, the project complies with all applicable provisions of the zoning code and municipal code.

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

Section 15303(a) of the CEQA Guidelines exempts the construction of small facilities or structures, including a single-family residence in a residential zone, or up to three single-family residences in in an urbanized area, and is subject to Section 753.5 of Title 14 of the California Code of Regulations. This project involves a new single-family residence in an urbanized area, located within the MU-N (Mixed Use Neighborhood) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

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

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

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

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

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

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

Coastal Development Permit Findings:

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

The proposed development conforms to the City's certified Local Coastal Plan (LCP) land use plan and the LCP implementation program.

B. The project maintains or enhances public views.

The proposed project is located on private property at 417 Capitola Avenue. The project will not negatively impact public landmarks and/or public views.

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

The proposed project is located at 417 Capitola Avenue. The home is not located in an area with natural habitats or natural resources. The project will maintain or enhance vegetation consistent with the allowed use and will not have an effect on natural habitats or natural resources.

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

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

E. The project maintains or enhances opportunities for visitors.

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

F. The project maintains or enhances coastal resources.

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

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

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

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

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

Variance Findings:

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

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

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

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

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

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

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

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

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

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

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

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

Minor Modification Findings:

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

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

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

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

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

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

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

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

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

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

- F. The modification will not establish a precedent.**

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

- G. The modification will not adversely impact coastal resources.**

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

Conditions of Approval:

1. The project approval consists of a permit extension of #23-0330 for the construction of a new 1,700 square-foot single-family dwelling. The maximum Floor Area Ratio for the 1,700 square foot property is 100% (1,700 square feet). The total FAR of the project is 100% with a total of 1,700 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on March 5, 2026, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.

4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of the building permit, all Planning fees associated with permits #23-0330 and #26-0055 shall be paid in full.
7. Prior to issuance of building permit, the developer shall pay Affordable housing impact fees as required to assure compliance with the City of Capitola Affordable Housing Impact Fee Ordinance.
8. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
9. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
10. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
11. Applicant shall notify the Public Works Department 24 hours in advance of the commencement of work. A pre-construction inspection must be conducted by the grading official, or appointed staff to verify compliance with the approved erosion and sediment control plan. All BMPs, sediment and erosion control measures shall be installed prior to the start of construction and shall be maintained throughout project duration.
12. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
13. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B.
14. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
15. Prior to issuance of building permits, submit a utility plan and sidewalk improvement plan that shows the location of utility vaults, proposed curb cut, cross slope, running slope and elevation of the driveway.

16. Prior to issuance of building permits, submit construction plans showing the area to be used for scaffolding etc. during construction of the 2nd and 3rd story to ensure necessary OSHA clearances from power lines are met.
17. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
18. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
19. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
20. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
21. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
22. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties.
23. At the time of building permit application for construction within the floodplain or floodway, the applicant shall provide a No Rise Study, performed by a licensed engineer, in which verification of the structure's impact on the floodplain or floodway is provided.
24. Elevation certificates shall be provided at the following stages of construction: 1) prior to building permit issuance; 2) at the time of rough frame inspection; and 3) prior to the finalization of the building permit. The certificates shall be prepared by a licensed engineer or surveyor. The certificate shall document that all residential occupancies are constructed above the Base Flood Elevation (BFE) as per the latest edition of the FEMA Flood Insurance Rate Map.

Attachments:

1. 417 Capitola Avenue – Plans
2. 417 Capitola Avenue – Exception Requests
3. 417 Capitola Avenue – 2024 Final Local Action Notice (Permit Letter)
4. 417 Capitola Avenue – Permit Extension Letter

Report Prepared By: Sean Sesanto, Associate Planner

Reviewed By: Rosie Wyatt, Deputy City Clerk

Approved By: Katie Herlihy, Community and Economic Development Director

Item 5 C.

PROPERTY OWNERS

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

ARCHITECT / APPLICANT

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

GENERAL CONTRACTOR

FUSE CONSTRUCTION INC.
512 CAPITOLA AVENUE
CAPITOLA, CA 95010
C: DAN TOWNSEND & DAN GOMEZ
T: (831) 479-9295
E: TOWNSEND@FUSEARCHITECTURE.COM
E: GOMEZ@FUSEARCHITECTURE.COM

STRUCTURAL ENGINEER

REDWOOD ENGINEERING
1535 SEABRIGHT AVE
SANTA CRUZ, CA 95062
C: LEONARD WILLS
T: (831) 858-8444
E: REDWOODENGINEERING.COM

COMPANY SURVEYOR

ALPHA LAND SURVEY
C: BRODIE FRENCH
A-4444 SCOTTS VALLEY DR STE 6
Scotts Valley, CA 95066
T: (831) 438-4453
E: ALPHA.SURVEYORS.COM



CAPITOLA RESIDENCE

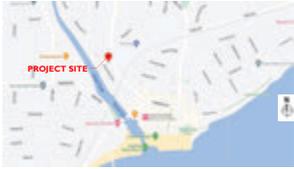
417 CA. ITOLA AVE CAPITOLA CA 95010

10/26/2023

fuse 
architects + builders
512 Capitola Ave + Capitola + CA + 95010



LOCATION MAP



FROM HIGHWAY I HEAD EAST ON BAYPORTER. TURN RIGHT ON CAPITOLA AVE. PROPERTY IS ON RIGHT

VICINITY MAP



GREEN BUILDING CODE COMMENTS

SEE SHEETS 02.B.1 / 02.B.2

APPLICABLE CODES & REGULATIONS

Table listing applicable codes and regulations including Building Code, Electrical Code, Mechanical Code, Plumbing Code, Energy Code, Fire Code, Green Building, Residential Code, and County Code.

DEFERRED SUBMITTALS

SUBMITTAL DOCUMENTS FOR DEFERRED ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN & SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

THE ENGINEER(S) RESPONSIBLE FOR THE DESIGN OF THE DEFERRED SUBMITTAL ITEMS SHALL STAMP AND SIGN THOSE DRAWINGS AND CALCULATIONS FOR WHICH HE/SHE IS RESPONSIBLE.

ITEMS TO HAVE DEFERRED SUBMITTAL INCLUDE: PLUMBING - ISOMETRIC DRAWING

JOB COPIES OF THE BUILDING & FIRE SYSTEMS PLANS & PERMITS MUST BE ON-SITE DURING INSPECTIONS.

FIRE NOTES

- List of fire-related requirements and notes, including compliance with California Building and Fire Codes (2019 Edition) and local fire district amendments.

BFEC

PROJECT DESCRIPTION

DEMOLITION OF EXISTING COMMERCIAL BUILDING. CONSTRUCTION OF A NEW 3 STORY RESIDENTIAL SINGLE FAMILY HOME WITH 3 BEDROOMS AND 3.5 BATHROOM WITH 2 COVERED ON SITE PARKING SPACES.

PROJECT INFORMATION

CONTACT INFORMATION

ARCHITECT: FUSE ARCHITECTS, INC. GOMEZ OR TOWNSEND 512 CAPITOLA AVENUE CAPITOLA, CA 95010 831-479-9255 WWW.FUSEARCHITECTURE.COM

STRUCTURAL ENGINEER: REDWOOD ENGINEERING CONTACT: LEONARD WILLIS 1535 SEABRIGHT AVE SANTA CRUZ, CA 95062 (831) 426-8444 www.redwoodengineering.net

SURVEYOR: ALPHA LAND SURVEY CONTACT: BRODIE FRENCH 4444 Scotts Valley Dr #16, Scotts Valley, CA 95066, Estados Unidos CITY, STATE ZIP (831) 438-4453 www.alpha-surveyors.com/

DRAWING INDEX

Table with columns for SHEET NUMBER and SHEET NAME, listing architectural drawings from A0 to A13.

EXCEPTIONS INFORMATION

- EXEPTIONS REQUESTED: - ENCROACHMENT OF SIDE YARD SETBACKS. - ENCROACHMENT OF REAR YARD SETBACKS. - GARAGE CREDIT 400SF.

417 Capitola



Project Submittal Record table with columns for Revision, Date, and Issue Description.

Seal/Signature



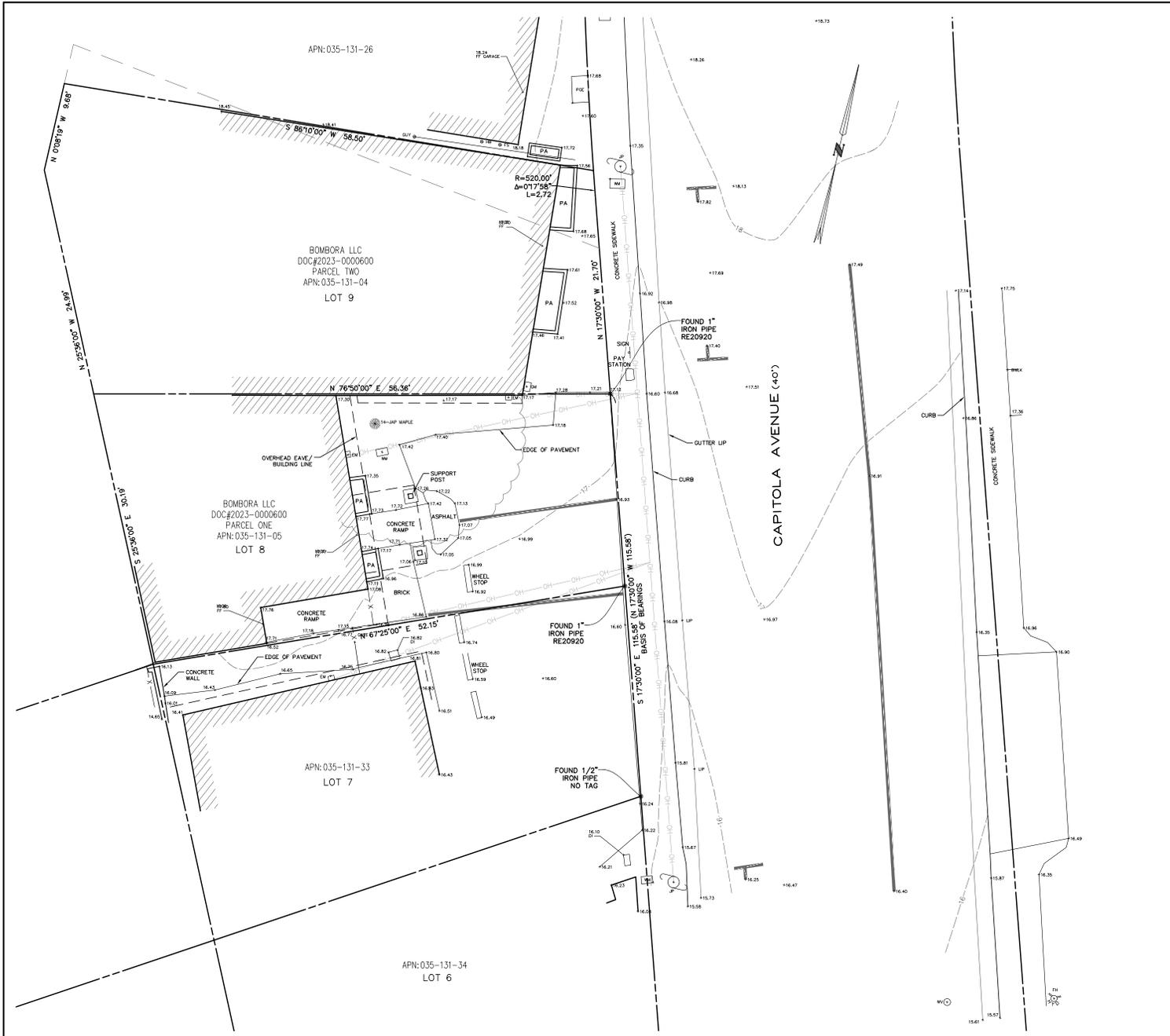
Project Name 417 Capitola

Accessor's Parcel Number APN #: 123-456-78

Sheet Title PROJECT INFO

Scale As Indicated

AI



BASIS OF BEARINGS

BEARINGS FOR THIS SURVEY ARE BASED ON THE WESTERN SIDELINE OF CAPITOLA AVENUE AS SHOWN ON THE CORNER RECORD #1141, WHICH IS ON FILE AT THE SANTA CRUZ COUNTY SURVEYORS OFFICE.

NORTH 17°30'00" WEST

BASIS OF ELEVATIONS

ELEVATIONS FOR THIS SURVEY ARE SHOWN IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND WERE ESTABLISHED BY A REALTIME KINEMATIC (RTK) GPS TIE TO COUNTY OF SANTA CRUZ BENCHMARK #63, LOCATED IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF BAY AVE AND CAPITOLA AVE INTERSECTION IN CAPITOLA.

BENCHMARK ELEVATION = 52.53' (NAVD88)

FEMA FLOOD INFORMATION

BASED ON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR THE CITY OF CAPITOLA (606070329) EFFECTIVE 9/29/2017, THE PROPERTY FALLS IN FLOOD ZONE AE, WHICH HAS A BASE FLOOD ELEVATION (BFE) OF 20.0' (NAVD88) AT THIS LOCATION. THE 1% ANNUAL CHANCE OF FLOOD ELEVATION FOR THIS LOCATION IS BETWEEN 19.5' AND 19.6'.

UTILITY NOTE

UTILITY LOCATIONS ARE APPROXIMATE. UTILITIES SHOWN ON THIS MAP WERE DETERMINED FROM SURFACE EVIDENCE OF UNDERGROUND LOCATIONS, DURING A SURVEY BY ALPHA LAND SURVEYS IN MARCH 2023.

LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- CONTOUR INTERVAL, MAJOR
- - - CONTOUR INTERVAL, MINOR
- - - DRIP LINE
- - - FENCE LINE
- - - OVERHEAD UTILITY LINE
- 100 DISTANCE MEASURED
- (100) RECORD DATA PER
- FOUND MONUMENT, AS NOTED
- ⊙ TREE, AS NOTED
- ⊙ SPOT ELEVATION

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

ABBREVIATIONS

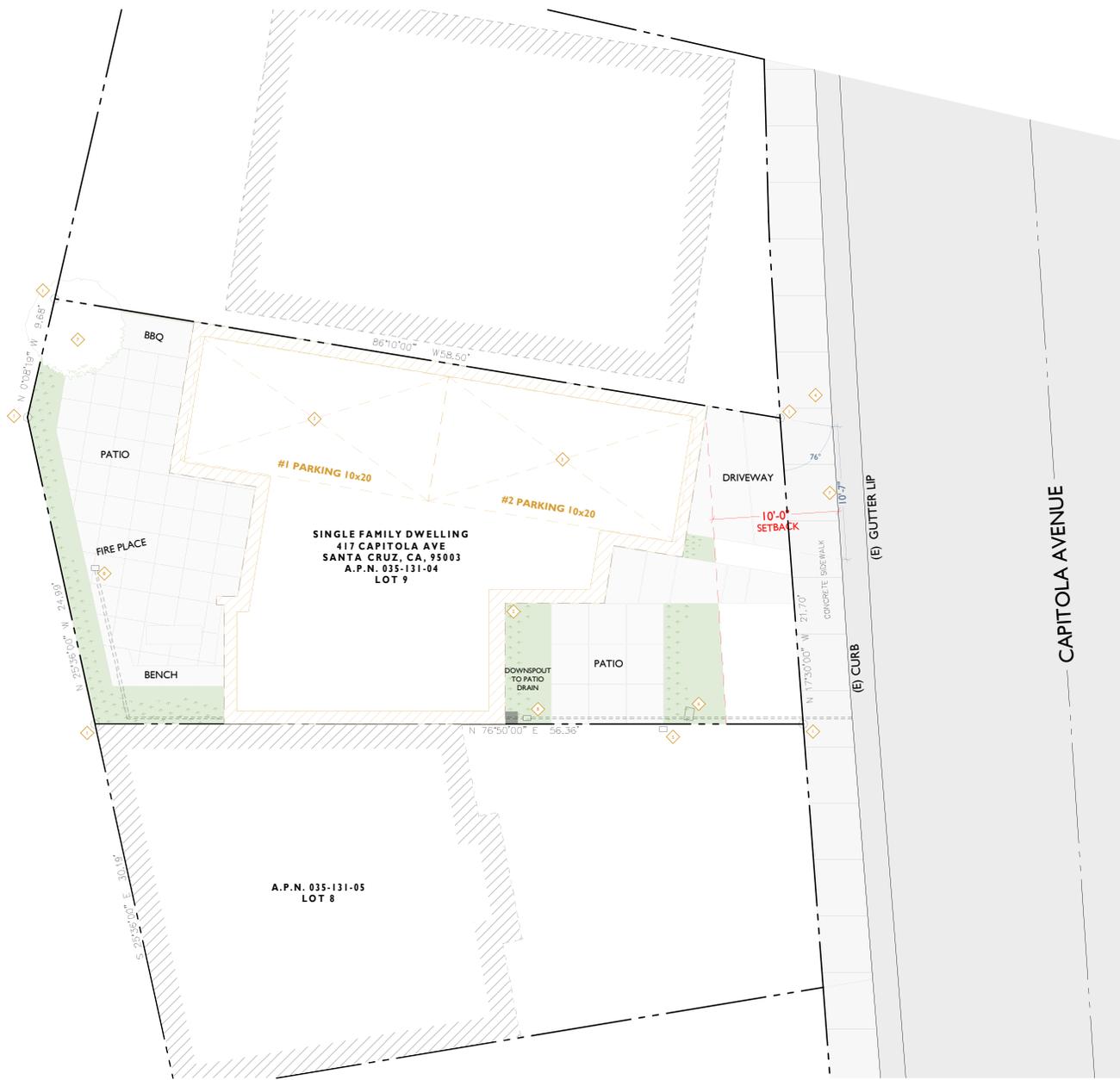
- AC ASPHALT CONCRETE
- AD AREA DRAIN
- APN ASSESSORS PARCEL NUMBER
- CO CLEANOUT
- DI DRAIN INLET
- DOC DOCUMENT
- EM ELECTRIC METER
- FF FINISHED FLOOR
- FH FIRE HYDRANT
- FS FIRE SERVICE
- GM GAS METER
- JP UTILITY POLE
- PA PLANTER
- SD STORM DRAIN
- SS SANITARY SEWER
- WM WATER METER

GRAPHIC SCALE



Signature

ALPHA LAND SURVEYS, INC.			
4444 SCOTT'S VALLEY DR #7 SCOTT'S VALLEY, CA 95066 (831) 438-4453	P.O. BOX 1146 MORGAN HILL, CA 95038 (408) 438-4453	TOPOGRAPHIC MAP 415 & 417 CAPITOLA AVENUE CITY OF CAPITOLA COUNTY OF SANTA CRUZ	SHEET 1 OF ONE
1" = 5'	DATE: 3/24/2023	JOB#: 2023-039	



SITE PLAN LEGEND

- SITE PLAN**
- <N> BUILDING FOOTPRINT
 - <N> CONCRETE
 - <N> LANDSCAPING; SEE LANDSCAPE PLAN
 - <N> PROPOSED TREE

KEYNOTES

- PROPERTY LINE
- FOOT PRINT
- PARKING 18x9'
- (E) UTILITY POLE
- (E) ELECTRICAL METER
- (E) GAS METER (TO RELOCATE)
- (N) CURB CUT
- (N) STORM DRAINAGE

STORMWATER CALCULATIONS:

OVERALL PARCEL SIZE: 1,698.84 SF
 EXISTING IMPERVIOUS SURFACE: 1,698.84 SF
 AMOUNT OF REPLACED IMPERVIOUS SURFACE: 1,396.5 SF
 AMOUNT OF NEW IMPERVIOUS SURFACE: ~302.34 SF
TOTAL PROPOSED IMPERVIOUS SURFACE: 1,396.5 SF

417 Capitola



Project Submittal Record		
Revision	Date	Issue Description
XXXXXX	XXXXXX	PLANNING SUBMITTAL
I	XXXXXX	PLANNING RE-SUBMITTAL

Seal/ Signature



Project Name
417 Capitola

Accessor's Parcel Number
APN #: 123-456-78

Sheet Title
PROPOSED SITE PLAN

Scale
As Indicated

A3

PROPOSED SITE PLAN

1/4" = 1'-0"

LANDSCAPE GENERAL NOTES

1. **PROPOSED LANDSCAPE IS AS SHOWN WITH PLANTING PLAN INCLUDING LOCATION, COMMON AND BOTANICAL NAME, CONTAINER SIZE & QUANTITY, CONSISTENT WITH THE CITY'S WATER EFFICIENCY LANDSCAPE ORDINANCE (WELCO). ADDITIONALLY SHOWN ARE EXTERIOR LIGHTING, FENCES, WALLS, SCREENING, EXISTING TREES AND VEGETATION AS REQUIRED BY THE LIST OF ITEMS REQUIRED FOR SUBMITTAL.**
2. PLEASE NOTE THAT THE PROPOSED (CONCEPTUAL / PRELIMINARY) LANDSCAPE PLAN SHOWN ON THIS SHEET INCLUDES PLANTING SELECTIONS THAT TAKE INTO CONSIDERATION WUCOLS RATING & STATUS OF EACH SELECTION AS NATIVE, DROUGHT-TOLERANT, AND LOW WATER USE, AS APPLICABLE. A MINIMUM OF 90% OF PLANTS AND TREES SHALL BE DROUGHT-TOLERANT AS DEFINED BY THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES. NATIVE PLANTS ADAPTED TO THE LOCAL CLIMATE ARE PREFERRED - PER CHC 17.72.060 LANDSCAPE STANDARDS.
3. WITH CONSIDERATION OF THE CITY'S BMP / LID REQUIREMENTS - PROPOSED DISCONNECTED DOWNSPOUTS TO DISCHARGE INTO LANDSCAPING WHERE POSSIBLE; AS MARKED ON THIS SHEET AS WELL AS SHEET A1/D / COVER SHEET, SITE MAP.
4. IRRIGATION SYSTEM
5. PLEASE NOTE THAT SELECT PLANTS MAY BE OMITTED BASED ON OWNERS DISCRETION.
6. LANDSCAPE PLAN TO CORRESPOND WITH ALL WATER EFFICIENT LANDSCAPE ORDINANCE REGULATIONS AS DESCRIBED WITHIN CITY GUIDELINES.
 - A) ALL UNPAVED PORTIONS OF THE FRONT AND EXTERIOR SIDE YARDS SHALL BE IMPROVED AND MAINTAINED WITH APPROPRIATE LANDSCAPE MATERIALS (AS SHOWN ON THIS SHEET).
 - B) APPROPRIATE LANDSCAPING MATERIALS INCLUDE NATIVE AND/OR DROUGHT RESISTANT PLANT SPECIES (AS SHOWN WITHIN THE PLANT LEGEND ON THIS SHEET - ALSO, SEE WUCOLS WATER RATING NOTED FOR EACH SPECIES).
 - C) ALL PROPOSED PLANTS TO BE NON-INVASIVE AND NATIVE TO CALIFORNIA (PREFERRED).
7. PROJECT SITE IS GENERALLY FLAT. NO SIGNIFICANT GRADING FOR LANDSCAPE PROPOSED.
8. COMPLETE IRRIGATION PLAN TO BE IDENTIFIED WITHIN A DEFERRED SUBMITTAL AT THE TIME OF INSTALLATION. PLEASE NOTE THAT ALL IRRIGATION PROJECTED TO BE OF MINIMAL NEED AS ALL PROPOSED PLANTS ARE DROUGHT RESISTANT.
9. ALL AREAS SHOWN TO BE LANDSCAPED (FRONT AND STREET SIDE SETBACK AREAS) SHALL BE LANDSCAPED AND MAINTAINED PER CITY MUNICIPAL CODE: CHC 17.72.050.
10. STORMWATER MANAGEMENT: THE LANDSCAPE PLAN SHOWN INCORPORATES STORM WATER MANAGEMENT CONTROLS IN COMPLIANCE WITH THE REGIONAL STATE WATER RESOURCES CONTROL BOARD.
11. PLANT GROUPINGS: WHERE IRRIGATION IS PROPOSED, PLANTS SHALL BE GROUPED IN SEPARATE HYDROZONES (IE: PLANTS WITHIN EACH IRRIGATION VALVE SHALL HAVE THE SAME WATERING REQUIREMENT).
12. WATERING SCHEDULE FOR PROPOSED IRRIGATION SYSTEM SHALL BE LIMITED TO THE HOURS BETWEEN 8PM AND 10AM.
13. PLANT SPECIES SHALL BE SELECTED AND LOCATED SO THAT AT MATURITY THEY DO NOT INTERFERE WITH CIRCULATION OR SAFETY AND DO NOT CONFLICT WITH OVERHEAD LIGHTS OR UTILITY LINES.
14. DEFERRED IRRIGATION SYSTEM TO BE DESIGNED TO AVOID RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY AND OTHER SIMILAR CONDITIONS WHERE THE WATER FLOWS OUTSIDE OF THE LANDSCAPED AREAS. IRRIGATION SYSTEMS SHALL FEATURE ALL LISTED REQUIREMENTS PER CHC 17.72.060

SEE SITE PLAN FOR STORMWATER CALCULATIONS



PHORMIUM TENAX / NEW ZEALAND FLAX (BROAD LEAF GRASS)
 WUCOLS CODE: P / WATER ALLOWANCE: LOW
 FIVE GALLON (5): APPROX. 10 PLANTS AS NOTED



LOMANDRA LONGIFOLIA - SPINY HEADED MAT RUSH
 WUCOLS CODE: P / WATER ALLOWANCE: LOW
 ONE GALLON (1): APPROX. 12 - 25 PLANTS AS NOTED



CORNUS FLORIDA - "WHITE FLOWERING DOGWOOD"
 WUCOLS CODE: S / WATER ALLOWANCE: MODERATE / MEDIUM
 FIVE GALLON: APPROX. ONE (1) TREE, AS NOTED



STRELITZIA NICOLAI - "BIRD OF PARADISE"
 WUCOLS CODE: S / WATER ALLOWANCE: MODERATE / MEDIUM
 FIVE GALLON: APPROX. 5-10 PLANTS AS NOTED



DYMONDIA MARGARETAE - DENSE GROUND COVER
 WUCOLS CODE: Gc / P / WATER ALLOWANCE: LOW
 SINGLE SQUARE FOOT FLAT: APPROX 200 FLATS AS NOTED



AGAVE ATTENUATA (BLUE FLAME & FOXTAIL) - CLUSTER CACTUS
 WUCOLS CODE: P3 / WATER ALLOWANCE: VERY LOW
 MIN OF FIVE TO TEN GALLON: APPROX. 12 - 20 PLANTS AS NOTED



ACER PALMATUM VAR. ATROPURPUREUM (BLOODGOOD)
 WUCOLS CODE: P / WATER ALLOWANCE: MEDIUM
 FIVE GALLON: APPROX. 2 TREES, AS NOTED



FICUS PUMILA (CREEPY FIG)
 WUCOLS CODE: P / WATER ALLOWANCE: MEDIUM
 ONE GALLON: APPROX. 2-4 PLANTS, AS NOTED

KEY NOTES

- ◆ PROPOSED TREE
- ◆ (N) FIRE PIT
- ◆ (N) BENCH
- ◆ (N) BBQ
- ◆ (N) OUTDOOR DINING ROOM
- ◆ (N) CURB CUT

LANDSCAPE PLANT LEGEND & WUCOLS INFORMATION

- PL - 01 **PHORMIUM TENAX / NEW ZEALAND FLAX (BROAD LEAF GRASS)**
 WUCOLS CODE: P / WATER ALLOWANCE: LOW
 FIVE GALLON (5): APPROX. 10 PLANTS AS NOTED
- PL - 02 **LOMANDRA LONGIFOLIA - SPINY HEADED MAT RUSH**
 WUCOLS CODE: P / WATER ALLOWANCE: LOW
 ONE GALLON (1): APPROX. 12 - 25 PLANTS AS NOTED
- PL - 03 **CORNUS FLORIDA - "WHITE FLOWERING DOGWOOD"**
 WUCOLS CODE: S / WATER ALLOWANCE: MODERATE / MEDIUM
 FIVE GALLON: APPROX. ONE (1) TREE, AS NOTED
- PL - 04 **STRELITZIA NICOLAI - "BIRD OF PARADISE"**
 WUCOLS CODE: S / WATER ALLOWANCE: MODERATE / MEDIUM
 FIVE GALLON: APPROX. 5-10 PLANTS AS NOTED
- PL - 05 **DYMONDIA MARGARETAE - DENSE GROUND COVER**
 WUCOLS CODE: Gc / P / WATER ALLOWANCE: LOW
 SINGLE SQUARE FOOT FLAT: APPROX 200 FLATS AS NOTED
- PL - 06 **AGAVE ATTENUATA (BLUE FLAME & FOXTAIL) - CLUSTER CACTUS**
 WUCOLS CODE: P3 / WATER ALLOWANCE: VERY LOW
 MIN OF FIVE TO TEN GALLON: APPROX. 12 - 20 PLANTS AS NOTED
- PL - 07 **ACER PALMATUM VAR. ATROPURPUREUM (BLOODGOOD)**
 WUCOLS CODE: P / WATER ALLOWANCE: MEDIUM
 FIVE GALLON: APPROX. 2 TREES, AS NOTED
- PL - 08 **FICUS PUMILA (CREEPY FIG)**
 WUCOLS CODE: P / WATER ALLOWANCE: MEDIUM
 ONE GALLON: APPROX. 2-4 PLANTS, AS NOTED

SITE PLAN LEGEND

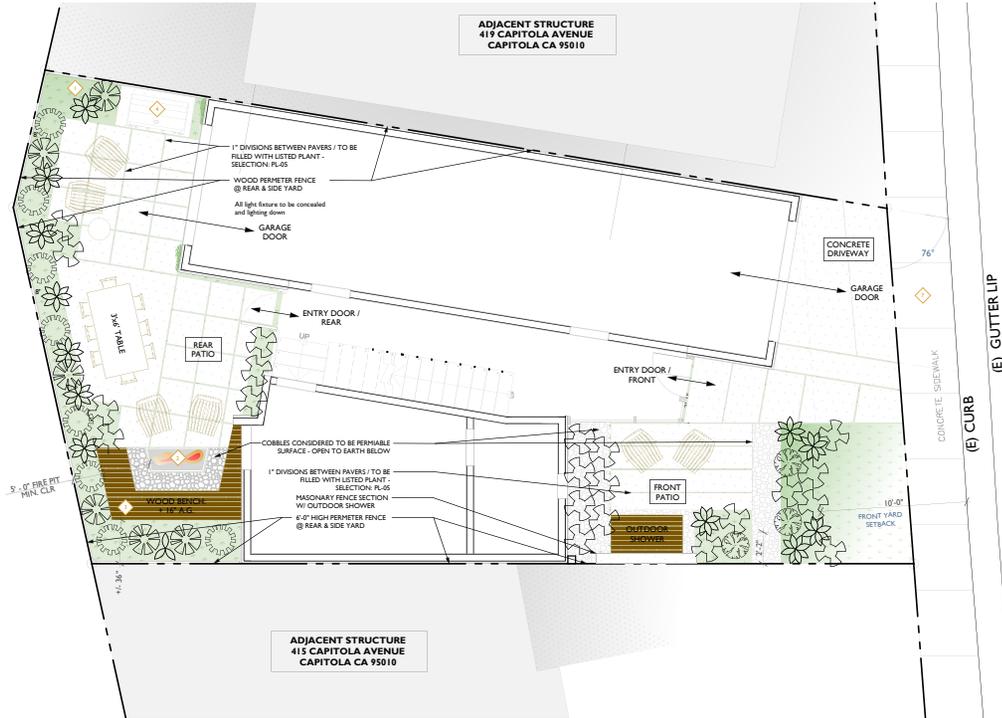
- <N> ASSORTED STONE COBBLES
- <N> FOOTPRINT OF PROPOSED RESIDENCE.
- ◀ <P> SIDEWALK
- ◐ <P> CONCRETE PAVERS / FLATWORK
- <N> LANDSCAPING AS NOTED



3D IMAGE OF DESIGN INTENT / 02



3D IMAGE OF DESIGN INTENT / 01



PROPOSED LANDSCAPE PLAN

Project Submittal Record		
Revision	Date	Issue Description
	XXXXXXXXXX	PLANNING SUBMITTAL
1	XXXXXXXXXX	PLANNING RE-SUBMITTAL

Seal/ Signature

NOT FOR CONSTRUCTION

Project Name
417 Capitola

Accessor's Parcel Number
APN #: 123-456-78

Sheet Title
PROPOSED LANDSCAPE

Scale
As Indicated

A4

417 Capitola



1 AREA CALCS FIRST FLOOR 1/4" = 1'-0"

PROPOSED SQ FT (FIRST FLOOR)

ROOM NAME	ROOM #	AREA
STAIRS	000	38.5
ENTRY	001	130.1
BEDROOM	002	177.2
BATH	003	64.9
GARAGE	004	486.0
		896.7 ft²

FLOOR AREA TOTAL CALCS

ROOM NAME	ROOM #	AREA
FIRST FLOOR		
STAIRS	000	38.5
ENTRY	001	130.1
BEDROOM	002	177.2
BATH	003	64.9
GARAGE	004	486.0
SECOND FLOOR		
DECK		168.4
DINING	101	136.6
LIVING	102	142.8
KITCHEN	103	229.8
LAUNDRY	103	27.2
POWDER	104	29.7
BEDROOM	105	165.3
BATH	106	64.8
HALL	107	34.0
THIRD FLOOR		
DECK		31.1
BATH	202	106.0
BEDROOM	203	200.7
HALL	203	35.8
CLOSET	204	29.8
		2,298.7 ft²

PROPOSED SQ FT (SECOND FLOOR)

ROOM NAME	ROOM #	AREA
SECOND FLOOR		
DECK		168.4
DINING	101	136.6
LIVING	102	142.8
KITCHEN	103	229.8
LAUNDRY	103	27.2
POWDER	104	29.7
BEDROOM	105	165.3
BATH	106	64.8
HALL	107	34.0
		998.6 ft²

THIRD FLOOR

DECK		31.1
BATH	202	106.0
BEDROOM	203	200.7
HALL	203	35.8
CLOSET	204	29.8

PROPOSED SQ FT (THIRD FLOOR)

ROOM NAME	ROOM #	AREA
THIRD FLOOR		
DECK		31.1
BATH	202	106.0
BEDROOM	203	200.7
HALL	203	35.8
CLOSET	204	29.8
		403.4 ft²

FIRST FLOOR:
 Livable: 410.7 sf
 Garage: 486 sf
 Total: 896.7 sf
 Minus Garage Credit 486 sf
 Total Counted towards FAR 410.7sf

SECOND FLOOR:

Livable: 830.2 sf
 Deck: 161.9 sf

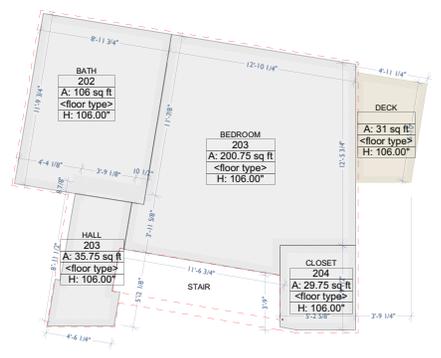
THIRD FLOOR:

Livable: 372.3 sf
 Deck: 31.1 sf
 1699.3 sf livable

SITE SF: 1700 SF
FAR MAX ALLOWED: 1/1 = 1.00
SITE AREA: 1700 SF
FAR PROPOSED = 0.997 (1699.3 SF)



2 AREA CALCS SECOND FLOOR 1/4" = 1'-0"



3 AREA CALCS THIRD FLOOR 1/4" = 1'-0"

Project Submittal Record

Revision	Date	Issue Description
XXXXXXX		PLANNING SUBMITTAL
I	XXXXXXX	PLANNING RE-SUBMITTAL

Seal/Signature



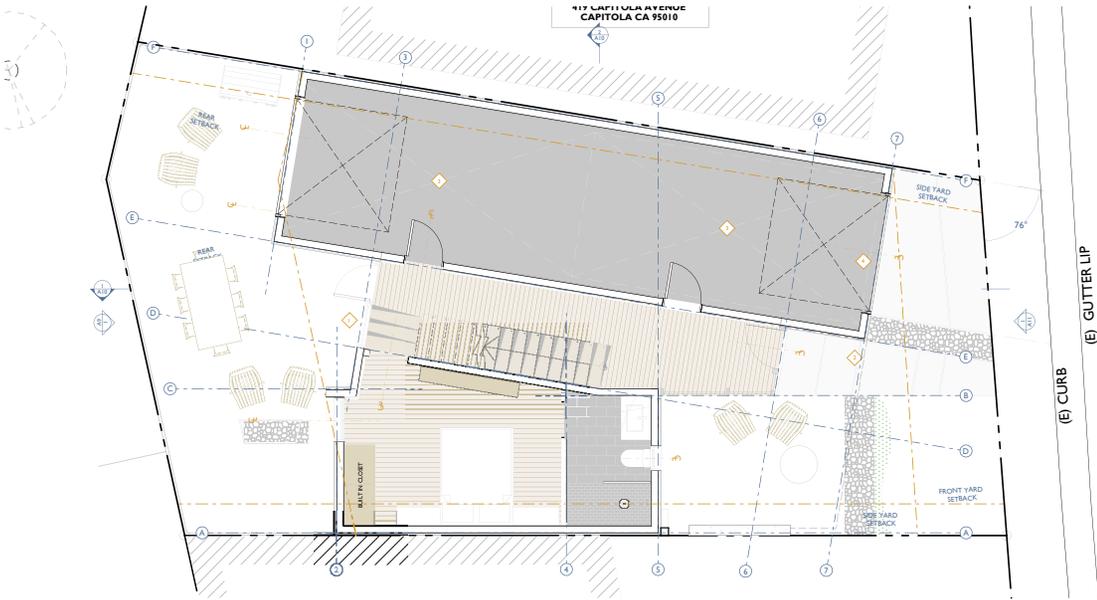
Project Name
417 Capitola

Accessor's Parcel Number
APN #: 123-456-78

Sheet Title
AREA CALCULATIONS

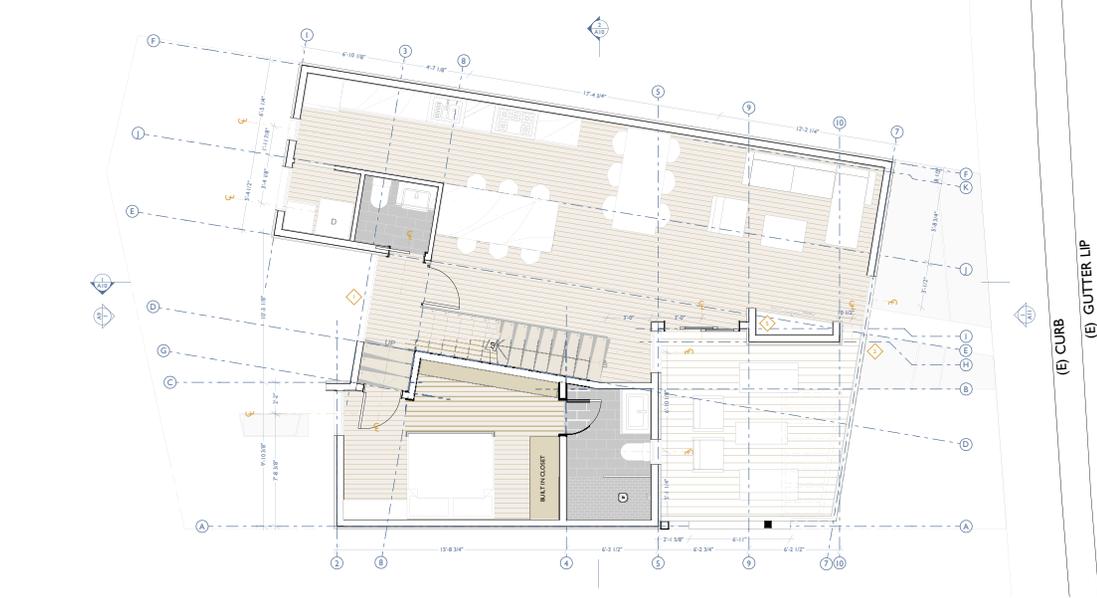
Scale
As Indicated

A5



PROPOSED FIRST FLOOR

1/4" = 1'-0"



PROPOSED SECOND FLOOR

1/4" = 1'-0"

FLOOR PLAN LEGEND

- INTERIOR**
 - NO TILE FLOORING - WET LOCATIONS
 - NO STONE SLAB (COUNTERTOP)
 - NO WOOD FINISH
 - NO BUILT-IN MILLWORK
 - NO CONCRETE FLOOR
- EXTERIOR**
 - NO TPO ROOF
 - NO CRUSHED STONE
 - NO LANDSCAPING, SEE LANDSCAPE PLAN
 - NO WOOD DECKING
 - NO CONCRETE
- GENERAL**
 - KEYNOTE, SEE FLOOR PLAN KEYNOTES
 - DOOR TAG
 - WINDOW TAG
 - WALL TAG
 - ELEVATION MARKER
 - SECTION MARKER
 - PROPERTY LINE
 - SETBACK LINE
 - INDICATES OUTLINE OF ROOF BELOW

KEYNOTES

- GLASS WALL AT STAIR VOLUME
- DASHED GREY LINE REPRESENTS OUTLINE OF ROOF ABOVE
- PARKING 1BX9
- LIFTGATE
- FURNITURE TV

417 Capitola



Project Submittal Record		
Revision	Date	Issue Description
	XXXXXXXXXX	PLANNING SUBMITTAL
1	XXXXXXXXXX	PLANNING RE-SUBMITTAL

Seal/ Signature

NOT FOR CONSTRUCTION

Project Name
417 Capitola

Accessor's Parcel Number
APN #: 123-456-78

Sheet Title
PROPOSED FIRST/SECOND FLOOR PLAN

Scale
As Indicated

A6

CAPITOLA

417 CAPITOLA AVE
CAPITOLA CA 95010



512 Capitola Ave + Capitola + California + 95010
fusearchitecture.com 831.479.9295

FLOOR PLAN LEGEND

- INTERIOR**
 - TILED FLOORING - WET LOCATIONS
 - STONE SLAB (COUNTERTOPS)
 - WOOD FINISH
 - BUILT-IN MILLWORK
 - CONCRETE FLOOR
- EXTERIOR**
 - TPO ROOF
 - CRUSHED STONE
 - LANDSCAPING, SEE LANDSCAPE PLAN
 - WOOD DECKING
 - CONCRETE
- GENERAL**
 - KEYNOTE, SEE FLOOR PLAN KEYNOTES
 - DOOR TAG
 - WINDOW TAG
 - WALL TAG
 - ELEVATION MARKER
 - SECTION MARKER
 - PROPERTY LINE
 - SETBACK LINE

KEYNOTES

- GLASS WALL AT STAIR VOLUME
- DASHED GREY LINE REPRESENTS OUTLINE OF ROOF ABOVE
- CLERESTORY WINDOW
- DOWNSPOUT

Project Submittal Record		
Revision	Date	Issue Description
XXXXXXX		BUILDING SUBMITTAL
I	XXXXXXX	BUILDING RESUBMITTAL

Seal/Signature

NOT FOR CONSTRUCTION

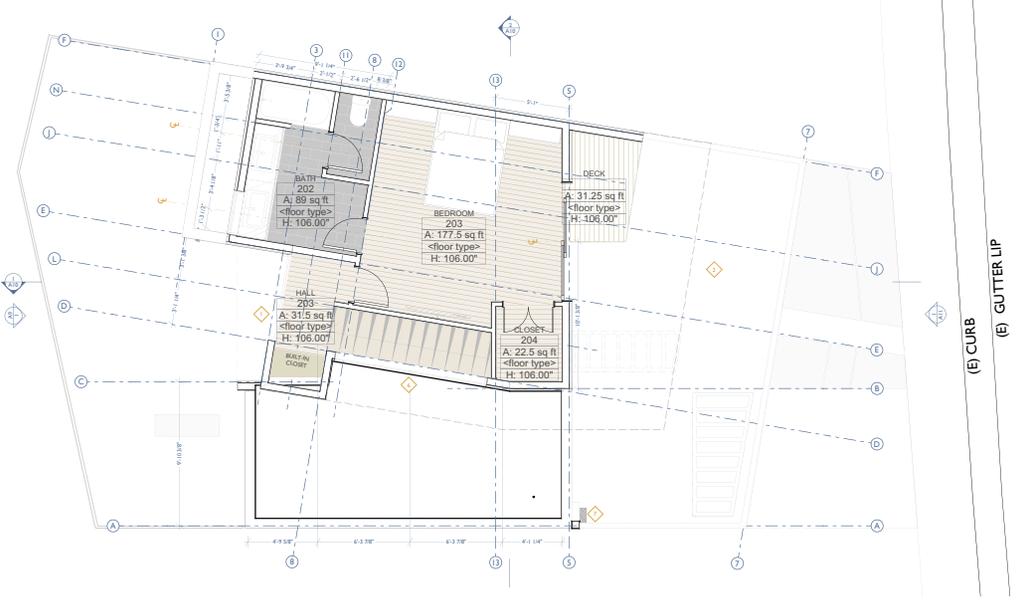
Project Name
417 Capitola

Accessor's Parcel Number
APN #: 123-456-78

Sheet Title
PROPOSED THIRD/ROOF FLOOR PLAN

Scale
As Indicated

A7



PROPOSED THIRD FLOOR

1/4" = 1'-0"



PROPOSED ROOF PLAN

1/4" = 1'-0"



2

PERSPECTIVE 01

1/4" = 1'-0"

ELEVATION LEGEND

- EXTERIOR**
- <N> TPO ROOF
- <N> CRUSHED STONE
- <N> LANDSCAPING; SEE LANDSCAPE PLAN
- <N> WOOD DECKING
- <N> CONCRETE
- GENERAL**
- KEYNOTE; SEE FLOOR PLAN KEYNOTES
- DOOR TAG
- WINDOW TAG
- WALL TAG
- ELEVATION MARKER
- SECTION MARKER
- PROPERTY LINE
- SETBACK LINE

EXTERIOR PALETTE

 CON-01 BOARD FORM CONCRETE	 CON-02 CONCRETE FLATWORK	 STC-01 LIGHT STUCCO; FINISH T.B.D.
 MTL-01 POWDER COATED BLACK METAL	 WD-01 CHARRED CYPRESS WOOD SIDING (THIN - 1" TO 2" WIDE)	 FG-01 FROSTED GLASS



1

PROPOSED FRONT ELEVATION

1/4" = 1'-0"



417 Capitola



Project Submittal Record		
Revision	Date	Issue Description
	XXXXXXXXXX	PLANNING SUBMITTAL
1	XXXXXXXXXX	PLANNING RE-SUBMITTAL

Seal/ Signature

NOT FOR CONSTRUCTION

Project Name
417 Capitola

Accessor's Parcel Number
APN #: 123-456-78

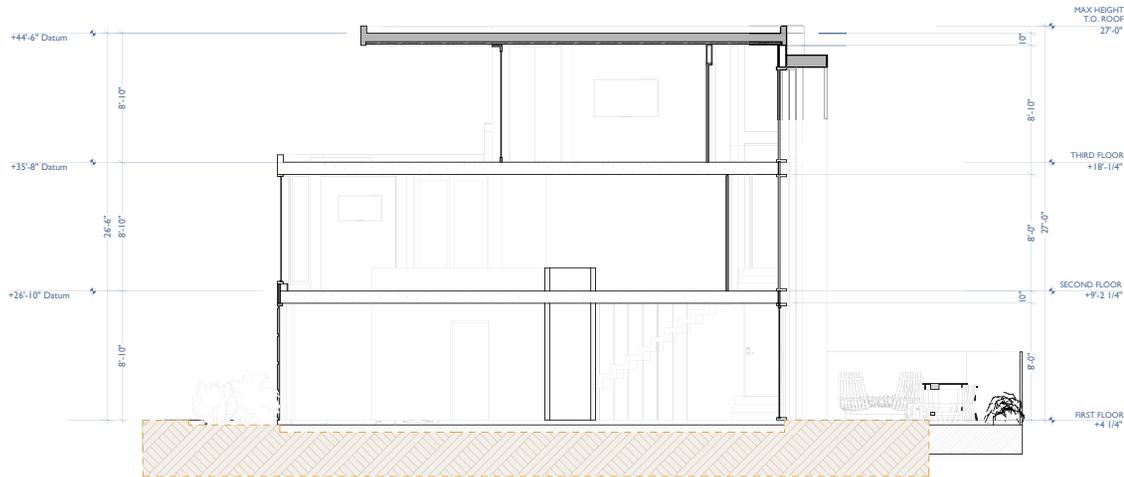
Sheet Title
PROPOSED ELEVATIONS 01

Scale
As Indicated

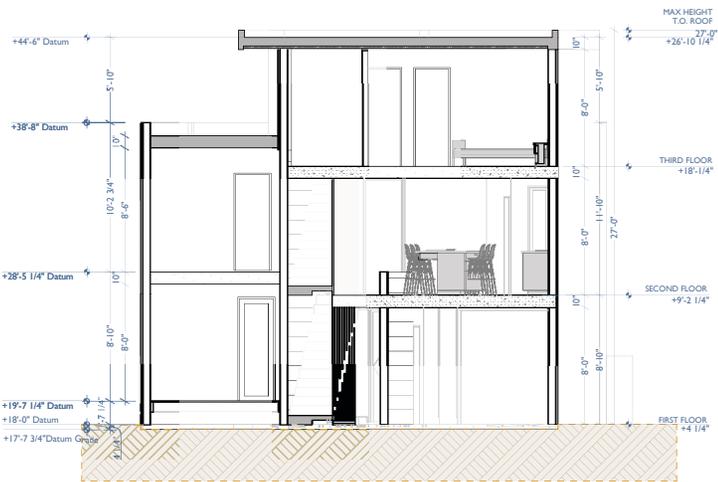
A8

CAPITOLA

417 CAPITOLA AVE
CAPITOLA CA 95010



1 PROPOSED SECTION 1 1/4" = 1'-0"



2 PROPOSED SECTION 2 1/4" = 1'-0"

Project Submittal Record

Revision	Date	Issue Description
XXXXXXX		BUILDING SUBMITTAL
I	XXXXXXX	BUILDING RESUBMITTAL

Seal/ Signature



Project Name
417 Capitola

Accessor's Parcel Number
APN #: 123-456-78

Sheet Title
PROPOSED SECTIONS

Scale
As Indicated

A10

417 Capitola



PROPOSED NEIGHBORHOOD CONTEXT

Project Submittal Record		
Revision	Date	Issue Description
	XXXXXXXXXX	PLANNING SUBMITTAL
1	XXXXXXXXXX	PLANNING RESUBMITTAL

Seal/ Signature



Project Name
417 Capitola

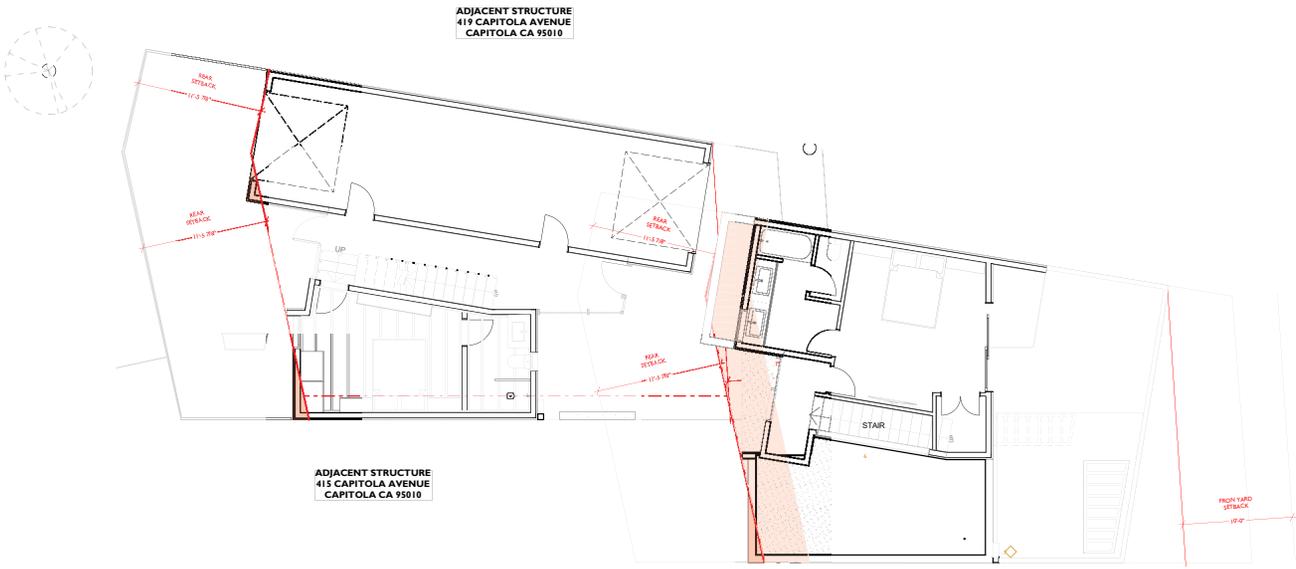
Accessor's Parcel Number
APN #: 123-456-78

Sheet Title
NEIGHBORHOOD CONTEXT

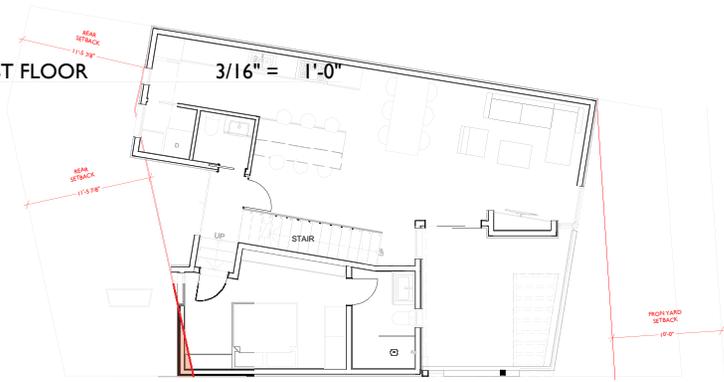
Scale
As Indicated

All

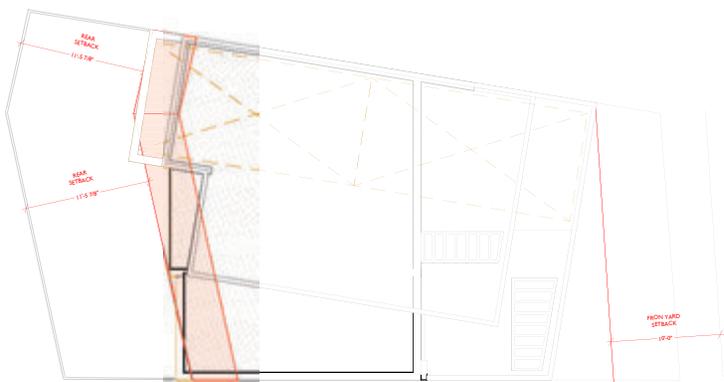
417 Capitola



3 SETBACKS STUDY THIRD FLOOR 3/16" = 1'-0"



2 SETBACKS STUDY SECOND FLOOR 3/16" = 1'-0"



4 SETBACKS STUDY ROOF PLAN 3/16" = 1'-0"

- LEGEND**
- PL - 01
 - PL - 02
 - PL - 03
 - PL - 04
 - PL - 05
 - PL - 07 ●
 - PL - 08
 - PL - 09
 - PL - 10

E IN BETWEEN CONC. PAVERS
 PROPOSED RESIDENCE
 STAIRS / FLATWORK
 GRANITE
 PLUS SYMBOLS NOTED ON THIS SHEET
 AS NOTED

SETBACKS STUDY FIRST FLOOR

Project Submittal Record

Revision	Date	Issue Description
XXXXXXX		PLANNING SUBMITTAL
I XXXXXXX		PLANNING RE-SUBMITTAL

Seal/ Signature



Project Name
417 Capitola

Accessor's Parcel Number
APN #: 123-456-78

Sheet Title
SETBACKS STUDY 01

Scale
As Indicated

A12

CAPITOLA

417 CAPITOLA AVE
CAPITOLA CA 95010

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



1 01 REAR SETBACK 1/8" = 1'-0"



2 03 REAR SETBACK 1/8" = 1'-0"



3 SETBACKS STUDY 01 1/8" = 1'-0"



4 SETBACKS STUDY 02 1/8" = 1'-0"

Project Submittal Record		
Revision	Date	Issue Description
XXXXXXX		BUILDING SUBMITTAL
I	XXXXXXX	BUILDING RESUBMITTAL

Seal/ Signature _____

NOT FOR CONSTRUCTION

Project Name
417 Capitola

Accessor's Parcel Number
APN #: 123-456-78

Sheet Title
SETBACKS STUDY 02

Scale
As Indicated

A13



City of Capitola Variance Application Form

RECEIVED

OCT 3 2023

CITY OF CAPITOLA

Item 5 C.

Variance Summary

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

WE ARE SEEKING A VARIANCE TO ALLOW FOR THE GARAGE
S.F. TO NOT COUNT TOWARDS FAR, BEYOND THE 200 S.F. CREDIT.

Required Findings

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

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

THIS LOT NARROW AND SMALLER THAN OTHERS IN THE AREA.
THE SHAPE OF THE LOT IS SMALLER IN THE FRONT DUE TO
THE WEDGE SHAPE.

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

STRICT APPLICATION OF THE ZONING CODE WOULD RESULT
IN ONE ^{PARKING} SPACE BEING UNCOVERED. THE CODE ALSO PREFERS
THE BUILDING MASSING TO BE CLOSER TO THE STREET.

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

THIS VARIANCE WOULD ALLOW THIS PROPERTY TO HAVE THE SAME PARKING SETUP AS THE NEIGHBORING PROPERTY. 2 ENCLOSED SPACES.

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

THIS VARIANCE WOULD NOT BE DETRIMENTAL TO PUBLIC HEALTH, SAFETY, OR WELFARE. IN FACT THE VARIANCE WOULD BE SAFER THAN CURRENT CODE, AS THE PARKING SPACES ARE FURTHER FROM THE STREET.

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

THIS VARIANCE ALLOWS THIS PROPERTY TO HAVE THE SAME OR SIMILAR RIGHTS AS OTHER PROPERTIES IN THE AREA.

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

THIS VARIANCE WOULD NOT HAVE ADVERSE IMPACTS ON COASTAL RESOURCES.



City of Capitola Minor Modification Application Form

OCT 3 2023
CITY OF CAPITOLA

Minor Modification Summary

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

THE MINOR MODIFICATION REQUEST IS TO ALLOW A DRIVEWAY WIDTH GREATER THAN 40% OF THE LOT WIDTH [FRONTAGE] OR 9'-9". THE DEVELOPMENT STANDARD ALLOWS FOR A DEVIATION OF UP TO TEN PERCENT AS A MINOR MODIFICATION WHICH IS 10'-9". WE ARE PROPOSING 10'-7" TO ALLOW FOR BETTER ACCESS.

Required Findings

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

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

THE LOT IS A SMALLER THAN TYPICAL LOT WITHIN THE MIXED USE ZONE. WITH THE SMALLER FRONTAGE @ 40% — 9'-9" WOULD BE LESS THAN THE REQ'D PARKING REQ'S. PER APPROPRIATE VEHICULAR ACCESS 10'-7" WILL BE ACCEPTABLE.

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

BOTH NEIGHBORING PROPERTIES HAVE WIDER VEHICULAR ACCESS, ACCEPTABLE FOR TWO SIDE BY SIDE PARKING SPACES.

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

YES, DUE TO THE NARROW AND SMALLER LOT WIDTH & SIZE.

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

YES. MINOR MODIFICATION DEVIATION OF 10%.

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

YES.

F. The modification will not establish a precedent.

THE MODIFICATION IS CONSISTENT WITH THE DEVELOPMENT STANDARDS.

G. The modification will not adversely impact coastal resources.

CORRECT.



FINAL LOCAL ACTION NOTICE AND ZONING PERMIT

January 30, 2024

Dan Townsend and Dan Gomez – Fuse Architects Inc.
512 Capitola Avenue
Capitola, CA 95010

RE: Notice of Final Action on Application #23-0330

417 Capitola Avenue #23-0330 APN: 035-131-04

Design Permit to demolish an existing commercial building (Baash) and construct a new single-family dwelling with a Variance request for the floor area ratio of the garage, a Minor Modification request for the maximum driveway width, and exception requests to the rear and side setbacks. The project is located within the MU-N (Mixed Use Neighborhood) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Bombora LLC.

Representative: Fuse Architects Inc. Dan Townsend, Filed: 7.11.23

The above matter was presented to the Planning Commission on January 18, 2024, and was **approved**, with the following findings and conditions. Any modifications to the conditions and findings are indicated below in strikeout and underline notation.

Conditions of Approval:

1. The project approval consists of construction of a new 1,700 square-foot single-family dwelling. The maximum Floor Area Ratio for the 1,700 square foot property is 100% (1,700 square feet). The total FAR of the project is 100% with a total of 1,700 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on January 18, 2024, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.

3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, all Planning fees associated with permit #23-0330 shall be paid in full.
7. Prior to issuance of building permit, the developer shall pay Affordable housing impact fees as required to assure compliance with the City of Capitola Affordable Housing Impact Fee Ordinance.
8. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
9. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
10. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
11. Applicant shall notify the Public Works Department 24 hours in advance of the commencement of work. A pre-construction inspection must be conducted by the grading official, or appointed staff to verify compliance with the approved erosion and sediment control plan. All BMPs, sediment and erosion control measures shall be installed prior to the start of construction and shall be maintained throughout project duration.
12. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
13. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B.

14. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
15. Prior to issuance of building permits, submit a utility plan and sidewalk improvement plan that shows the location of utility vaults, proposed curb cut, cross slope, running slope and elevation of the driveway.
16. Prior to issuance of building permits, submit construction plans showing the area to be used for scaffolding etc. during construction of the 2nd and 3rd story to ensure necessary OSHA clearances from power lines are met.
17. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
18. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
19. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
20. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
21. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
22. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties.
23. At the time of building permit application for construction within the floodplain or floodway, the applicant shall provide a No Rise Study, performed by a licensed engineer, in which verification of the structure's impact on the floodplain or floodway is provided.
24. Elevation certificates shall be provided at the following stages of construction: 1) prior to building permit issuance; 2) at the time of rough frame inspection; and 3) prior to the finalization of the building permit. The certificates shall be prepared by a licensed engineer or surveyor. The certificate shall document that all residential occupancies are constructed above the Base Flood Elevation (BFE) as per the latest edition of the FEMA Flood Insurance Rate Map.

Design Permit Findings:

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

Community Development Staff and the Planning Commission have reviewed the project. With approval of a Variance for the garage floor area, a Minor Modification for the maximum driveway width, and exception requests for the rear and side setbacks, the proposed single-family residence complies with the applicable development standards of the MU-N (Mixed Use Neighborhood) zoning district.

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

Community Development Staff and the Planning Commission have reviewed the application for a single-family residence. With approval of a Variance for the garage floor area, a Minor Modification for the maximum driveway width, and exception requests for the rear and side setbacks, the proposed single-family residence will comply with, the project complies with all applicable provisions of the zoning code and municipal code.

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

Section 15303(a) of the CEQA Guidelines exempts the construction of small facilities or structures, including a single-family residence in a residential zone, or up to three single-family residences in an urbanized area, and is subject to Section 753.5 of Title 14 of the California Code of Regulations. This project involves a new single-family residence in an urbanized area, located within the MU-N (Mixed Use Neighborhood) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

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

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

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

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

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

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

Coastal Development Permit Findings:

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

The proposed development conforms to the City's certified Local Coastal Plan (LCP) land use plan and the LCP implementation program.

B. The project maintains or enhances public views.

The proposed project is located on private property at 417 Capitola Avenue. The project will not negatively impact public landmarks and/or public views.

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

The proposed project is located at 417 Capitola Avenue. The home is not located in an area with natural habitats or natural resources. The project will maintain or enhance vegetation consistent with the allowed use and will not have an effect on natural habitats or natural resources.

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

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

E. The project maintains or enhances opportunities for visitors.

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

F. The project maintains or enhances coastal resources.

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

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

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

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

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

Variance Findings:

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

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

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

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

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

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

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

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

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

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

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

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

Minor Modification Findings:

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

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

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

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

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

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

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

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

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

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

F. The modification will not establish a precedent.

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

G. The modification will not adversely impact coastal resources.

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

This permit is issued to the owner of the property. In executing this permit, owner agrees to comply with all terms of permit, including conditions of approval, if any. Permit must be exercised within 24 months of date of issuance (January 30, 2026) unless otherwise indicated in conditions of approval. Should you have any questions on this matter, do not hesitate to call.

Respectfully,



Sean Sesanto
Associate Planner



February 16, 2026

City of Capitola - %: Sean Sesanto, Associate Planner

email: ssesanto@ci.capitola.ca.us

phone: 831.475.7300

Regarding Project Site:

[417 Capitola Avenue](#)

[Capitola Ca 95010](#)

Dear Members of the Capitola Planning Commission and City Staff,

Thank you for the opportunity to submit this request for a permit extension. We appreciate the time and consideration given by both the Commission and City staff as we continue working collaboratively toward the successful implementation of this project.

Over the past two years, our team has acted diligently to advance the project; however, financial challenges have required additional time beyond what was originally anticipated. During this period, we have worked to secure construction financing in a difficult economic climate, navigate ongoing market volatility, and reevaluate project budgets in response to rising interest rates and construction costs.

In parallel with these efforts, the project was submitted for building permit on October 31, 2025, as part of our commitment to continue moving forward responsibly. Shortly thereafter, we became aware of the newly adopted affordable housing impact and in-lieu fee requirements on November 3, 2025, and have since worked closely with City staff to fully understand and incorporate these obligations into the project budget.

This additional time has been essential to ensure the project can move forward in a financially viable and fully compliant manner. We remain fully committed to proceeding with the project and believe the requested extension will allow us to do so in a realistic and responsible way.

Thank you again for your continued support and for including this item on the March 5th 2026 hearing agenda.

Sincerely,
Daniel R. Townsend
Daniel J. Gomez

I of I

Capitola Planning Commission

Agenda Report

Meeting: March 5, 2026

From: Community & Economic Development Department

Address: 3890 Reposa Avenue



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

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

Property Owner: Brian & Phoebe Kelly
Representative: Dennis Norton, Filed: 12/1/25

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

Public Works Representatives, Erika Senyk: Discussed permeable paver requirements and input on the subsequent building submittal.

Building Official, Linh Tran: Informed the applicant that a soil report will be required with the building permit application and noted minimum required doorway clearances.

Associate Planner, Sean Sesanto: Discussed review comments related to the upper-story deck setbacks, building height, and changes to the garage and site parking arrangement. Staff also suggested modifications to the landscape plan to either plant a single coast oak in the front yard or selecting two smaller variety trees based on available growing area.

Following the development and design review meeting, the applicant submitted revised plans with corrections to the upper-story deck, building height, and parking, as well as taking staff recommendation to plant one coast oak in the front yard.

Development Standards: The following table outlines the zoning code requirements for ADUs and structures in the R-1 zoning district.

Development Standards			
Building Height			
R-1 Regulation	Existing		Proposed
25 ft.	14 ft. 8 in.		Primary: 15 ft. ADU: 25 ft.
Floor Area Ratio (FAR)			
	Existing		Proposed
Lot size	5,349 sq. ft.		5,349 sq. ft.
Maximum Floor Area Ratio	49% (Max 2,621 sq. ft.)		49% (Max 2,621 sq. ft.)
First Story Floor Area	1,782 sq. ft.		Primary: 1,718 sq. ft.
Second Story Floor Area	N/A		ADU: 800 sq. ft. 138 sq. ft. (deck exemption)
Total FAR	33.3% (1,782 sq. ft.)		47.1% (2,518 sq. ft.)
Setbacks			
	R-1 regulation	Existing	Proposed
Front Yard 1st Story	15 ft.	19 ft. 9 in.	19 ft. 9 in.
Front Yard Garage	20 ft.	19 ft. 9 in.	Garage: 19 ft. 9 in. Existing nonconforming
Side Yard 1st Story	5 ft. 9 in. min.	East: 4 ft. 1 in. West: 4 ft.	East: 4 ft. 1 in. West: 4 ft. Existing nonconforming
Rear Yard 1st Story	18 ft. 7 in. min.	21 ft. 2 in.	21 ft. 2 in.
Development Standards – Attached Accessory Dwelling Units			
	ADU Regulation		Proposed
Height	Same as Primary		25 ft.
ADU Setbacks			
	ADU Regulation		Proposed
Front Yard 2nd Story	Same as Primary		40 ft. 8 in.
Side Yard 2nd Story	4 ft.		East: 11 ft. 9 in. West: 15 ft.
Rear Yard 2nd Story	4 ft.		21 ft. 2 in.
Private Open Space, Minimum			
Regulation	Proposed		
48 sq. ft.	96 square foot deck		
Parking			
SFD – Two Spaces ADU – One Space	Required	Existing	Proposed
	2 spaces total	4+ spaces 2 covered	4 spaces 1 covered
Underground Utilities: Required with 25% increase in area			No

Discussion: The site is located in a small single-family neighborhood between 38th and 41st Avenues. Blue and Gold Star Mobile Home Park is located to the west off of 38th Avenue. The proposal includes modifying an existing single-story residence to include a 788 square foot ADU above the primary dwelling. The building footprint area is unchanged, except to reduce a portion of the primary dwelling floor area to accommodate an unenclosed staircase between the primary dwelling and attached garage.

ADU Design Permit: The proposed remodel and new ADU includes numerous alterations to the existing design, including removal of the existing chimney, replacement of existing stucco cladding with vertical fiber cement board and batten siding, and upgrading the composition shingle roof to standing metal seam. The upper-story ADU will be finished with horizontal fiber cement board siding. The structure will have a variation of hipped and open-gabled rooflines. The resulting design has a cohesive appearance between the primary dwelling and ADU.

ADU Objective Design Standards: Two-story ADUs are subject to the objective design standards in CMC §17.74.090. The objective design standards are included in underline below and 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 attached ADU stairway is accessed from the side with a front-facing entrance.

- 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: ADU walls are located more than 8 feet from the rear and side property lines; therefore, window treatments are not required.

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

Staff Analysis: The proposed ADU includes a second-story deck. The deck complies with applicable development standards, including orientation towards the rear of the lot, a rear setback of 25% of the parcel depth (23-feet, 1-inch) and side setbacks of at least 10 feet. The Planning Commission may additionally require permanent screening elements along one or both sides of the deck if privacy is a concern.

- D. Architectural Details. – Applicable architectural detail requirements in Table 17.74-2 include

1. Primary exterior materials must be the same as primary dwelling however it does not apply to secondary and accent materials.

Staff Analysis: The existing exterior material is stucco cladding which will be replaced with vertical fiber cement board and batten siding. The upper-story ADU will be finished with horizontal fiber cement board siding, which typically is applied as a primary material in conjunction with fiber cement board and batten siding to create a craftsman look. The intent of this standard is met.

2. Roof materials match the primary dwelling.

Staff Analysis: A new standing metal seam roofing is proposed for entire structure.

E. Building Additions to Historic Structures.

Staff Analysis: The proposed ADU is not located on a site with historic resources.

Landscaping and Tree Removals: The applicant proposes one new coast live oak trees in the front yard, in addition to maintaining the existing tree in the backyard.

CEQA: §15303(a) of the CEQA Guidelines exempts a single-family residence or second dwelling unit in a residential zone. The project includes the remodel of an existing dwelling and the construction of an attached second dwelling unit (ADU).

Accessory Dwelling Unit Design Permit Findings:

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

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

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

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

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

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

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

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

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

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

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

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

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

The design of the accessory dwelling unit complements the design of the primary residence and does not visually dominate it or the surrounding properties.

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

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

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

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

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

California Environmental Quality Act (CEQA) Finding:

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

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

Conditions of Approval:

1. The project approval consists of construction of a 788 square-foot attached, upper-story accessory dwelling unit (ADU) and remodel of the existing single-family residence. The maximum Floor Area Ratio (FAR) for the 5,349 square foot property is 59% (2,621 square feet). The total FAR of the project is 40.6% with a total of 2,506 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on March 5, 2026, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.

5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.
7. Prior to issuance of a Certificate of Occupancy, the applicant shall complete landscape work to reflect the approval of the Planning Commission. Specifically, required landscape areas, all required tree plantings, privacy mitigations, erosion controls, irrigation systems, and any other required measures shall be addressed to the satisfaction of the Community Development Director.
8. Prior to issuance of building permit, all Planning fees associated with permit #25-0567 shall be paid in full.
9. Prior to issuance of building permit, the developer shall pay Affordable housing impact fees as required to assure compliance with the City of Capitola Affordable Housing Impact Fee Ordinance.
10. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, City of Santa Cruz Water District, and Central Fire Protection District.
11. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection. Site runoff shall not drain onto adjacent parcels or over sidewalks.
12. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
13. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
14. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
15. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
16. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.

17. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
18. This permit shall expire 24 months from the date of issuance unless exercised. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
19. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
20. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
21. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties.
22. Prior to a Building Department final and/or issuance of a Certificate of Occupancy, final inspections by the Planning and Public Works Departments are required.
23. Accessory Dwelling Units shall not be used for vacation rentals (terms of less than 30 days) as defined in Chapter 17.160 (Glossary).

Attachments:

1. 3890 Reposa Avenue – Plan Set

Report Prepared By: Sean Sesanto, Associate Planner

Reviewed By: Rosie Wyatt, Deputy City Clerk

Approved By: Katie Herlihy, Community and Economic Development Director

KELLY RESIDENCE

GENERAL INFORMATION:	
SITE AREA: 5,349 SQ. FT.	ZONE: R-1
BUILDING:	
EXISTING:	
SINGLE STORY RESIDENCE	1,373 SQ. FT.
GARAGE	415 SQ. FT.
TOTAL	1,788 SQ. FT.
PROPOSED:	
HOUSE (L1)	1,373 SQ. FT.
GARAGE	344 SQ. FT.
TOTAL	1,717 SQ. FT.
A.D.U. (L2)	780 SQ. FT.
2ND FLOOR DECK	130 SQ. FT.
UNCONDITIONED STAIRWELL	145 SQ. FT.

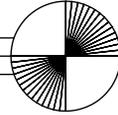
CODE ANALYSIS:
THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED IN COMPLIANCE WITH THE CALIFORNIA BUILDING AND FIRE CODES (2022)
OCCUPANCY CLASSIFICATION: **B-3/A**
BUILDING CONSTRUCTION TYPE: **VB**
FIRE RATING: **NON-SPRINKLERED**

THE FOLLOWING CODES APPLY:
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA ENERGY STANDARDS
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA RESIDENTIAL CODE
AND SANTA CRUZ COUNTY AMENDMENTS.

THE DESIGNER MUST BE NOTIFIED OF ANY DISCREPANCIES IN DIMENSIONS, FIELD CONDITIONS, OR OTHER INFORMATION THAT IS CONTAINED IN AND/OR DIFFERS FROM THESE DOCUMENTS. THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. THE DESIGNER DISCLAIMS ANY RESPONSIBILITY RESULTING FROM THEIR UNAUTHORIZED USE. COPYRIGHT PROTECTION STARTS FROM THE EARLIEST DATE OF THE DESIGN CONTRACT, PRELIMINARY DESIGN WORK, OR THE CONSTRUCTION DOCUMENTS.

PROJECT DESCRIPTION:
REPOSES EXISTING 1 STORY SINGLE FAMILY RESIDENCE, BUILD NEW 2ND FLOOR A.D.U.
DEFERRED SUBMITTALS:
NONE

LEGEND OF SHEETS	
PAGE	TITLE
1	COVER SHEET, PROJECT INFO
1A	GENERAL NOTES
2	SITE PLAN PROPOSED
2A	SITE PLAN EXISTING
4	PROPOSED 1ST FLOOR PLAN
5	PROPOSED 2ND FLOOR PLAN
6	PROPOSED ELEVATIONS
7	EXISTING ELEVATIONS
8	PROPOSED ROOF PLAN
8A	EXISTING ROOF PLAN
9	SITE PLANNING DETAILS
10	SECTIONS
11	ELECTRICAL PLAN
BMP	BEST MANAGEMENT PRACTICES
S0	STRUCTURAL DETAILS & SPECS
S1	FOUNDATION PLAN
S2	SHEAR WALLS
S3	ROOF FRAMING PLAN
S4	UPPER FLOOR FRAMING PLAN
S5	SECTIONS
S6	FRAMING DETAILS
S7	NAILING SCHEDULE
5	SURVEY
ER.1	ENERGY COMPLIANCE
EN.2	ENERGY COMPLIANCE
EN.4	ENERGY COMPLIANCE
GB.1	GREEN BUILDING



VICINITY MAP
HYDRANT LOC.

REVISIONS:	BY:
01/08/28	GC

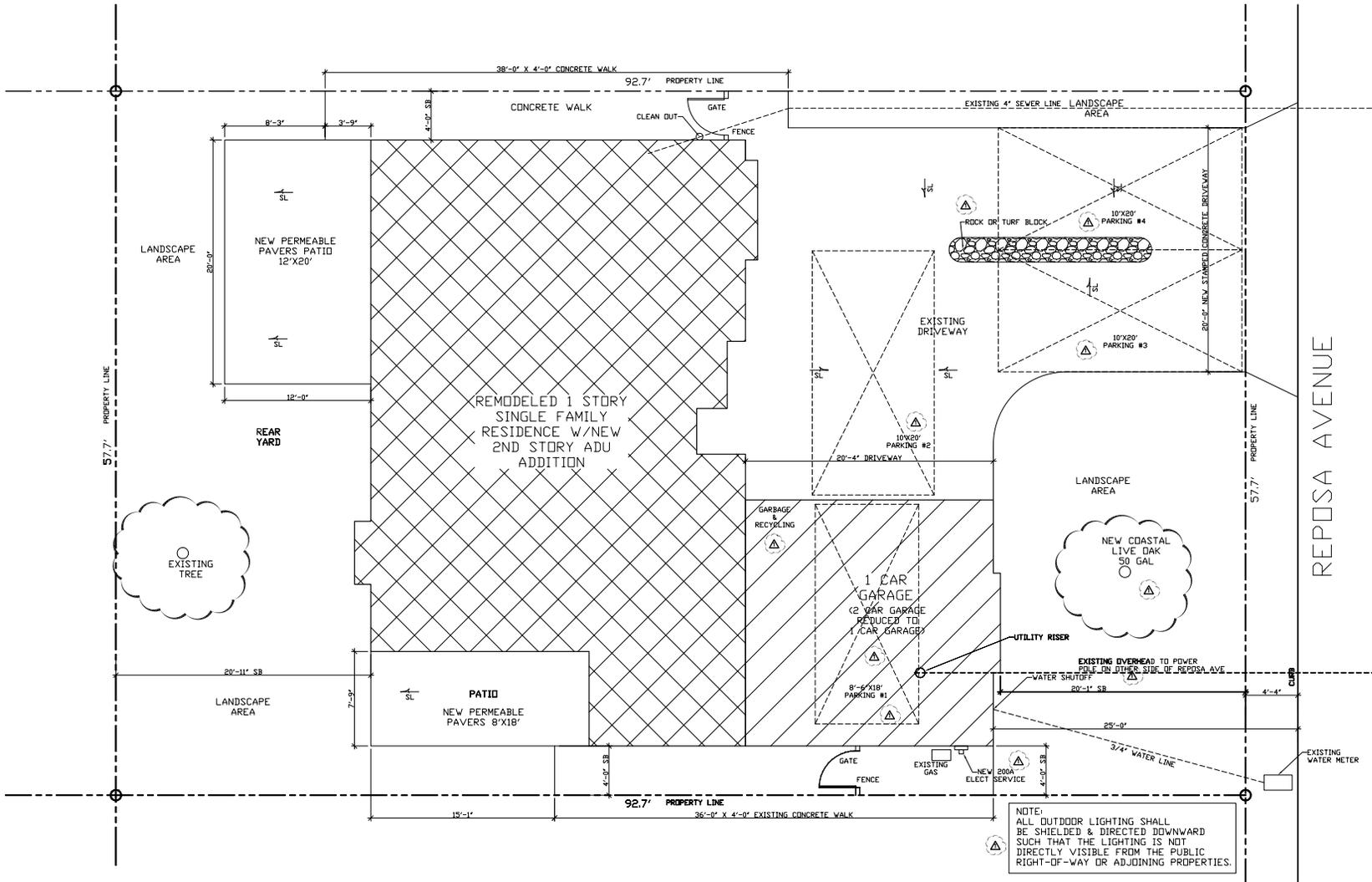
OWNER:
PHOENIX & BRIAN KELLY
3890 REPOSA AVE
CAPITOLA, CA 95010
408-206-2170

KELLY RESIDENCE
3890 REPOSA AVE
CAPITOLA, CA 95010
APN 034-162-03

DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING
717 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
PH: 408-206-2170
WWW.DENNISNORTON.COM

COVER SHEET
LEGEND OF SHEETS

DRAWN:	GC
CHECKED:	
JOB NO.:	REPOSA
DATE:	10/06/25
SHEET	1
OF # SHEETS	



NOTE:
SLOPE ALL GRADE AWAY
FROM STRUCTURE @5% FOR 10'-0"

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

REVISIONS:	BY:
Δ 01/16/26	GG

OWNER:
PHOEBE & BRIAN KELLY
3890 REPOSA AVE
CAPITOLA, CA 95010
408-206-2170

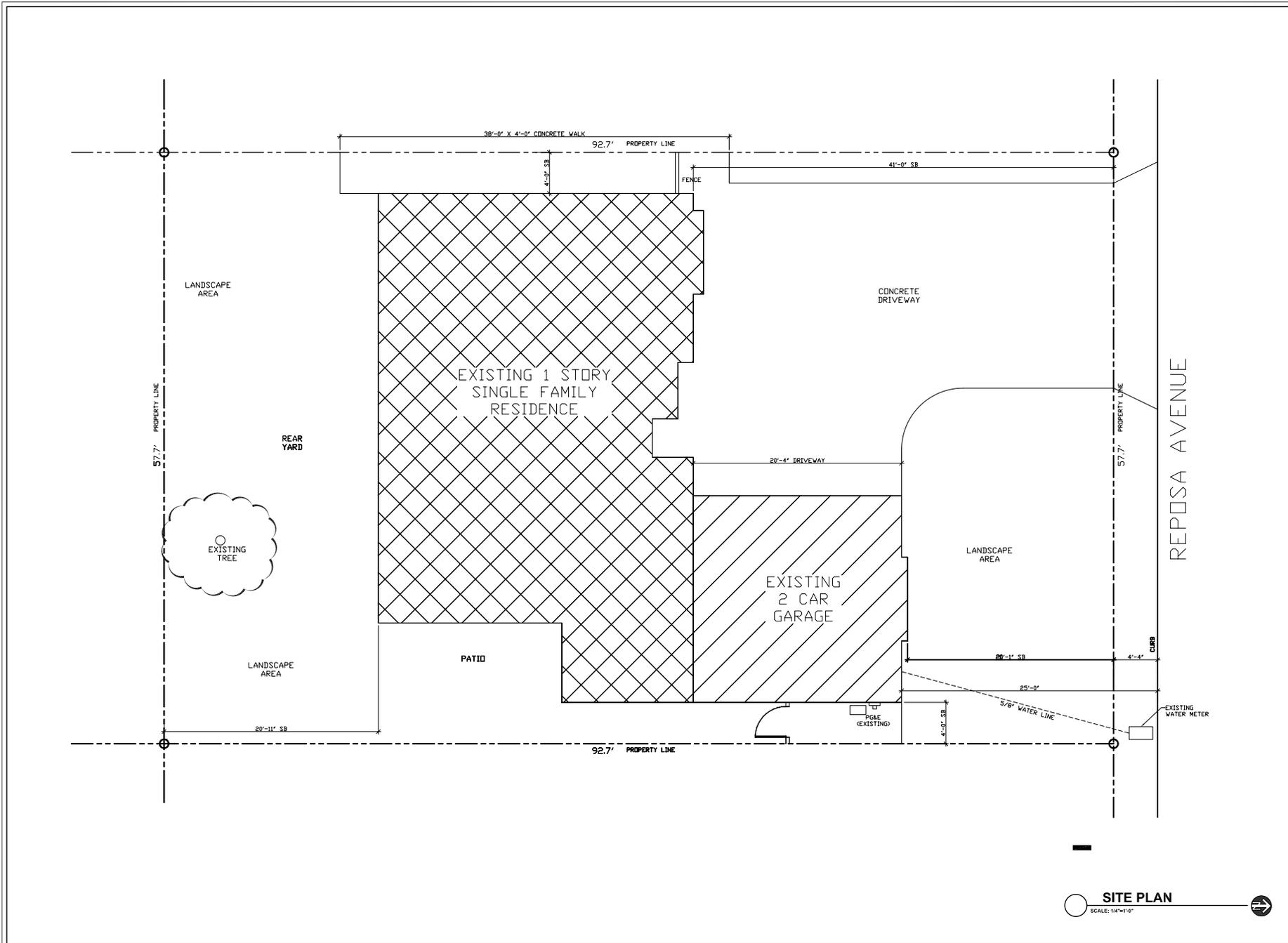
KELLY RESIDENCE
3890 REPOSA
CAPITOLA, CA 95010
APN 034-162-03

DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING
112 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
PHONE: 408-206-2170
WWW.DENNISNORTON.COM

PROPOSED
SITE PLAN

DRAWN: GG
SCALE: 1/4"=1'-0"
JOB NO. REPOSA
DATE: 10/06/25

SHEET
2
OF # SHEETS



REVISIONS:	BY:

OWNER
 PHOENIX & BRIAN KELLY
 3890 REPOSA AVE
 CAPITOLA, CA 95010
 408-206-2170

KELLY RESIDENCE
 3890 REPOSA
 CAPITOLA, CA 95010
 APN 034-162-03

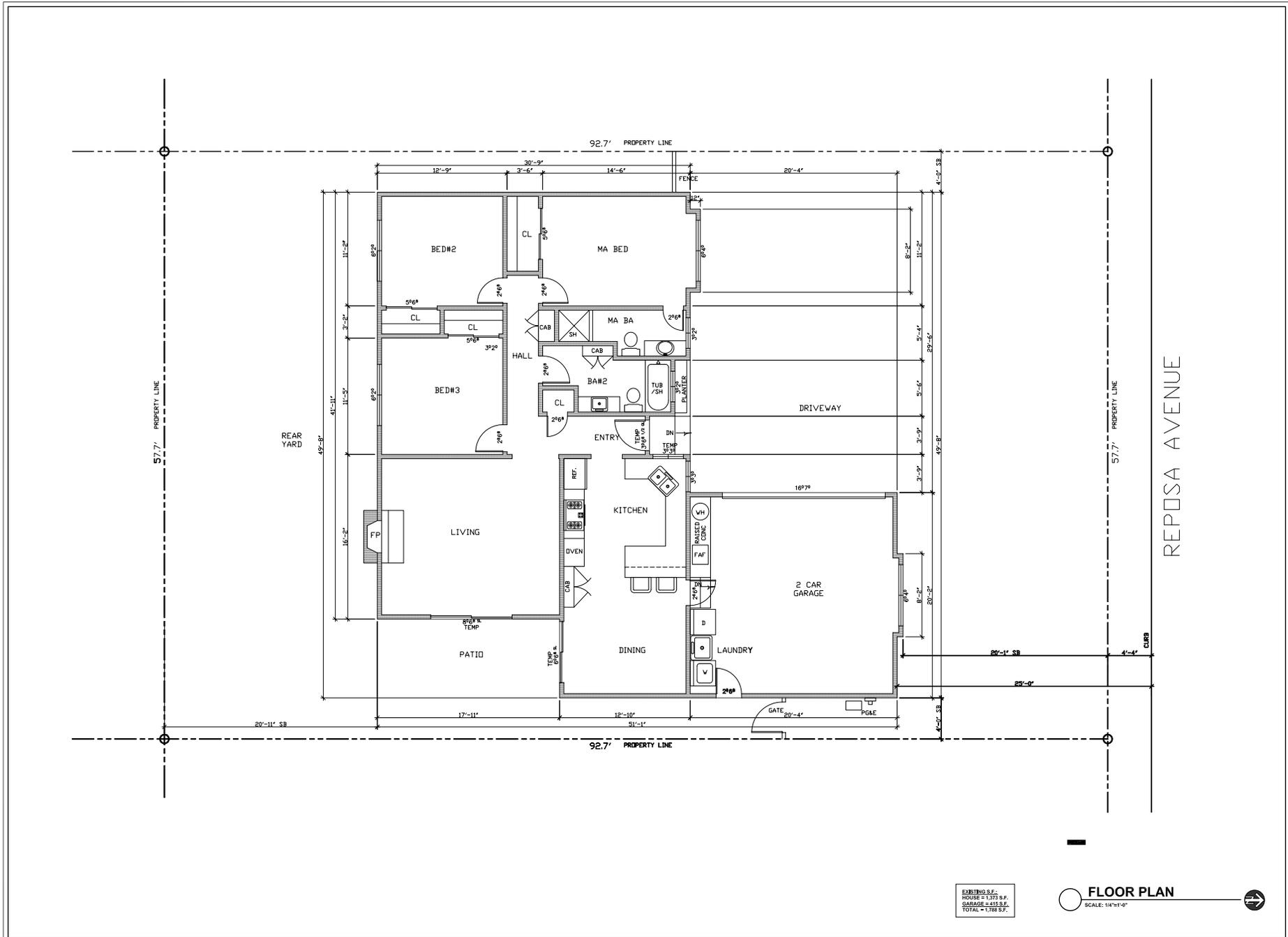
DENNIS NORTON
 HOME DESIGN AND PROJECT PLANNING
 112 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
 PH: 408-206-2170
 WWW: www.dennisonorton.com

EXISTING SITE PLAN

DRAWN: GG
SCALE: 1/4"=1'-0"
JOB NO.: REPOSA
DATE: 10/06/25

SHEET
2A
 OF # SHEETS

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



REVISIONS:	BY:

OWNER
 PHOEBE & BRIAN KELLY
 3890 REPOSA AVE
 CAPITOLA, CA 95010
 408-206-2170

KELLY RESIDENCE
 3890 REPOSA
 CAPITOLA, CA 95010
 APN 034-162-03

DENNIS NORTON
 HOME DESIGN AND PROJECT PLANNING
 112 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
 PH: 408-206-2170
 WWW: www.dennisonortondesign.com

EXISTING FLOOR PLAN

DRAWN: GG
 SCALE: 1/4" = 1'-0"
 JOB NO. REPOSA
 DATE: 12/23/24

SHEET
 3
 OF SHEETS

EXISTING S.F.
 HOUSE = 1,193 S.F.
 GARAGE = 415 S.F.
 TOTAL = 1,708 S.F.

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

REVISIONS:	BY:
Δ 01/18/28	GG

OWNER:
 PHOENIX & BRIAN KELLY
 3890 REPOSA AVE
 CAPITOLA, CA 95010
 408-206-2170

KELLY RESIDENCE
 3890 REPOSA AVE
 CAPITOLA, CA 95010
 APN 034-162-03

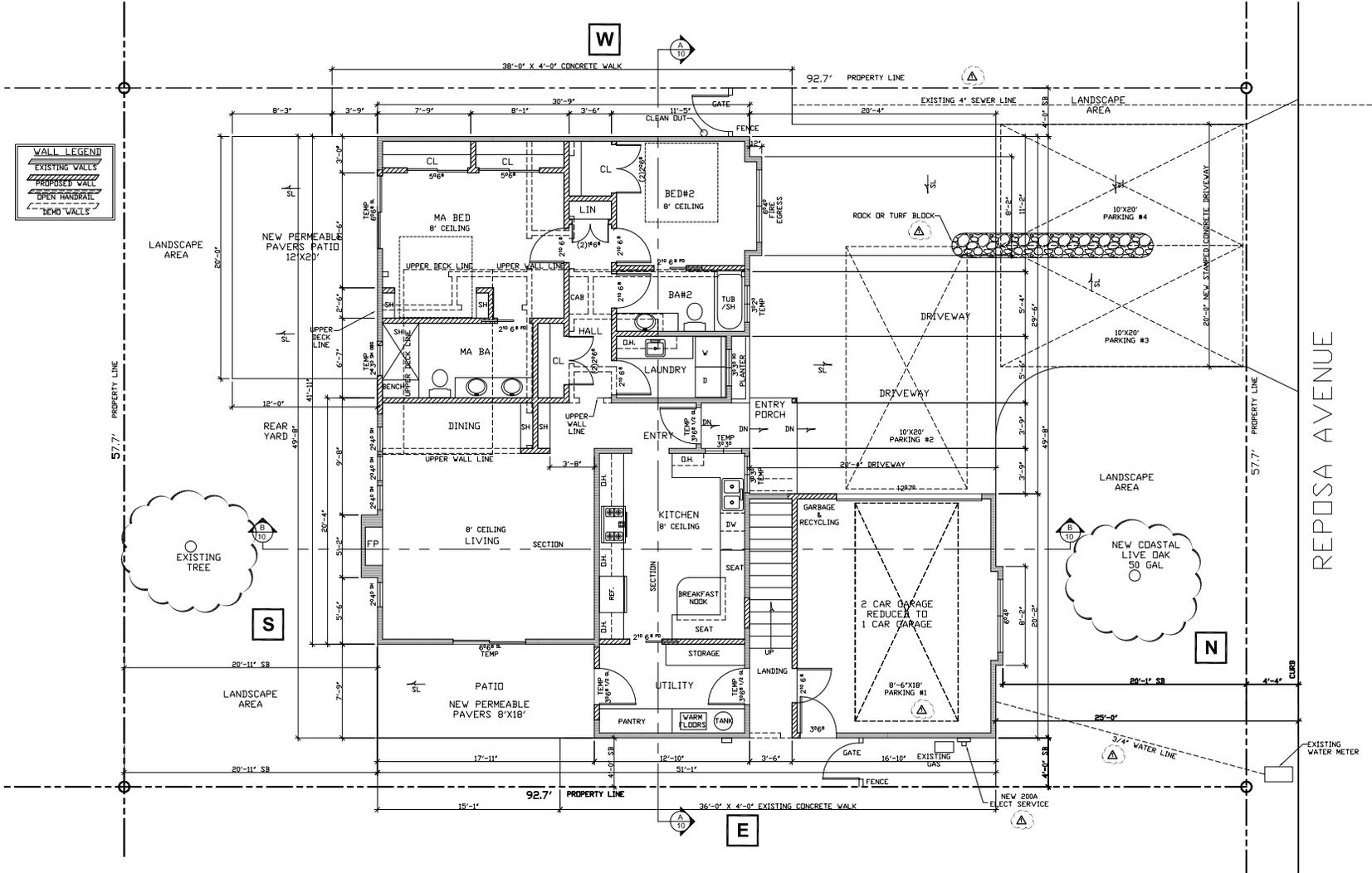
DENNIS NORTON
 HOME DESIGN AND PROJECT PLANNING
 112 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
 WWW.DENNISNORTON.COM

PROPOSED LOWER
 FLOOR PLAN

DRAWN: GG
 SCALE: 1/4" = 1'-0"
 JOB NO. REPOSA

DATE: 09/29/25

SHEET
 4
 OF # SHEETS



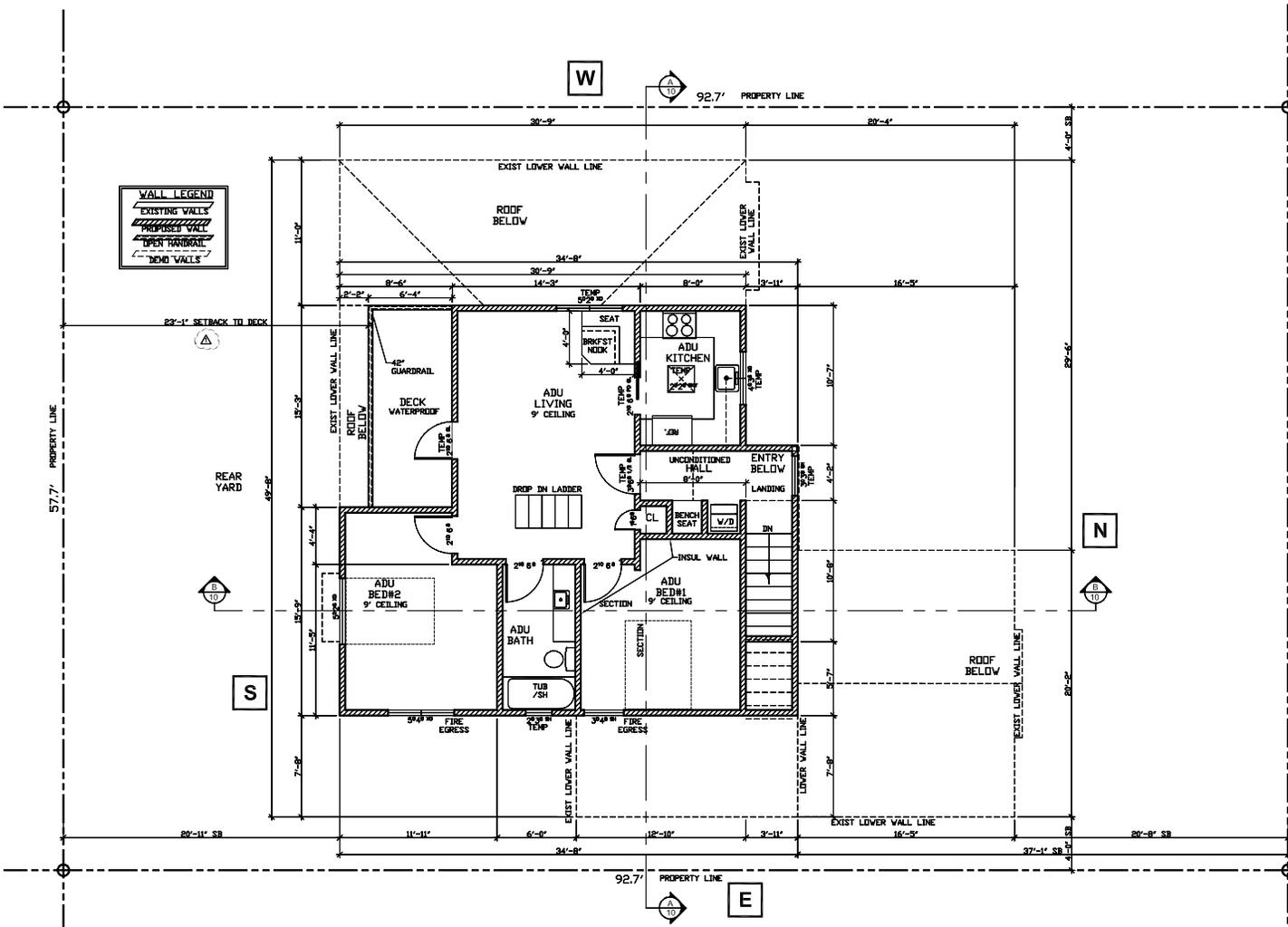
WALL LEGEND

	EXISTING WALLS
	PROPOSED WALLS
	OPEN HANDRAIL
	DECK WALLS

EXISTING S.F.
 HOUSE = 1,735 S.F.
 GARAGE = 415 S.F.
 TOTAL = 2,150 S.F.

PROPOSED S.F.
 HOUSE = 1,735 S.F.
 GARAGE = 344 S.F.
 TOTAL = 2,079 S.F.
 A.D.U. = 780 S.F.
 UNCONDITIONED = 145 S.F.

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



WALL LEGEND

	EXISTING WALL
	PROPOSED WALL
	OPEN HANDRAIL
	"NEW" WALLS

EXISTING S.F.:
 HOUSE = 1,773 S.F.
 GARAGE = 413 S.F.
 TOTAL = 1,788 S.F.

PROPOSED S.F.:
 HOUSE = 1,773 S.F.
 GARAGE = 343 S.F.
 TOTAL = 1,773 S.F.
 A.D.U. = 780 S.F.
 A.D.U. DECK = 97 S.F.
 UNCONDITIONED = 143 S.F.

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

REVISIONS:

1	01/18/28	GG

OWNER:
 PHOENIX & BRIAN KELLY
 3890 REPOSA AVE
 CAPITOLA, CA 95010
 408-206-2170

KELLY RESIDENCE
 3890 REPOSA AVE
 CAPITOLA, CA 95010
 APN 034-162-03

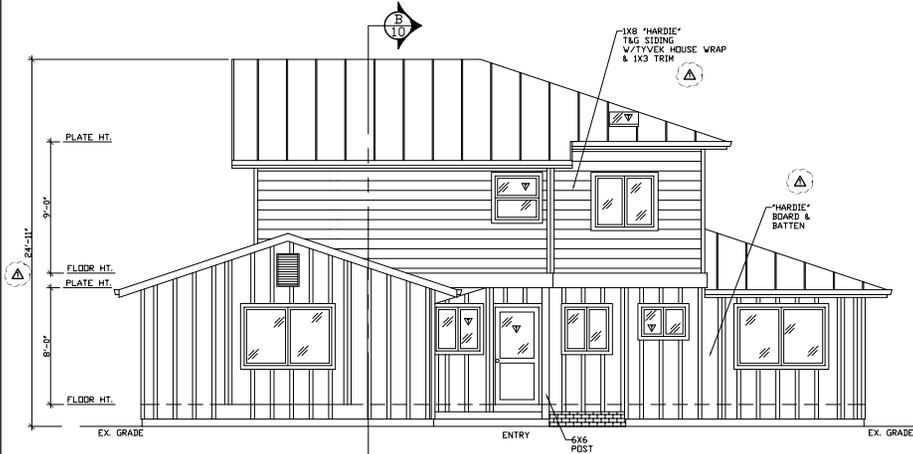
DENNIS NORTON
 HOME DESIGN AND PROJECT PLANNING
 717 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
 PHONE: 408-206-2170
 WEBSITE: www.dennisonorton.com

PROPOSED UPPER
 FLOORPLAN

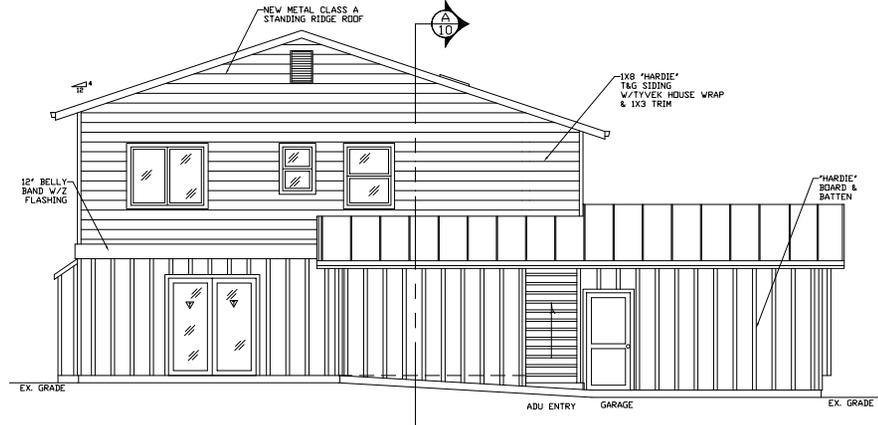
DRAWN: GG
 SCALE: 1/4"=1'-0"
 JOB NO. REPOSA

DATE: 10/21/25

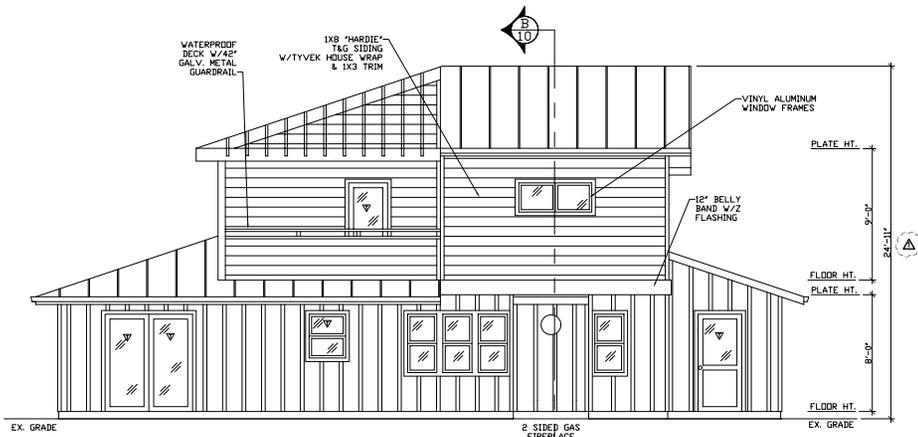
SHEET
 5
 OF SHEETS



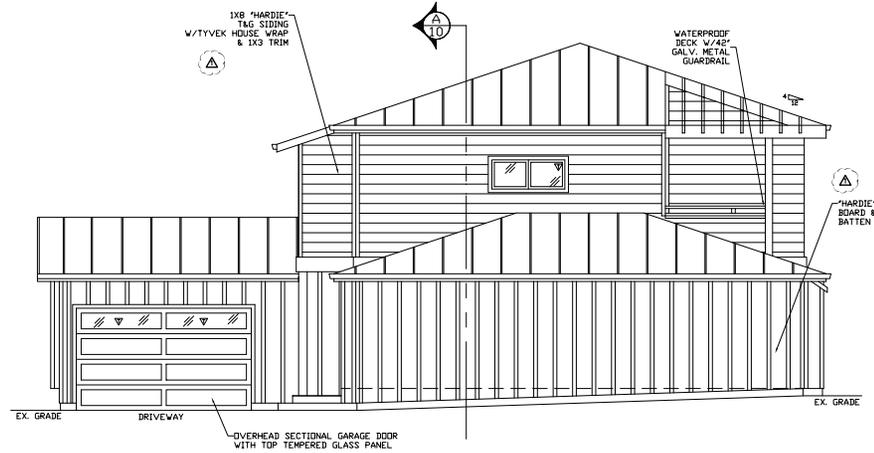
NORTH



EAST



SOUTH



WEST

NOTE: ▽ = TEMPERED GLASS

REVISIONS:	BY:
Δ 01/18/28	GG

OWNER:
PHOEBE & BRIAN KELLY
3890 REPOSA AVE
CAPITOLA, CA 95010
408-206-2170

KELLY RESIDENCE
3890 REPOSA AVE
CAPITOLA, CA 95010
APN 034-162-03

DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING
1112 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
PHONE: 408-206-2170
WEBSITE: www.dennisonorton.com

ELEVATIONS

DRAWN: GG
SCALE: 1/4" = 1'-0"
JOB: REPOSA
DATE: 10/21/25

SHEET
6
OF # SHEETS

REVISIONS:	BY:

OWNER
 PHOENIX & BRIAN KELLY
 3890 REPOSA AVE
 CAPITOLA, CA 95010
 408-206-2170

KELLY RESIDENCE
 3890 REPOSA AVE
 CAPITOLA, CA 95010
 APN 034-162-03

DENNIS NORTON
 HOME DESIGN AND PROJECT PLANNING
 112 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
 PH: 408-206-2170
 WWW: www.dennisonorton.com

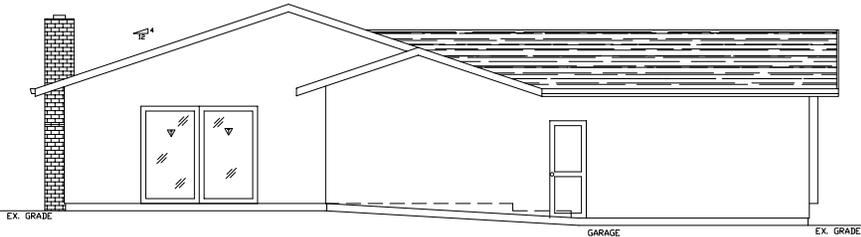
EXISTING
 ELEVATIONS

DRAWN: GG
 SCALE: 1/4" = 1'-0"
 JOB: REPOSA
 DATE: 01/08/26

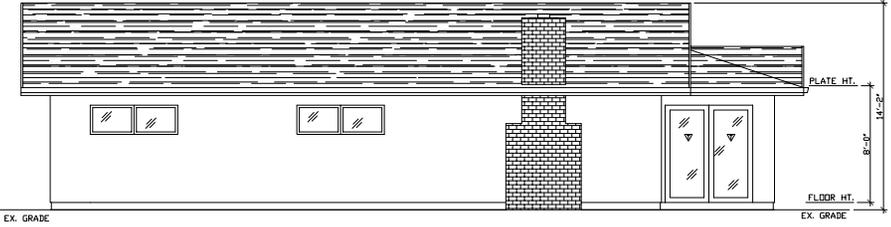
SHEET
 7
 OF SHEETS



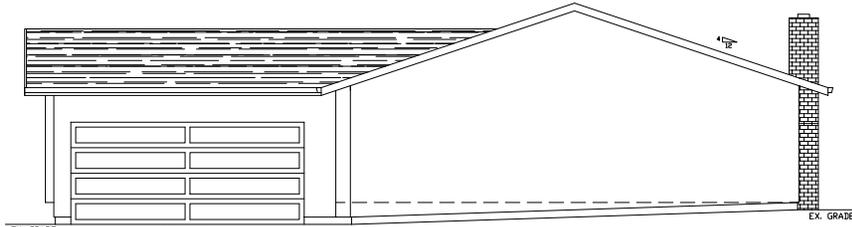
NORTH



EAST

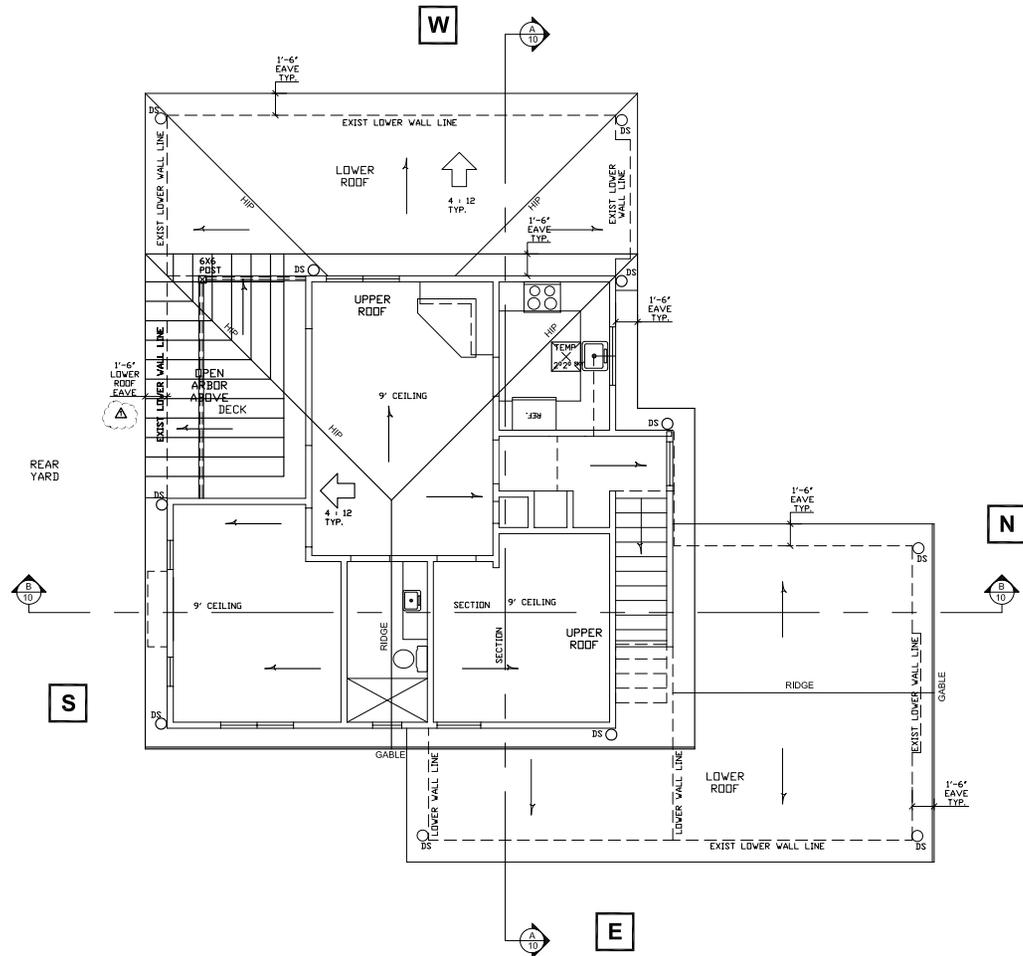


SOUTH



WEST

NOTE: ▽ = TEMPERED GLASS



REVISIONS:	BY:
Δ 01/15/28	GG

OWNER
 PHOENIX & BRIAN KELLY
 3890 REPOSA AVE
 CAPITOLA, CA 95010
 408-206-2170

KELLY RESIDENCE
 3890 REPOSA AVE
 CAPITOLA, CA 95010
 APN 034-162-03

DENNIS NORTON
 HOME DESIGN AND PROJECT PLANNING
 712 CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
 PH: 408-206-2170
 WWW.DENNISNORTON.COM

ROOF PLAN

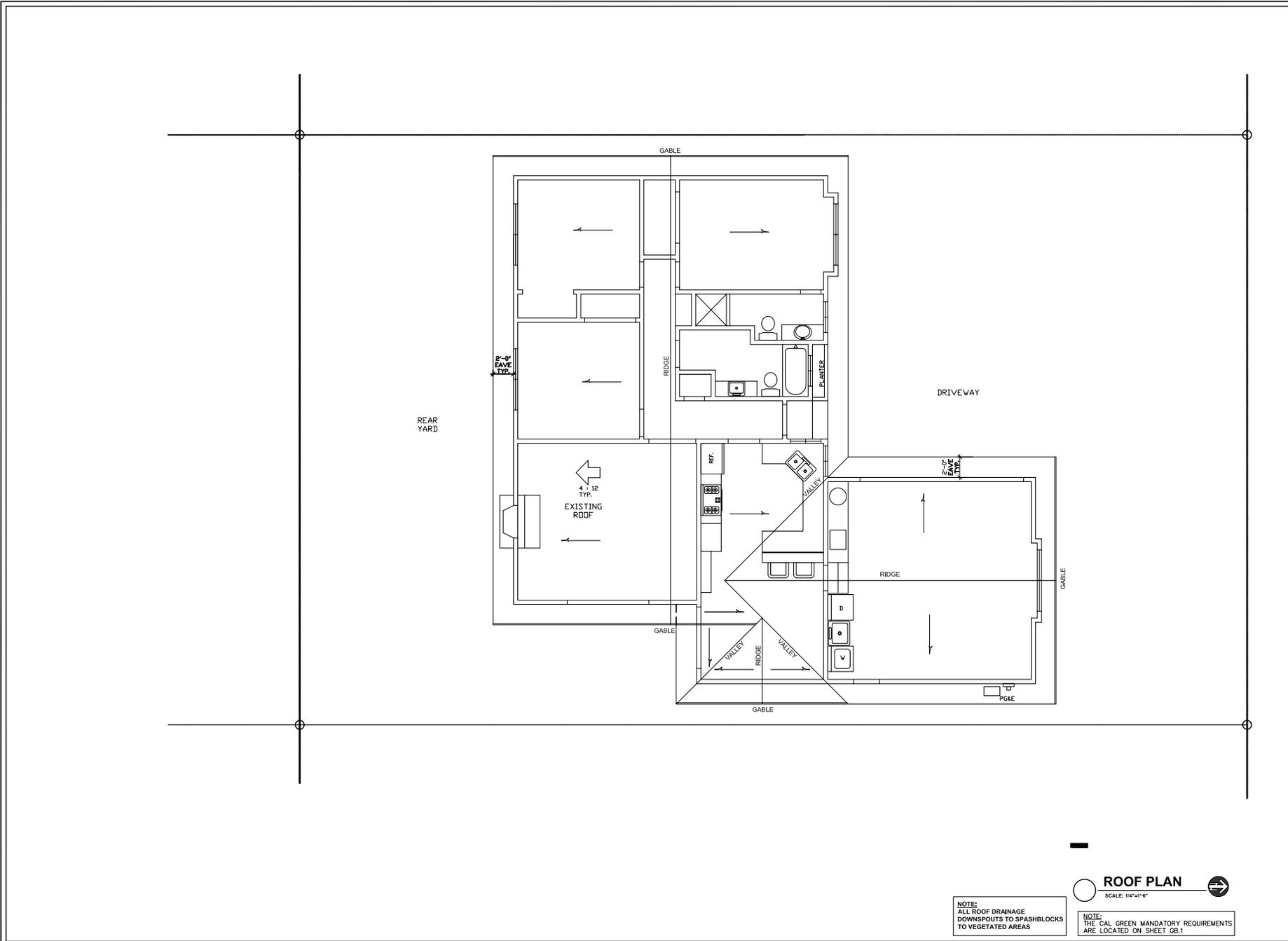
DRAWN: GG
 SCALE: 1/4" = 1'-0"
 JOB NO. REPOSA
 DATE: 10/10/25

SHEET
 OF 8 SHEETS

NOTE:
 ALL ROOF DRAINAGE
 DOWNSPOUTS TO SPASHBLOCKS
 TO VEGETATED AREAS

NOTE:
 THE CAL GREEN MANDATORY REQUIREMENTS
 ARE LOCATED ON SHEET GB.1

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



REVISIONS:	BY:

OWNER:
 PHOENIX & BRIAN KELLY
 3890 REPOSA AVE
 CAPITOLA, CA 95010
 408-206-2170

KELLY RESIDENCE
 3890 REPOSA AVE
 CAPITOLA, CA 95010
 APN 034-162-03

DENNIS NORTON
 HOME DESIGN AND PROJECT PLANNING
 712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
 PHONE: 408-206-2170
 WEBSITE: www.dennisonortondesign.com

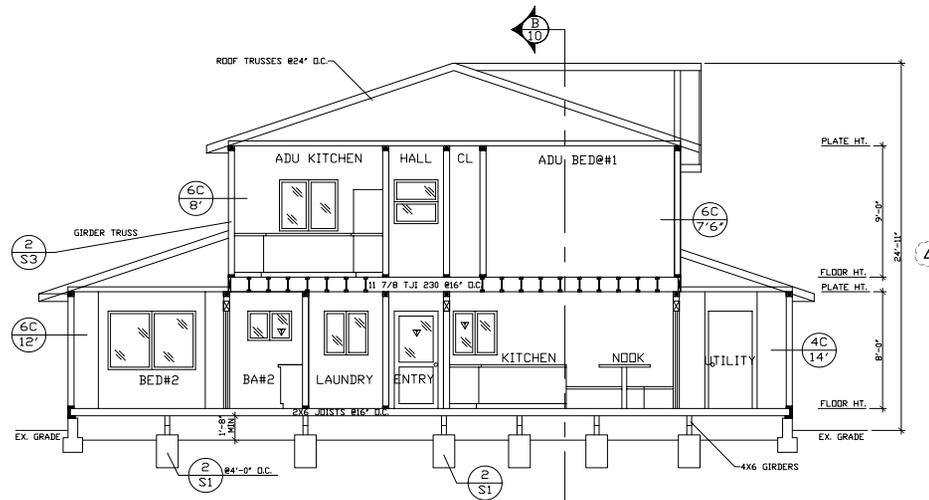
EXISTING ROOF
 PLAN

DRAWN: GG
 SCALE: 1/4"=1'-0"
 JOB NO. REPOSA
 DATE: 01/08/26

SHEET
 8A
 OF # SHEETS

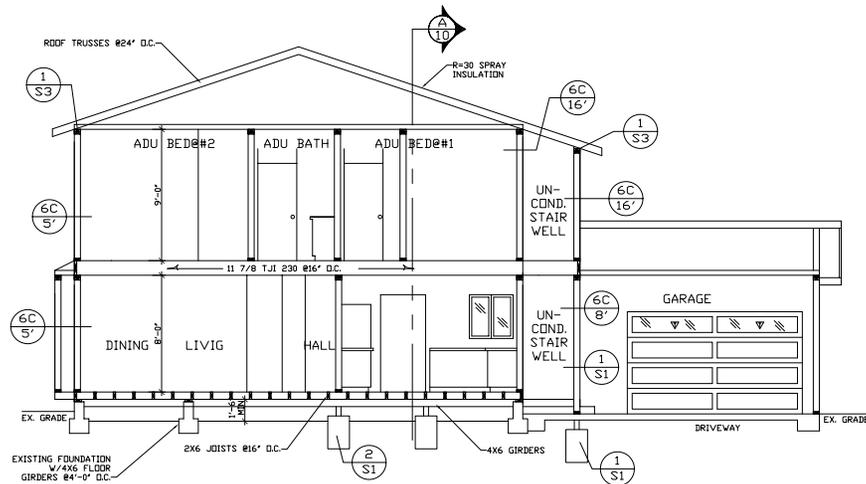
NOTE:
 ALL ROOF DRAINAGE
 DOWNSPOUTS TO SPASHBLOCKS
 TO VEGETATED AREAS

ROOF PLAN
 SCALE: 1/4"=1'-0"
 NOTE:
 THE CAL GREEN MANDATORY REQUIREMENTS
 ARE LOCATED ON SHEET GB.1



SECTION A

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



SECTION B

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

NOTE:
SEE ROOF
PLAN PG S3

NOTE:
SEE FOUNDATION
PLAN PG S1 & S2

NOTE:
SEE EN1 & EN2 FOR INSULATION
REQUIREMENTS

NOTE:
THE CAL GREEN MANDATORY REQUIREMENTS
ARE LOCATED ON SHEET GB.1

REVISIONS:	BY:
Δ 01/18/28	GG

OWNER:
PHOEBE & BRIAN KELLY
3890 REPOSA AVE
CAPITOLA, CA 95010
408-206-2170

KELLY RESIDENCE
3890 REPOSA AVE
CAPITOLA, CA 95010
APN 034-162-03

DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING
112 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
PHONE: 408-206-2170
WWW: www.dennisonorton.com



SECTIONS

DRAWN: GG

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

SCALE: REPOSA

DATE: 10/21/25

SHEET
10
OF # SHEETS

REVISIONS:	BY:
Δ 01/18/26	GG

OWNER
 PHOEBE & BRIAN KELLY
 3890 REPOSA AVE
 CAPITOLA, CA 95010
 408-206-2170

KELLY RESIDENCE
 3890 REPOSA AVE
 CAPITOLA, CA 95010
 APN 034-162-03

DENNIS NORTON
 HOME DESIGN AND PROJECT PLANNING
 112 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
 PH: 408-206-2170
 WWW.DENNISNORTONPP.COM

ELECTRICAL PLAN

DRAWN: GG

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

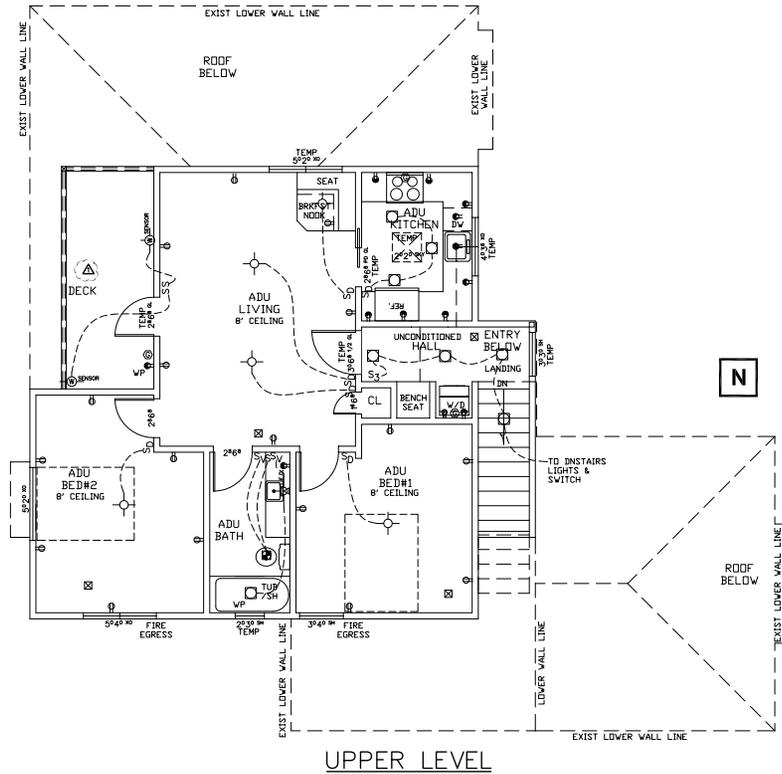
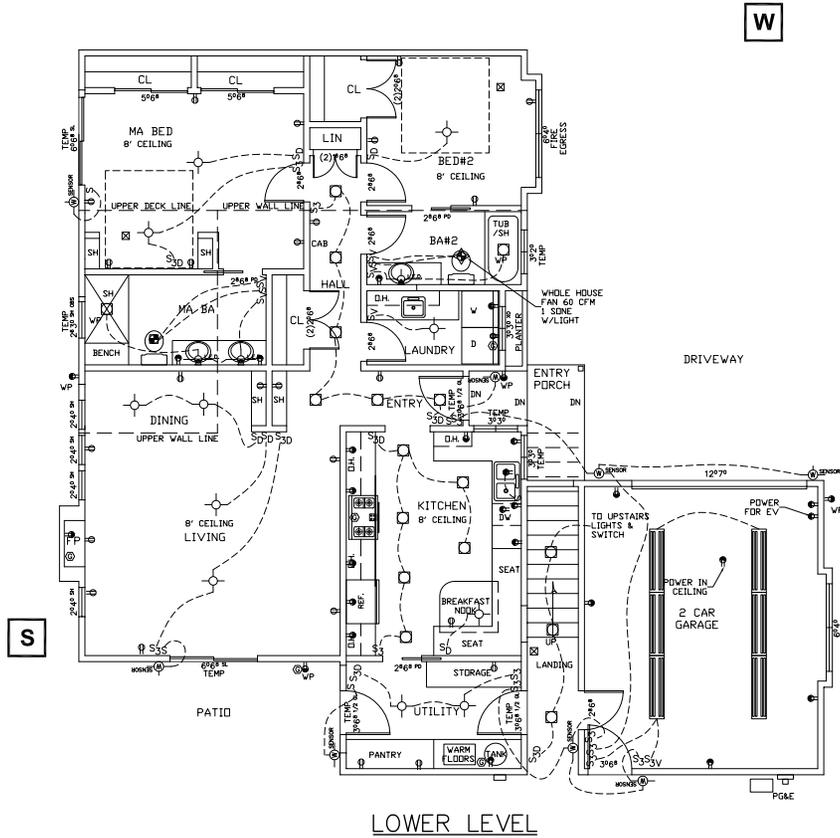
JOB NO: REPOSA

DATE: 06/18/25

SHEET

11

OF SHEETS



THIS PROJECT MUST COMPLY WITH HEAT PUMP WATER HEATER READY REQUIREMENTS PER 150.0(n)1 OF 2022 CEC

- THIS PROJECT MUST COMPLY WITH HEAT PUMP HEATER READY REQUIREMENTS PER 150.0(n)1 OF 2022 CEC.
 - THIS PROJECT MUST COMPLY WITH 150.0(i)-HEAT PUMP SPACE HEATER READY, 150.0(u)-ELECTRIC COOKTOP READY AND 150.0(v)-ELECTRIC CLOTHES DRYER READY PER 2022 CEC.

EXTERIOR LIGHTING:
 EXTERIOR LIGHT FIXTURES WILL BE REQUIRED TO COMPLY WITH CMC SECTION 17.96.110 AND BE LIMITED TO THE BUILDING CODE REQUIRED MINIMUM. FIXTURES SHALL BE SHIELDED OR FROSTED AND DIRECTED DOWNWARD TO MEET THE INTERNATIONAL DARK SKY ASSOCIATION'S (IDA) REQUIREMENTS FOR REDUCING WASTE OF AMBIENT LIGHT AND PREVENT LIGHT TRESPASS ON ADJACENT LOTS. LIGHTING DETAILS AND FIXTURE CUTSHEETS SHALL BE INCLUDED WITH THE BUILDING PERMIT PLAN SUBMITTAL. (NO RESPONSE REQUIRED)

NOTE:
 PREWIRE FOR ROOF MOUNT SOLAR PANELS

NOTE:
 THE CAL GREEN MANDATORY REQUIREMENTS ARE LOCATED ON SHEET GB.1

EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH CMC CHAPTER 4, AND CAL GREEN DIVISION 4.5. (WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING BATHROOM EXHAUST FOR HUMIDITY CONTROL)(CRC 303.3.1).

ELECTRICAL SYMBOL LEGEND			
SYMBOL	CONTEXT	SYMBOL	CONTEXT
(Symbol)	LIGHT (WALL MOUNT) L.E.D.	(Symbol)	AFG RECEPTACLE
(Symbol)	LIGHT (OVERHEAD) L.E.D.	(Symbol)	GFI/GPO RECEPTACLE (GROUND FAULT)
(Symbol)	CAN LIGHT (RECESSED) INSTANT I.C. (L.E.D.)	(Symbol)	1/2 HALF SWITCHED RECEPTACLE
(Symbol)	TUBE LIGHT (L.E.D.)	(Symbol)	RECEPTACLE 220V
(Symbol)	WALL LIGHT L.E.D.	(Symbol)	FLOOR RECEPTACLE
(Symbol)	STEP LIGHT (L.E.D.)	(Symbol)	FAN-HEAT-LIGHT (60 CFM)
(Symbol)	SWITCH	(Symbol)	FAN-LIGHT COMBINATION (60 CFM)
(Symbol)	S3 SWITCH (3-WAY)	(Symbol)	FAN VENT (60 CFM)
(Symbol)	S3D SWITCH (3 WAY) W/DIMMER	(Symbol)	WHOLE HOUSE FAN (48 ON) 1 ZONE
(Symbol)	S4D SWITCH (4 WAY) W/DIMMER	(Symbol)	GAS
(Symbol)	SWITCH W/DIMMER	(Symbol)	PHONE
(Symbol)	SW W/OCCUPANCY SENSOR	(Symbol)	CABLE TV
(Symbol)	SWITCH W/VACANCY SENSOR	(Symbol)	SMOKE DETECTOR W/CARBON MONOXIDE DETECTOR (ON LINE-BATTERY BACKUP)

NOTES:
 ALL REQUIRED OUTLETS SHALL BE TAMPER RESISTANT (CEC 408.11)
 ALL LIGHTING TO BE L.E.D.

THIRTY-EIGHTH AVENUE
(WIDTH VARIES)

LOT 1

L A P A Z
T R A C T 3 6 8

LOT 2

S U B D I V I S I O N
4 0 - M - 3

LOT 3

LOT 4

BASIS OF BEARINGS: SOUTH 80° 16' EAST
ESTABLISHED BETWEEN A FOUND 1/2" OPEN IRON PIPE AT THE NORTHWEST CORNER OF LOT 20, 40-M-3 (BEARING BASE MONUMENT "A"), AND A FOUND 1.5" DIAMETER PIPE WITH A WOODEN PLUG, NO TAG, FOUND AT THE SOUTHEAST CORNER OF LOT 12, 40-M-3 (BEARING BASE MONUMENT "B"), AND AS THE COURSE BETWEEN THEM HAS BEEN CALCULATED BASED ON 40-M-3.

CALCULATED COURSE "A" TO "B" BASED ON 40-M-3: S 80°16' E, 534.66'
FIELD-MEASURED COURSE "A" TO "B" BY THIS SURVEY: S 80°16' E, 534.66'

ELEVATION REFERENCE IS THE TOP OF THE FINISHED FLOOR (TILE) AT THE FRONT ENTRANCE TO HOUSE (3890 REPOSA AVENUE) FOR ASSUMED ELEVATION = 70.0'.

NOTE
STRUCTURES SHOWN ARE PLOTTED BASED ON MEASUREMENTS TO THE EXTERIOR BUILDING CORNERS AND NOT THE FACE OF THE FOUNDATION STEM WALL OR THE FRAMING LINE. THE PROPERTY-LINE SETBACK DISTANCES WILL BE SLIGHTLY LARGER THAN WHAT IS INDICATED ON THIS MAP.

1" = 8'

REPOSA AVENUE
(50' WIDE)

- LEGEND
- Indicates survey monument found as noted hereon.
 - o Indicates nothing found or set.
 - x Indicates spot elevation of existing surface.
 - () Indicates record data based on recorded map 40-M-3. All distances shown are in feet and decimals thereof.
 - Indicates existing board fence.
 - ⊕ Indicates 'electric meter'.
 - FF Indicates 'finished floor'.
 - FL Indicates 'flow line'.
 - ⊗ Indicates 'gas meter'.
 - LG Indicates 'lip of concrete gutter plate'.
 - OUL Indicates 'overhead utility line'.
 - SSCO Indicates 'sanitary sewer clean-out'.
 - TC Indicates 'top of curb'.
 - WM Indicates 'water meter'.

FD. 1/2" PIPE, "RCE 11423", DOWN 1', BEARS N 01°5' W, 0.19" & N 89°45' E, 0.11"

$R=20.00'$ (20')
 $\Delta=90°00'$ (90°)
 $L=31.42'$ (31.42')

N 89°45' E, 102.69' (102.69')

N 89°45' E, 57.70' FROM THE NE CORNER OF LOT 20 TO THE NE CORNER OF LOT 16.

N 89°45' E, 230.77' N 89°45' E, 230.78' (230.78') FROM WHICH A FD. 1/2" OPEN PIPE BEARS N 01°5' W, 0.10"

FD. 1/2" PIPE, NO TAG, OPEN (BEARING BASE MONUMENT "A")

FD. 1/2" PIPE, OPEN, AT THE SE CORNER OF LOT 3, BEARS N 01°5' W, 50.00' (50') & S 89°45' W, 0.03'

BASIS OF BEARINGS S 80°16' E, 534.66' TO A FD. 1.5" DIA. PIPE, PLUG, NO TAG, AT THE SE CORNER OF LOT 12, 40-M-3 (BEARING BASE MONUMENT "B") (S 80°16' E, 534.66')

ROBERT E. NICHOLS
TRUSTEE
2009-0057671
A.P.N. 034-162-02

LOT 21
L A P A Z
S U B D I V I S I O N
4 0 - M - 3

RICHARD WONG
WU Q. HUANG
TRUSTEES
2015-0044008
A.P.N. 034-162-04

L A P A Z
T R A C T 3 6 8

LOT 22

N 01°5' W, 72.70' (N 01°5' W, 72.70')

3.95' PROP. LINE TO EXTERIOR BLDG. LINE

10' PUBLIC UTILITIES EASEMENT BY 40-M-3

SW CORNER OF LOT 22 65.00'

57.69

122.69' TO THE SW CORNER OF LOT 22, 40-M-3, FROM WHICH A FOUND 1/2" PIPE TAGGED "RCE 11423", DOWN 1', BEARS N 01°5' W, 72.89' (72.70') & N 89°45' E, 0.11"

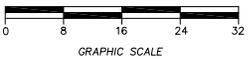
KEITH GREENINGER
SUSAN GREENINGER
KALEN GREENINGER
2021-0021418
A.P.N. 031-174-09

N 89°45' E, 649.25' TOTAL

PETER VOMVOLAKIS
LISA VOMVOLAKIS
2018-0010677
A.P.N. 031-174-08

F A I R V I E W
P A R K

1 2 - M - 1 5



SURVEYOR'S MAP
SHOWING BOUNDARY AND TOPOGRAPHY ON
LOT 20 OF TRACT NO. 368, 40-M-3
"LA PAZ SUBDIVISION"
WITHIN THE CITY OF
CAPITOLA, CALIFORNIA
SCALE: 1" = 8' FEBRUARY 2025
BY: MICHAEL F. BEAUTZ, C.E.
A.P.N. 034-162-03 SHEET 1 OF 1

Development and Design Review

Agenda Report



Meeting: March 5, 2026

From: Community Development Department

Address: 1475 41st Avenue and 1404 38th Avenue

Project Description: Minor Design Permit, Conditional Use Permit, Sign Permit, and Coastal Development Permit No. 25-0464 for the remodel (including exterior façade upgrades) of an existing tenant space within the King’s Plaza Shopping Center (former Rite Aid) to accommodate Vehicle Sales (Tesla) and designated employee parking located at 1475 41st Avenue (APN 034-151-20) and 1404 38th Avenue (APN 034-164-41), within the Community-Commercial (CC) zoning district (the “Project”). This project is located within the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission.

Recommended Action: Staff recommend the Planning Commission:

- 1) Find the Project exempt from the California Environmental Quality Act (“CEQA”), and
- 2) Consider Permit #25-0464, and approve the Coastal Development Permit, Minor Design Permit, Sign Permit, and Conditional Use Permit pursuant to the findings and analysis included in the staff report and subject to the Conditions of Approval.

Property Owner: King’s Plaza Shopping Center LLC

Representative: Julie Ortiz, Tesla Inc.

Applicant Proposal: The application consists of a Coastal Development Permit, Design Permit, Sign Permit, and Conditional Use Permit for a new Tesla Auto Dealership. A detailed project operation letter and project plans are included as Attachments 1 through 5.

Vehicle Sales in the CC Zone requires a Conditional Use Permit (CUP) and must consist of a majority of new vehicles. “Vehicle sales and rental” is defined by Capitola Municipal Code (CMC) §17.160.020 as “an establishment for the retail sales or rental of new or used vehicles. Includes the sale of vehicle parts and vehicle repair; provided that these activities are incidental to the sale of vehicles.” The proposal includes a showroom for the display of vehicles for sale . The Project also proposes an automobile maintenance area (incidental to the sale of the vehicles), five demonstration vehicles on site for customers to test drive, and a dedicated vehicle storage area for purchased vehicles. The vehicle storage area is proposed at 1404 38th Avenue on an adjacent lot under the same ownership and is incidental to vehicle sales. Five designated parking spaces for test drive vehicles will be located along the store frontage. Designated employee parking will be located behind the building. Pursuant to CMC§17.76.040.A.3, a CUP is required for designated parking spaces for exclusive use within the integrated commercial complex.

The project proposal consists of exterior façade upgrades on an existing commercial storefront and interior renovation for vehicle sales and services. Exterior modifications to an existing commercial structure that do not increase the floor area of the structure require a Minor Design Permit, pursuant to CMC Table 17.120-1.

The King’s Plaza Shopping Center has a Master Sign Program (MSP) and all new signs are subject to the Program. The MSP requires Planning Commission approval of a wall sign in excess of 75 square feet for the suite Tesla will occupy. A sign permit is required for the 156 square foot Tesla wall sign located over the entryway.

Background: King's Plaza is approximately 12.5 acres with over 600 linear feet fronting Capitola Road and over 800 linear feet fronting 41st Avenue. The tenant mix within King's Plaza includes a movie theater, grocery store, hardware store, restaurants, and other retail uses. The Planning Department received the subject application on September 15, 2025. Tesla plans to occupy the tenant space previously occupied by Rite Aid Pharmacy. Rite Aid Pharmacy permanently closed in late 2023 as part of a broad series of store closures by the nation chain.

Development and Design Review: On February 11, 2026, Development and Design Review staff reviewed the application and provided the applicant with the following direction:

Public Works Representatives, Erika Senyk and Kailash Mozumder: Erika Senyk informed the applicant all initial Public Works comments have been addressed with the project submittal. The required standard detail was included to the current set of plans under review and all stormwater comments have been addressed. Conditions of approval were provided to the Planning Department staff. Kailash Mozumder informed the applicant the interface with the public right-of-way at 38th Avenue does not currently comply with ADA. The project will need to comply with current ADA standards.

Contract Building Official, Lihn Tran: Linh Tran had reviewed the plans and had no specific conditions for the project.

Principal Planner, Gina Paolini: Gina Paolini noted the changes to the front entryway and updates to the landscaping plan to address the Design Review completed by RRM Design Group. Also, staff discussed the shake plate recommended by RRM and public works advised it should not be a requirement of the project.

Discussion: King's Plaza is located on the southwest corner of the intersection of 41st Avenue and Capitola Road. The project site is located in the Community Commercial (CC) zone district. The area immediately surrounding the project site is characterized by a variety of land uses, including Regional Commercial (C-R) to the north across Capitola Road, CC to the east across 41st Avenue, and Multi-Family Residential (RM-H) parcels to the south and west.

As stated above, the project includes a Minor Design Permit for exterior modifications, a Conditional Use Permit for the change of use to vehicle sales and request for designated parking spaces, and a sign permit for the new anchor tenant sign in excess of 75 square feet.

Sign Permit: Ten signs are proposed for the Tesla dealership, including: one wall sign, three tenant signs in three existing monument signs, and six designated parking signs. All signs must comply with the master sign program (MSP) for the shopping center.

Wall Sign: One wall sign is proposed for Tesla. Under the MSP, Suite E/F must comply with the following standards, and the sign must be approved by the Planning Commission:

1. Maximum Size: 170 square feet.
2. Maximum Letter Height: 5 feet 2 inches
3. Maximum Sign Height: 5 feet 6 inches
4. New wall signs for a major tenant or theater site which is larger than 75 feet shall require Planning Commission review and approval.
5. Illumination is allowed within lettering and logo only. Backgrounds must be solid and may not be illuminated

The proposed wall sign complies with the MSP, as it is 156 square feet in size, has a maximum letter height of 4 feet, and illumination is limited to the lettering.

Monument Signs: The application includes three double-sided tenant signs on three existing multi-tenant monument signs. The MSP specifies the following for these signs:

1. Monument signs may have a maximum of six tenants on them.
2. No tenant shall be on more than one monument sign on 41st Avenue.
3. No tenant shall be on more than one monument sign on Capitola Road.
4. No tenant shall be on more than one monument sign on 38th Avenue.
5. Monument signs shall use illumination within the lettering and logo only. The background must be solid and may not be illuminated.

The proposed Tenant signs for monuments B, C and D comply with the MSP.

On-Site Directional Signs: The project is proposing on-site directional signage for the employee parking, Tesla test drive area, and tow away signage. On-site directional signs are not included in the Master Sign Program for King's Plaza; therefore, all directional signage would comply Section 17.80.050 of the CMC. No sign shall exceed three feet in height or six square feet in area. The proposed on-site directional signs comply with the CMC.

Table 1 provides the proposed signage details for the project:

Table 1- Project Signage Details							
Sign	Store Frontage	Quantity	Proposed Sign Area	Proposed Sign Height	Proposed Letter Height	Proposed Logo Height	Master Sign Program Compliance
Capitola Road Sign B-panel insert	170 feet	Double sided	11 square feet	12 inches	N/A	N/A	Complies
38 th Avenue Sign C-panel insert	170 feet	Double sided	7 square feet	15 inches	N/A	N/A	Complies
41 st Avenue Sign D-panel insert	170 feet	Double sided	27 square feet	33 inches	N/A	N/A	Complies
Wall Sign	170 feet	1	156 square feet	48 inches	48 inches	N/A	Complies
Pole Mounted-Employees Only	170 feet	1	4 square feet	24 inches	N/A	N/A	Complies (directional signage)
Pole Mounted-Test Drive Vehicle	170 feet	5	7.5 square feet	18 inches	N/A	N/A	Complies (directional signage)

Conditional Use Permit: Vehicle sales and designated parking spaces require a CUP. Tesla proposes to occupy 21,440 square feet of tenant space (formerly Rite Aid) and included the following operational plan for the vehicle sales:

- Customer operating sales hours 10:00 AM to 7:00 PM daily.
- Service hours 8:00 AM to 7:00 PM, Monday through Saturday, and 11:00 AM to 5:00 PM on Sundays.
- Tesla anticipates two service shifts with a maximum of 21 employees (certified technicians and service support staff) working a shift at any given time. The first shift will be from 7:00 AM to 4:00 PM and the second shift will be from 3:00 PM to 11:00 PM.
- A total of five (5) demonstration vehicles on-site for customers wanting to conduct a test drive.
- Three to four vehicle delivery from sales per week.

- A total of 14 work bays for vehicle service. Tesla anticipates a maximum of eight vehicle repairs at any time. Most service repairs can be handled within an hour or two. Five loaner vehicles will be available on-site.
- Majority of the customer sales will be by appointment. Tesla anticipates a maximum of 15
- customer sale appointments at any time.

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

A. Operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).

Hours of operation are similar to other tenants within the shopping plaza. The project is designed to have adequate on-site circulation and the traffic generated by the proposed use would not impose an undue burden on surrounding streets.

Tesla vehicles do not have an internal combustion engine and do not have fuel tanks, exhaust system, motor oil, or other components that require storage or use of hazardous materials. Service will be limited to software updates, tire replacement and balancing, alignment, topping off water, and the occasional battery replacement. Two new service bay doors are to be installed on the south building elevation to accommodate the new service center. The noise associated with this service center would be minimal, however do to the neighboring residential uses the day/night average noise levels should be under 60 decibels pursuant to the Capitola General Plan Table SN-1. Any new development which has decibels above 60 Ldn, require a detailed analysis of the noise reduction. To ensure noise levels are compliant with the General Plan, the following conditions are included:

Conditions No. 25: The vehicle service center shall not exceed noise levels of sixty dBA as measured from the property line of a residentially zoned property. The service center shall not exceed noise levels of seventy dBA measured from all other property lines. Prior to issuance of building permit, A licensed acoustical engineer shall certify that the improvements within the building and the building itself will attenuate all noise occurring within the building so that the noise level outside of the building does not exceed 60 decibels during any period. If the study finds noise levels will exceed 60 decibels, the licensed acoustical engineer shall provide necessary mitigation measures to insure that exterior noise levels do not exceed 60 decibels, with possible mitigation including but not limited to insulating and enclosing necessary mechanical devices and and/or insulating the actual structure.

Conditions No. 26: All exterior doors, including maintenance doors, shall remain closed except when a vehicle is entering or exiting the service center.

Tesla operation plan includes three to four vehicle delivery of new vehicles per week. To ensure vehicle deliveries do not impact neighboring residential uses, the following condition is included:

Condition No. 24: Hours for deliveries to the store shall be limited to 6:00 A.M. – 10:00 P.M. to minimize noise impacts to neighboring residents. Delivery vehicles shall not be permitted to remain at idle during non-delivery hours, shall utilize the loading zone at the rear of the property, and shall not stop or park within 200 feet of residential property boundaries.

The project does not include new lighting. Any new roof mounted equipment would be required to be screened for the project.

Condition No. 12: Air-conditioning equipment or other mechanical equipment shall be screened from view and shall operate within allowable city-permitted decibel levels of 60 Ldn. Additional details showing equipment locations and any mechanical screens shall be shown on the building permit plans.

B. Availability of adequate public services and infrastructure.

Adequate public services and infrastructure exist at the site.

C. Potential impacts to the natural environment.

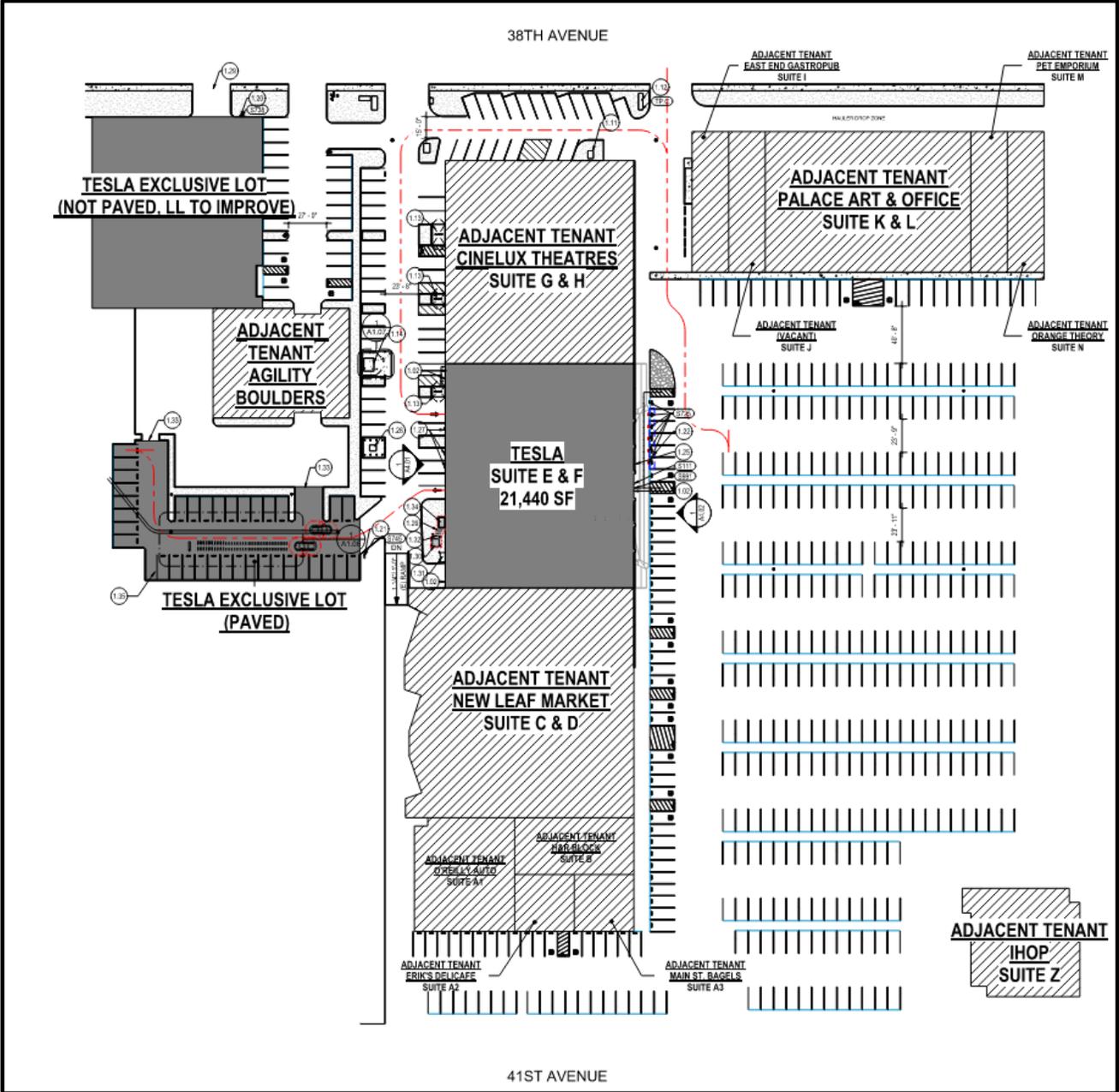
The vehicle sales will be a tenant improvement within a prior retail establishment in Suites E/F of King's Plaza. The suite was previously occupied by RiteAid. The property at 1404 38th Avenue which is proposed for the vehicle storage lot had previously been utilized as a commercial space for the hardware store pick up of large items and more recently for staging of construction projects within and around the shopping center. The proposed project is exempt pursuant to the California Environmental Quality Act (CEQA) Sections 15301 and 15304, which is described in the CEQA section below.

D. Physical suitability of the subject site for the proposed use in terms of design, location, operating characteristics, shape, size, topography.

The size and shape of the property are adequate for the proposed use, as the site would be able to accommodate the proposed use and associated parking, traffic, and circulation without creating detrimental effects on adjacent properties. The proposed modifications to the existing building and site are limited to signs, paint, windows, and landscaping. Capitola Public works and the Building Official have reviewed the site improvement plans and determined that the project would comply with applicable City codes. The parking demand study prepared for the project determined that there would be adequate parking for the proposed use.

Parking: The proposed vehicle sales establishment will be located in an integrated commercial complex with multiple land uses existing within the site. Pursuant to CMC §17.76.050.E.1, a parking demand study was prepared by a consultant contracted through staff for review by the Planning Commission. The Planning Commission may approve the shared parking for multiple land uses within a development site if the study demonstrates there will be no substantial conflict between the multiple land uses principal hours of operation and periods of peak demand. Figure 1 provides the proposed site and parking layout.

Figure 1: Proposed Site and Parking Layout



A parking demand study was completed by Kimley-Horn, dated February 17, 2026, which analyzed the parking demand for the previous pharmacy use and the proposed parking demand for the Tesla dealership (Attachment 6).

Kimley-Horn used the following methodology when determining whether the parking supply available at the King's Plaza Shopping Center is sufficient to accommodate the anticipated parking demand generated by the proposed Tesla dealership.

1. Conducted a parking occupancy survey at the King's Plaza Shopping Center during a weekend peak period (Saturday) to determine the existing parking demand in the general location of the proposed project.
2. Estimated the parking demand for the proposed Tesla dealership based on the operational plan provided by Tesla.

3. Compared the Tesla parking demand to Rite Aid (previous land use) and typical Auto Dealership parking demand.
4. Assessed whether the available parking supply at King's Plaza is sufficient to accommodate the anticipated parking demand from the proposed Tesla dealership.

The operational details for the proposed Tesla dealership differ from a typical auto dealership, as Tesla has a limited number of models to choose from and therefore less inventory. Consequently, the anticipated parking demand was estimated based on the specific operational characteristics provided by the applicant. Table 2 provides the estimated parking demand for the proposed Tesla dealership.

Table 2: Parking Demand Estimate					
Land Use	Description	ITE Land Use Code¹	Quantity (square foot)	Average Parking Rate	Estimated Parking Demand
Rite Aid	Pharmacy/Drugstore Without Drive-Through Window	880 ²	21,440	2.46	53
Typical Auto Dealership	Automobile Sales (New)	840 ³	21,440	3.06	66
Tesla	Sale Customers	Not Applicable	21,440	See Note 4	15
	Demo Vehicles				5
	Vehicle Repair				8
	Loaner Vehicles				5
	Service and Sale Employees per Shift				21
	Delivery				4
	Subtotal				

Notes:

1. Parking demand rates from Institute of Transportation Engineers (ITE) - Parking Generation Manual 6th Edition, unless otherwise noted.
2. ITE-880 Pharmacy/Drugstore without Drive-Through Window was used to estimate the parking demand. Weekday average parking rate which is higher than the Saturday parking rate was used for conservative case analysis.
3. ITE-840 Automobile Sales was used to estimate the parking demand. Saturday Peak Hour parking rate is not available for ITE 840- Automobile Sales (New), therefore ratio of Saturday parking rate to weekday parking rate for ITE 845 Motorcycle Sales, was used to estimate the Saturday parking rate for Automobile Sales.
4. Parking demand for the proposed Tesla Center was estimated based on the operational details provided by the Client.

The study concluded the following:

- The highest observed parking occupancy at King's Plaza Shopping Center on a weekend (Saturday) afternoon is only 52%. This indicates an abundance of available parking spaces (324 spaces) to accommodate both the current demand and the projected demand from the proposed Tesla Center.
- With the addition of the 58 spaces required for the Tesla Center, the estimated parking occupancy at King's Plaza Shopping Center would increase from 52% to 61%. Despite this increase, there will still be a significant number of available parking spaces (266 spaces) to accommodate the parking demand for other land uses.
- Ample parking spaces (184 spaces - 44%) are available within Zone B (i.e., parking area in front of the proposed Tesla Center) under existing conditions which will accommodate Tesla Center parking demand.

- The anticipated peak parking demand for the Tesla Center is approximately 58 spaces based on the information provided. This demand is 5 spaces higher than the parking needs of the previous occupant, Rite Aid, and 8 spaces less than is typically expected for an automobile sales showroom.
- Tesla intends to use designated parking areas on the south side of King's Plaza Shopping Center behind the Tesla Center for employee parking (21 spaces), loaner vehicles (5 spaces), and sales delivery vehicle parking (4 spaces). This allocation reduces the anticipated parking demand from 58 spaces to 28 spaces in front of the Tesla Center where the public parking is located.
- Additionally, it is expected that some employees and customers will arrive at the Tesla Center using alternative modes of transportation such as public transit, biking, and ride-sharing services like Uber and Lyft. These alternative travel modes have not been included in the calculations above. Alternative mode shift will further decrease the anticipated parking demand for the Tesla Center.

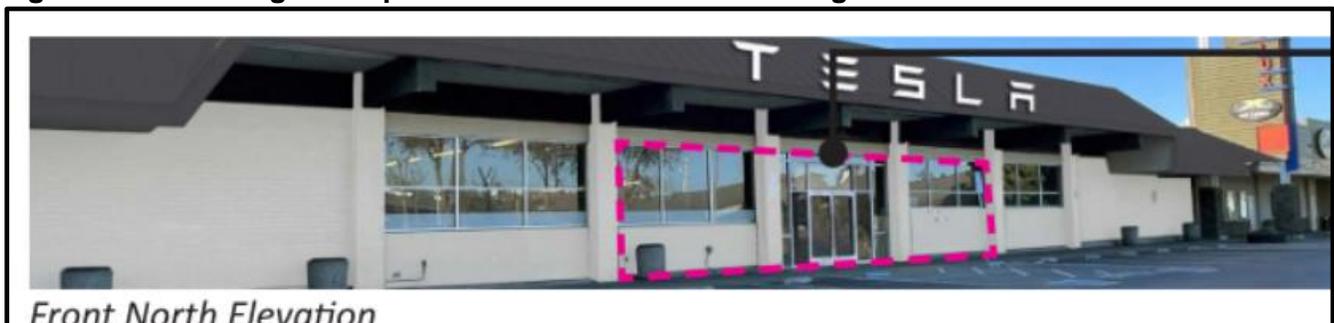
Design Review: Design Permits for commercial projects are typically reviewed by a City-contracted design professional prior to review and action by either the Community Development Director or Planning Commission. RRM Design Group was contracted by the City to complete the third-party review architectural evaluation of the project in accordance with CMC Section 17.120.070 (Design Review Criteria). RRM Design Group prepared a detailed evaluation for the project dated January 23, 2026 (Attachment 7).

Site Planning: The applicant provided site plan indicates visitors for vehicle service will park in the parking lot in front of Tesla. Once vehicle intake is completed, an employee will drive the vehicle around the building to either enter the building service area at the rear or park behind the building. RRM suggested additional wayfinding signs at the front and back of the building to help direct customers. Additional signs are not proposed at this time but could be accommodated through the MSP.

In an effort to accommodate electric vehicle users visiting the future Tesla, RRM Design Group recommended that the applicant provide electric charging stations at the parking spaces directly adjacent to the commercial storefront or elsewhere on the property. Tesla does not currently have charging stations at the site but plans to install three charging stations adjacent to the service center with this project.

Architecture: Minimal changes to the building mass are proposed as part of the project. RRM Design Group recommended that the applicant look for opportunities to incorporate entry elements to further enhance the overall commercial shopping center through further exterior renovations, particularly along the north elevation. This could include an emphasized primary entry or other pedestrian focused design interventions. It was also recommended that the applicant look for opportunities to modify the current storefront window application to create a more engaging storefront. Potential design interventions to accomplish this could be replacing the existing windows (Figure 2). Lastly, it was recommended that the applicant explore applying a color such as the accent red to the proposed roll-up doors shown on the South Exterior Elevations on Sheet A4.01.

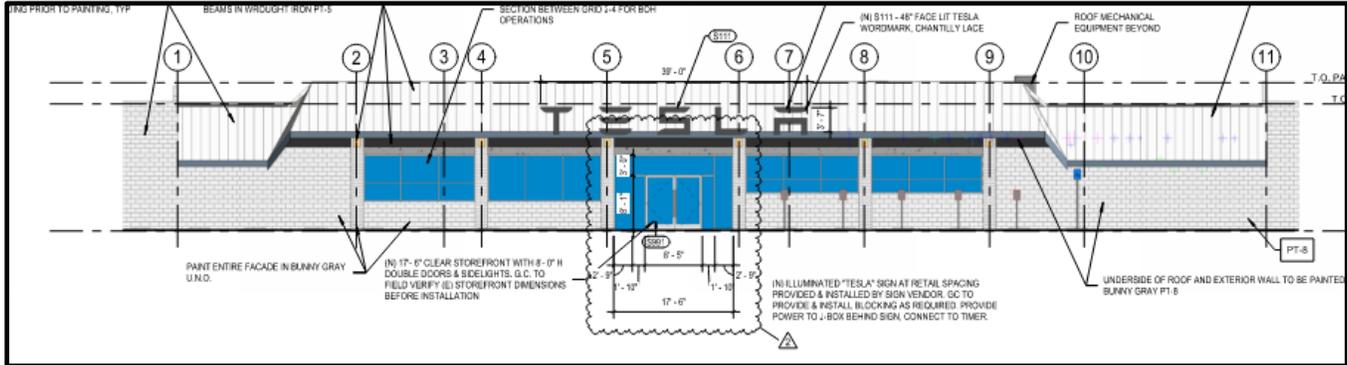
Figure 2: RRM Design Group recommended storefront change



Tesla employs a specific location strategy when determining where to locate a facility. Locations are chosen for high visibility, focusing on premium shopping centers and high-traffic area. They have been increasingly utilizing "Big Box" retail conversions to expand service capacity, while keeping costs down. The current application proposes converting a former "Rite Aid" retail space that has been vacant since 2023.

The applicant considered the RRM Design Group recommendations and revised the project plans to replace the full section of glazing where the storefront doors are located to help reduce mullions (Figure 3). The exterior of the building will be refreshed, with the roof to be painted a wrought iron color, the body of the building to be a bunny gray, and the "TESLA" signage to be Chantilly lace. Also, the landscape beds in the parking lot behind the store will be spruced up and unhealthy trees replaced.

Figure 3: Tesla proposed storefront modifications

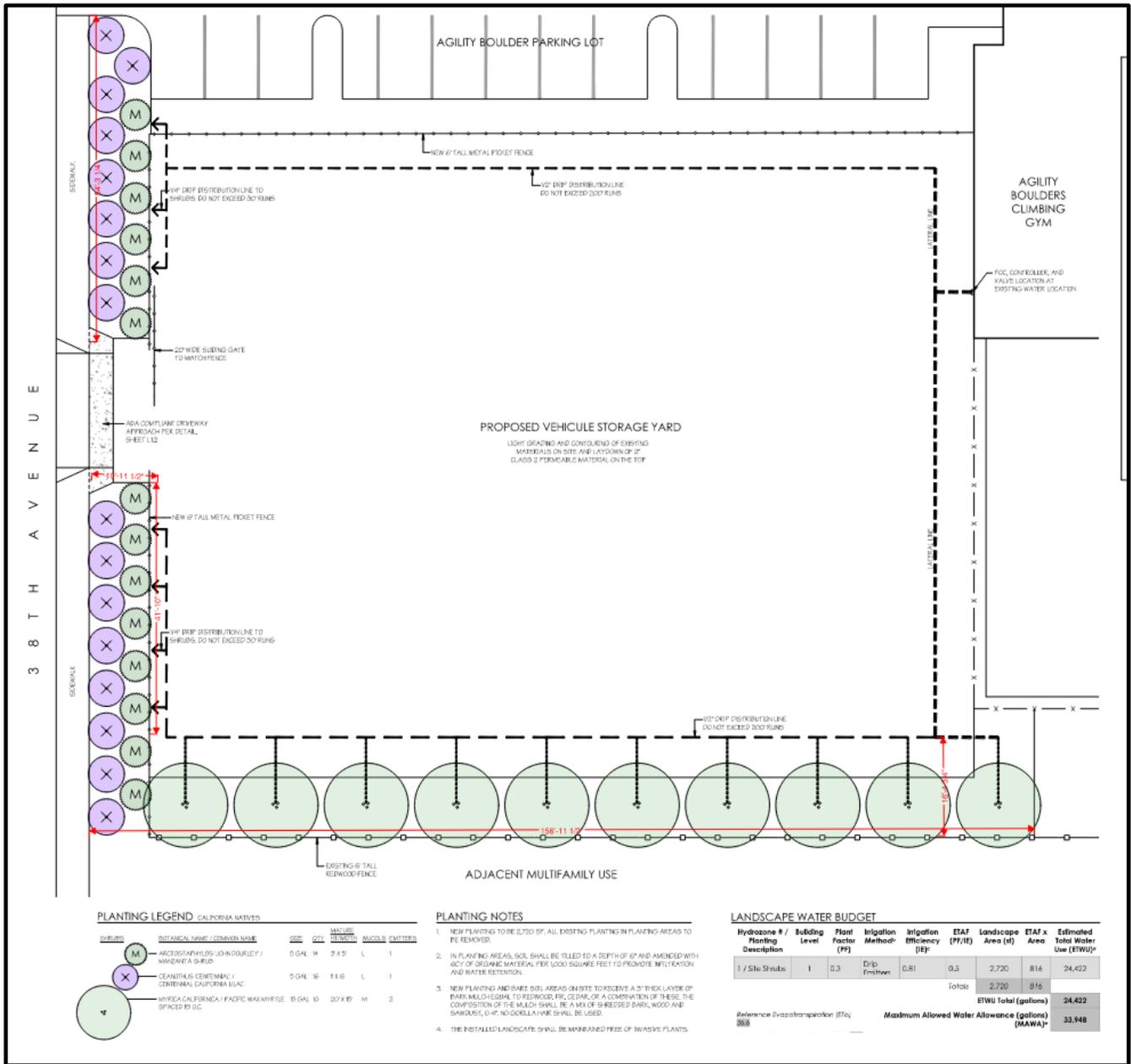


The application complies with the City’s design standards while working within the confines of the existing structure.

Vehicle Storage Lot and Landscaping: There is established landscaping within King’s Plaza. The project includes a vacant lot located at 1404 38th Avenue for exclusive use by Tesla for the storage of vehicles. The vehicle storage area is graded and will have a compacted gravel surface to accommodate dealership vehicle storage and will incorporate a variety of landscaping on the west (38th Avenue) and south edges. The storage area will be fenced with a 6-foot-tall metal picket fence, and a 20-foot-wide sliding gate.

Pursuant to CMC Section 17.120.070.M, landscaping is an integral part of the overall project design, is appropriate to the site and structures, and enhances the surrounding area. In addition, the CC zone district requires minimum landscape requirements of five percent within the front/street setback areas. For the vehicle storage lot proposed on 38th Avenue, 876 square feet (5% of 17,346) of landscaping is required. The project will be providing the required perimeter landscaping, with significant planting along 38th Avenue with a mix of 14 Manzanita Shrubs and 16 Centennial California Lilac. Ten Pacific Wax Myrtle will be planted between the lot and the multifamily property located to the south providing a natural screen. The landscape plan includes 2,720 square feet of landscaping, exceed the requirement with 15 percent. Figure 4 provides the proposed landscape details, which exceeds the City’s landscape buffer requirements.

Figure 4: Proposed Storage Lot Landscaping



Kings Plaza Parking Area: RRM Design Group recommended that the applicant refresh and replace dying landscaping along the south and east property line of the lot. Additionally, they noted the existing paved lot to be used for employee parking could benefit from replacing dead trees, installing ground cover or mulch to the landscape beds, and removing existing graffiti around the exterior of the lot.

In accordance with CMC Section 17.72.070 (Landscape Maintenance), the City has conditioned the project (Condition No. 17) that the landscaped areas along the south and east property line and existing paved lot for employee parking be maintained, with the following corrections:

1. Ground cover. Mulch or similar cover material shall be added to the soil surface in all landscape areas around the employee parking lot.

2. Replacement of Dead or Dying Plants. Plants that are dead or severely damaged or diseased shall be replaced by the property owner.

The project will be required to comply with the following condition:

Condition No. 22. The site and improvements shall be well maintained and kept free of litter, debris, weeds and graffiti. Any graffiti shall be removed within 72 hours of discovery in a manner which retains the existing color and texture of the original wall or fence as most practically feasible.

California Environmental Quality Act (CEQA): This project is listed among the classes of projects that have been determined not to have a significant adverse effect on the environment. Therefore, the project is categorically exempt from the provisions of CEQA pursuant to Sections 15303 (New Construction or Conversion of Small Structures) not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The Community Development Director has further determined that none of the six exceptions to the use of a categorical exemption apply to this project (CEQA Guidelines Section 15300.2).

Coastal Development Permit Findings:

- A. The project is consistent with the LCP land use plan, and the LCP implementation program.**
The proposed project conforms to the City's certified Local Coastal Plan (LCP) land use plan and the LCP implementation program.
- B. The project maintains or enhances public views.**
The project will not have an impact on public views, as no permanent structures are proposed at 1404 38th Avenue, and Kings Plaza is developed with existing structures that will not be enlarged.
- C. The project maintains or enhances vegetation, natural habitats and natural resources.**
The project site does not contain coastal vegetation, habitats, or resources; therefore, there would be no impact on these resources.
- D. The project maintains or enhances low-cost public recreational access, including to the beach and ocean.**
The project is not located adjacent to the beach or ocean, and does not provide public recreation access. There would be no impact to recreation access from the project.
- E. The project maintains or enhances opportunities for visitors.**
The Tesla Dealership will serve Santa Cruz County and surrounding coastal communities. The project will not impact visitor opportunities.
- F. The project maintains or enhances coastal resources.**
The proposed project will not impact coastal resources, as the project is located inland adjacent to commercial development.
- G. The project, including its design, location, size, and operating characteristics, is consistent with all applicable design plans and/or area plans incorporated into the LCP.**
The Tesla Dealership will fill a void within Kings Plaza which occurred when Rite Aid (an anchor tenant) vacated the site in December 2023. Tesla will add to the City's economic base. The project is consistent with the LCP and will not obstruct public access and has no impact on recreation or visitor opportunities and experiences.

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

See G above.

Design Permit Findings:

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

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

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

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

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

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

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

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

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

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

Conditional Use Permit Findings:

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

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

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

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

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

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

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

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

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

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

Conditions of Approval:

General Conditions

1. The project approval consists of a Coastal Development Permit, Design Permit and Conditional Use Permit for the remodel of an existing tenant space within the King's Plaza Shopping Center (former Rite Aid) to accommodate a Tesla auto dealership, and associated signage located at 1475 41st Avenue (APN 034-151-20) and vehicle storage area at 1404 38th Avenue (APN 034-164-41). Coastal Development Permit, Design Permit and Conditional Use Permit No. 25-0464, are approved as indicated on the final plans reviewed and approved by the Planning Commission on March 5, 2026, except as modified through conditions imposed by the Planning Commission during the hearing.
2. This permit shall expire 24 months from the date of issuance unless exercised. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
3. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
4. At the time of submittal for building permit review, the Conditions of Approval must be printed in full on the construction plans.
5. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B.

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

Planning Department Conditions

10. Prior to making any changes to the approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
11. Prior to issuance of a building permit, all Planning fees associated with Permit #25-0464 shall be paid in full.
12. Air-conditioning equipment or other mechanical equipment shall be screened from view and shall operate within allowable city-permitted decibel levels of 60 Ldn. Additional details showing equipment locations and any mechanical screens shall be shown on the building permit plans.
13. Outdoor luminaires shall be energy-efficient fixtures controlled by motion sensors and incorporate cut-off controls and outdoor lighting controls. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties.
14. Prior to issuance of a building permit, the Building Permit plans will be routed for plan approval to the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District and Central Fire Protection District.

15. The Applicant or permittee shall defend, indemnify, and hold harmless the City of Capitola, its agents, officers, and employees from any claim, action, or proceeding against the City of Capitola or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval; provided, however, that the Applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the Applicant's or permittee's defense of said claims, actions or proceedings.
16. Prior to occupancy, the Landscape Architect shall certify in writing that the landscaping and irrigation has been installed in accordance with all aspects of the approved landscape plans, subject to final approval by the Community Development Director.
17. Pursuant to CMC Section 17.72.070 (Landscape Maintenance), the property owner shall replace dead and dying plants, and add mulch to the landscaped areas along the south and east property line and existing paved lot for employee parking, as required by the Community Development Director. All planting shall be maintained, as required by CMC Section 17.72.070.
18. At time of submittal for demolition and/or building permit review, the applicant shall include a demolition work of scope statement and a demolition plan clearly identifying all areas of walls and floors to be demolished. The City may require a letter from a structural engineer. Any modifications to the demolition plans, including modifications to the scope of work, means and methods of demolition/construction, or changes to the framing, windows, or any other exterior elements shall be submitted to the Building Department for review and approval prior to proceeding with demolition and/or construction. In the course of construction, the City may require additional plans as they deem necessary.
19. Any sign illumination must be screened from direct view, so that the illumination does not shine into adjacent property or distract motorists or pedestrians.
20. Wall signs shall use illumination within the lettering and logo only. The background must be solid and may not be illuminated.
21. All sign illumination must comply with the standards of the sign ordinance and municipal code. Animated signs and moving lights are prohibited. No sign shall have an intensity of more than fifty foot-candles as measured from the ground level.
22. The site and improvements shall be well maintained and kept free of litter, debris, weeds and graffiti. Any graffiti shall be removed within 72 hours of discovery in a manner which retains the existing color and texture of the original wall or fence as most practically feasible.
23. All loading must take place on-site. No loading may take place in the street or block any sidewalk.
24. Hours for deliveries to the store shall be limited to 6:00 A.M. – 10:00 P.M. to minimize noise impacts to neighboring residents. Delivery vehicles shall not be permitted to remain at idle during non-delivery hours, shall utilize the loading zone at the rear of the property, and shall not stop or park within 200 feet of residential property boundaries.

25. The vehicle service center shall not exceed noise levels of sixty dBA as measured from the property line of a residentially zoned property. The service center shall not exceed noise levels of seventy dBA measured from all other property lines. Prior to issuance of building permit, A licensed acoustical engineer shall certify that the improvements within the building and the building itself will attenuate all noise occurring within the building so that the noise level outside of the building does not exceed 60 decibels during any period. If the study finds noise levels will exceed 60 decibels, the licensed acoustical engineer shall provide necessary mitigation measures to insure that exterior noise levels do not exceed 60 decibels, with possible mitigation including but not limited to insulating and enclosing necessary mechanical devices and and/or insulating the actual structure. All exterior doors, including maintenance doors, shall remain closed except when a vehicle is entering or exiting the service center.
26. Tesla shall maintain the Capitola location as a point-of-sale retail outlet in accordance with the provisions of the California Sales and Use Tax Regulations now in effect and as amended from time to time.

Public Works Department Conditions

27. Applicant shall notify the Public Works Department 24 hours in advance of the commencement of work. A pre-construction inspection must be conducted by the grading official, or appointed staff to verify compliance with the approved erosion and sediment control plan. All BMPs, sediment and erosion control measures shall be installed prior to the start of construction and shall be maintained throughout project duration.
28. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of 9:00 p.m. and 7:30 a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between 9:00 a.m. and 4:00 p.m. or emergency work approved by the building official. §9.12.010B.
29. Keep work site clear of debris and be aware of tracking mud, dirt, gravel into the street, and sweep daily, cover all stockpiles and excavation spoils. Practice Capitola Public Works Department good housekeeping and maintain temporary construction BMPs.
30. Prior to project final, any areas onsite with disturbed soils or denuded of vegetation must be stabilized or replanted so as to inhibit erosion by wind or water and are consistent with the project's approved drainage plan.
31. Prior to project final, all driveway approaches, curb, gutter, or sidewalk shall meet current Accessibility Standards. Any cracked or broken driveway approaches, curbs, gutters, or sidewalks must be identified, documented, and replaced per Public Works Standard Details. All areas that require replacement will be done per the Public Works Standard Details and to the satisfaction of the Public Works Department. A pre-construction inspection by Public Works staff is required to review and approve these conditions. All replaced features shall meet current Accessibility Standards. Public Works Standard Details can be accessed on the City's website: <https://www.cityofcapitola.org/publicworks/page/standard-details-public-works>

32. Prior to any work in the City right-of-way (most often roads and sidewalks), an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the City right-of-way. To apply for an encroachment permit, please visit the City's website: <https://www.cityofcapitola.org/publicworks/page/encroachment-permits>
33. Encroachment Permits – all proposed work interfacing with the public right of way or outside of the limits of the private property will require an Encroachment Permit review. Standard Encroachment Permit – any work in the City right-of-way. Revocable Encroachment Permit – any work between the limits of the private property and City right-of-way.

Attachments:

1. Project Operation Letter
2. 1475 41st Avenue - Project Plans
3. 1475 41st Avenue – Sign Plans
4. 1404 38th Avenue – Site Plan
5. 1404 38th Avenue – Landscape Plan
6. 1475 41st Avenue – Kimley-Horn Parking Study Technical Memorandum
7. 1475 41st Avenue - RRM Design Review Memo – January 23, 2026

Report Prepared By: Gina Paolini, Principal Planner

Report Reviewed By: Rosie Wyatt, Deputy City Clerk; Leila Moshref-Danesh, City Attorney's office

Report Approved By: Katie Herlihy, Community and Economic Development Director



Operational Letter - Tesla Center in Capitola, CA

Tesla is proposing a Tesla Center at 1475 41st Ave, Capitola, CA 95010. Tesla plans to occupy 21,440 square feet within the King's Plaza Shopping Center. The site is located between New Leaf Grocery Store and Cinelux Theatres. Tesla plans on using this property for Tesla electric vehicle sales, service and delivery of our vehicles.

The Tesla Center will be built-out in the former Rite Aid space. Rite Aid is primarily a pharmacy and a retail store. Their retail sales include a wide range of products and services, including prescription medications, over-the-counter drugs, health and beauty items, and convenience items.

Tesla produces electric vehicles that solely use electricity and no gasoline; it is not a hybrid vehicle. Our vehicles do not have internal combustion engines (ICE); thus, the vehicle doesn't have a fuel tank, use oil, an exhaust system, transmission, or many of the other components that require the storage and use of hazardous materials on site or traditional vehicle ventilation. Our vehicles are extremely environmentally sensitive.

Our showroom will have energy products on display and two vehicles displayed for customers to experience our vehicles. Customers will also be able to perform a demonstration drive with the vehicles, as there will be five (5) demo vehicles on-site. Sold vehicles will be stored in our dedicated south parking lot and taken possession of upon delivery. We are forecasting 3-4 vehicle deliveries per week to this site. There will be no available inventory for sale stored at the property.

The service work that will be done here will be standard servicing of our electric vehicles, which will include software updates, tire replacement, tire balancing, alignment, minor body work (only replacing doors or the rear hatch), topping off water, and an occasional battery replacement.

Most service repairs are handled within an hour or two. In this case, typically customers make use of the customer lounge while their vehicle is repaired. In the case where vehicle repairs will take several hours, customers have the option of waiting at the center or taking a vehicle from our loaner fleet while they await the repair. Service will operate 14 work bays with 4,781 sq. ft of parts storage. The expected demand for the service center is forecasting 10-15 repairs per day. Hazardous chemicals stored in this facility are extremely minimal quantities, consisting primarily of cleaning materials, no oil, gasoline, or other hazardous substances traditionally part of internal combustion vehicle repairs will be found at this service center. Moving Tesla vehicles within an interior space is extremely environmentally safe, as the vehicles have no exhaust.

The expected customer operating Sales hours are 10am-7pm daily and Service hours are Monday through Saturday from 8:00AM to 7:00PM and on Sundays from 11:00AM to 5:00PM. Tesla is anticipating that there will be two service shifts. First shift is from 7am-4pm and a second at 3pm-11pm. All second shift work after 7pm will be performed inside the service shop. No tooling and machinery will be operated outside our shop area.

Total employee count is expected to be about 50 employees between sales and service, 25 of which would be certified technicians (mechanics)/service support staff. There will be 19-25 employees working a shift at any given time.

For our operations, we will not idle our vehicles. Any Tesla parked vehicles in the main north customer facing parking lot can be identified through our app with our "flash lights" option to mitigate any noise from honking horns.

Tesla will have two parking lots dedicated for Tesla use on the south side of King's Plaza. The existing parking lot will be used exclusively for Tesla operations and employee parking. The currently non-paved parking lot (1404 38th Ave) will be developed by the Landlord, will be used for storage of new and used vehicles. Signage will be added by Tesla at the entries to each lot noted for Tesla Use Only.



The main north lot will be shared with all the Tenants and customers of the property. Landlord and adjacent tenants have also agreed to five (5) additional parking stalls in this parking lot to support with our sales and service operations. These stalls will be dedicated for parking our Test Drive / Demonstration Vehicles.

At Tesla, we strive to achieve an uncompromising approach to our vehicles. Our intention is to provide manufacturer support to every vehicle we build throughout the country. The Capitola area is a vital thoroughfare for our valued customers, and we aspire to be a welcomed addition, reflecting on the city's high standard of quality and lifestyle.

Should you have any questions, or require additional information, please do not hesitate to contact us.

Thank you,

Greg Valdez

Regional Manager, Service

Jeremie Reyes

Regional Manager, Sales

ABBREVIATIONS

AHJ	AUTHORITY HAVING JURISDICTION	JST.	JOIST
ACOUS.	ACOUSTICAL	JT.	JOINT
A.D.A.	AMERICAN DISABILITIES ACT	LAM	LAMINATE
ADJ.	ADJUSTABLE	LAV	LAVATORY
A.F.F.	ABOVE FINISH FLOOR	LIN.	LINEAR
ALUM.	ALUMINUM	L.L.	LANDLORD
ALT.	ALTERNATE	L.P.	LOW POINT
APPROX.	APPROXIMATE	LT.	LIGHT
ARCH.	ARCHITECTURAL	MAX	MAXIMUM
B.A.F.	BIG ASS FAN	MDO.	MEDIUM DENSITY OVERLAY
BD.	BOARD	MECH.	MECHANICAL
BLDG.	BUILDING	MFR.	MANUFACTURER
BLKG.	BLOCKING	MIN	MINIMUM
BOT.	BOTTOM	MISC	MISCELLANEOUS
B.O.	BOTTOM OFF	M.O.	MASONRY OPENING
CAB.	CABINET	MTD	MOUNTED
CLG.	CEILING	MTL	METAL
CL.	CLOSET	(N)	NORTH
CLR.	CLEAR	N/A	NOT APPLICABLE
COL.	COLUMN	NIC	NOT IN CONTRACT
CONC.	CONCRETE	NOM	NOMINAL
CONSTR.	CONSTRUCTION	NO. or #	NUMBER
CONT.	CONTINUOUS	NSO.	NEW STORE OPENING
CTR.	CENTER	N.T.S.	NOT TO SCALE
DBL.	DOUBLE	O	OWNER-TESLA PM
DIA	DIAMETER	O.C.	ON CENTER
DIM.	DIMENSION	OPNG.	OPENING
DN.	DOWN	OPP.	OPPOSITE
DWG.	DRAWING	P. LAM.	PLASTIC LAMINATE
(E.)	EXISTING	PLYWD.	PLYWOOD
EA.	EACH	PM.	PROJECT MANAGER
EL.	ELEVATION	PR.	PAIR
EHS.	ENVIRONMENTAL, HEALTH AND SAFETY	P.T.	PRESSURE TREATED
ELEC.	ELECTRICAL	RCP	REFLECTED CEILING PLAN
EMER.	EMERGENCY	REC.	RECESSED
EQ.	EQUAL	REV.	REVISION
EQUIP.	EQUIPMENT	REQ'D.	REQUIRED
EXT.	EXTERIOR	RM	ROOM
F.A.	FIRE ALARM	R.O.	ROUGH OPENING
F.D.	FLOAT DIMENSION	S.C.	SOLID CORE
F.E.F.	FIRE EXTINGUISHER CABINET	SCHED.	SCHEDULE
FIN.	FINISH	SF	SQUARE FEET
F.H.C.	FIRE HOSE CABINET	SIM	SIMILAR
FLR.	FLOOR	SPEC.	SPECIFICATION
FLASH.	FLASHING	SR.	SERVICE READINESS
FLOUR.	FLOURESCENT	S.S.	STAINLESS STEEL
F.O.F.	FACE OF FINISH	S.T.C.	SOUND TRANSMISSION COEFFICIENT
F.O.M.	FACE OF MASONRY	STD.	STANDARD
F.O.S.	FACE OF STUDS	STL	STEEL
F.R.T.	FIRE RETARDANT TREATED	STOR.	STORAGE
GA.	GAUGE	STRL.	STRUCTURAL
GC	GENERAL CONTRACTOR	SUSP.	SUSPENDED
GYP.	GYPSON	SYM.	SYMMETRICAL
H.C.	HOLLOW CORE	T.	TENANT
HDCP.	HANDICAP	TEMP.	TEMPERED
HDW.	HARDWARE	THK.	THICK
HT	HEIGHT	T.O.	TOP OF
HORIZ.	HORIZONTAL	T.O.C.	TOP OF CONCRETE
H.P.	HIGH POINT	TYP.	SQUARE FOOT / SQUARE FEET / SUPPLY
HPC.	HIGH POWER CONNECTOR	U.N.	UNLESS OTHERWISE NOTED
HR.	HOUR	U.S.	UNDERSCORE
IN.	INCH	V	VENDOR
INSUL.	INSULATION	VERT.	VERTICAL
INT.	INTERIOR	V.I.F.	VERIFY IN FIELD
IT.	INFORMATION TECHNOLOGY	W.C.	WATER CLOSET
		WD.	WOOD
		W.R.	WATER RESISTANT
		W	WITH

TESLA CENTER CAPITOLA

TRT ID: 15462
1475 41ST AVE CAPITOLA CA 95010

CODE / PROJECT INFORMATION

AUTHORITY HAVING JURISDICTION:	PLANNING DEPARTMENT: CITY OF CAPITOLA BUILDING DEPARTMENT: CITY OF CAPITOLA
BUILDING CODE:	CALIFORNIA BUILDING CODE 2022
LOCAL AMMENDMENTS:	0
ELECTRICAL CODE:	CALIFORNIA ELECTRICAL CODE 2022
PLUMBING CODE:	CALIFORNIA PLUMBING CODE 2022
MECHANICAL CODE:	CALIFORNIA MECHANICAL CODE 2022
ENERGY CODE:	CALIFORNIA ENERGY CODE 2022
FIRE CODE:	CALIFORNIA FIRE CODE 2022
ACCESSIBILITY CODE:	ADA STDS FOR ACCESS. DESIGN 2010
EXISTING	
PROPERTY AREA:	557,132 SF
MAIN BLDG AREA:	21,440 SF
PARKING SPACES:	683
PROPOSED	
REMODEL/TENANT IMPROVEMENT AREA:	21,440 SF
OTHER: TRASH ENCLOSURE:	372 SF
PARKING SPACES:	679
OCCUPANCY GROUP:	B1: BUSINESS, S1: STORAGE
CONSTRUCTION TYPE:	IIIA
NUMBER OF EXITS REQUIRED:	2
SPRINKLERED:	YES
FIRE ALARM:	YES
SEISMIC ZONE:	SEISMIC CATEGORY D
ZONING USE:	B-3 COMMERCIAL DISTRICT

VICINITY MAP



DEFERRED PERMITS

- SIGNAGE
- FIRE SPRINKLER
- FIRE ALARM

INTENT/ DESCRIPTION

TESLA, INC. OPERATES AN ELECTRIC AUTOMOBILE SALES AND DELIVERY REPAIR / SERVICE CENTER. SERVICING AN ELECTRIC AUTOMOBILE IS DIFFERENT FROM SERVICING A GAS-POWERED CAR. TESLA'S VEHICLES HAVE NO INTERNAL COMBUSTION ENGINE. THIS VEHICLE IS EXCLUSIVELY ELECTRIC AND IS NOT HYBRID. ACCORDINGLY, THERE IS NO EXHAUST SYSTEM, NO FUEL TANKS, NO LIQUID FUEL USAGE, NO NEW OR USED MOTOR OIL, NO NOISE FROM THE VEHICLE, AND NO EMISSIONS LIKE HYDROCARBON AND CARBON MONOXIDE THAT ARE EMITTED FROM AN AUTOMOBILE POWERED BY AN INTERNAL COMBUSTION ENGINE. INSTEAD OF AN ENGINE, AN ELECTRIC MOTOR POWERS TESLA'S VEHICLES. ELECTRIC MOTORS REQUIRE LITTLE TO NO MAINTENANCE.

REFERENCE SYMBOLS

Name Elevation	DATUM POINT	11 1'-0" A.F.F.	CEILING TAG
0	COLUMN BUBBLE AND GRID	00	WALL TAG
	CUT LINE	W 000	DOOR TAG
	CUT LINE	W 000	FIXTURE / EQUIP. TAG
	CENTER LINE SYMBOL	CT-1G	FINISH TAG
	SPOT ELEVATION	RM Nm. 000 Note Dept. 150 SF	ROOM TAG
ALIGN	ALIGN	4	KEYNOTE
	ELEVATIONS	1, 2, 3, ETC. 1A, 2A, 3A, ETC.	STALL # STALL #/SECTION LETTER
	SECTION	1 A101	CALL OUT / DETAIL
	SECTION	1 A101	SECTION DETAIL

REQUIRED SUBMITTALS

- GC TO REVIEW AND APPROVE PRIOR TO ROUTING TO AOR/EOR FOR REVIEW. FINAL REVIEW BY TESLA CONSTRUCTION PM THEN DESIGN MANAGER.
- AOR/EOR ARE RESPONSIBLE FOR DETAILING ALL POINTS OF CONNECTIONS BETWEEN GC SCOPE OF WORK AND VENDORS SCOPE OF WORK AND EQUIPMENT POINT OF CONNECTIONS.
- FIRE SPRINKLER SHOP DRAWINGS
 - FIRE ALARM SHOP DRAWINGS
 - STOREFRONT SHOP DRAWINGS
 - GLASS SHOP DRAWINGS
 - OVERHEAD DOOR / ROLL UP DOOR SHOP DRAWINGS
 - HVAC (ALL TIMES ON SCHEDULE)
 - SECURITY
 - EXTERIOR SIGNAGE
 - TOILET PARTITIONS
 - COMPRESSOR AND AIR LINES
 - ELECTRICAL
 - STEEL
 - PAINT BRUSHOUTS
 - PLUMBING
 - DOORS / HARDWARE
 - TOILET ACCESSORIES
 - MILLWORK
 - STOREFRONT METAL PANELS AND GLASS
 - BREAKROOM MILLWORK

EQUIPMENT COUNT

EQUIPMENT	QUANTITY
EXHAUST FAN	6
HIGH VOLUME LOW SPEED FAN	2
NEMA 14-50s	2
WALL CONNECTOR - GEN3	8

PROJECT DIRECTORY

TENANT:	TESLA, INC 901 PAGE AVENUE FREMONT, CA 94538	STRUCTURAL: AUE 13228 NE 20TH ST #100, BELLEVUE, WA 98005
CONSTRUCTION PM:	LIAM MORGAN PHONE : 415.919.2862 E-MAIL : LIMORGAN@TESLA.COM	CONTACT : ALEX HABLSTON PHONE : 425.502.5078 E-MAIL : ALEXH@AU-ENG.COM
DESIGN MANAGER:	LUCIE LEE PHONE: 415.805.6116 E-MAIL: LUCILEE@TESLA.COM	
LANDLORD:	KINGS PLAZA SHOPPING CENTER LLC 1601 41ST AVE #202 CAPITOLA, CA 95010	MECHANICAL/PLUMBING: FREDRICK J. GOGLIA 1950 CRAIG RD SAINT LOUIS, MO 63146
CONTACT :	BENJAMIN OW PHONE : 831.247.1175 E-MAIL : BENJAMINOW@GMAIL.COM	CONTACT : ANTHONY RICHARDSON PHONE : 314.660.2400 E-MAIL : ARICHARDSON@ARCV.COM
ARCHITECT:	FREDRICK J. GOGLIA 1950 CRAIG RD SAINT LOUIS, MO 63146	ELECTRICAL: ROBERT QUEATHEM 1950 CRAIG RD SAINT LOUIS, MO 63146
CONTACT :	DION BRUCE PHONE : 314.415.2400 E-MAIL : DBRUCE@ARCV.COM	CONTACT : ROBERT QUEATHEM PHONE : 314.660.7827 E-MAIL : RQUEATHEM@ARCV.COM

PROJECT SCOPE / NOTES

21,440 SF TENANT IMPROVEMENT FOR "TESLA, INC." AUTO SALES, DELIVERY AND VEHICLE SERVICE.
REMOVE AND REPLACE ALL ELECTRICAL PANELS INCLUSIVE OF SERVICE ENTRANCE SWITCHBOARD.

INDEX OF DRAWINGS

SHEET #	SHEET NAME
A0.00	COVER PAGE
A1.01	ARCHITECTURAL SITE PLAN
A1.03	DEMOLITION FLOOR PLAN
A1.07	DUMPSTER ENCLOSURE DETAILS
A2.02	FURNITURE, FIXTURES, EQUIPMENT AND SIGNAGE PLAN
A2.02a	ENLARGED FURNITURE, FIXTURES, EQUIPMENT AND SIGNAGE PLAN
A2.03a	FFE & SIGNAGE LEGEND & NOTES
A4.00	ROOF PLAN
A4.01	EXTERIOR ELEVATIONS
A4.02	EXTERIOR ELEVATIONS
A4.03	MATERIAL BOARD
A4.04	BUILDING SECTION
ALTA.1	EXISTING LAND SURVEY
ALTA.2	EXISTING LAND SURVEY



PROTOTYPE USED: MAY 2025



1/8/26

**Tesla Center
CAPITOLA**

TRT# 15462
1475 41st AVE, CAPITOLA, CA
95010

ISSUE / REVISION

NO.	DESCRIPTION	DATE
1	CUP SET ISSUE	01/08/2026
2	CUP SET ISSUE	10/28/2025
3	CUP SET ISSUE	09/05/2025
4	CITY COMMENT	01/08/2026
5	CITY COMMENT	10/22/2025

BEFORE BID AWARD

AFTER BID AWARD

DRAWING TITLE

COVER, ABBREVIATIONS AND INDEX OF DRAWINGS

- 20250519 DS60 RETAIL REBRAND
- 20250407 DS59 VEHICLE DOOR SPECIFICATIONS (SUPERSEDES DS56 AND DS52)
- 20250228 DS58 TESLA CENTER NEMA 14-50R REDUCTION
- 20250115 DS55 EMPLOYEE RESTROOM AND SHOP SINKS
- 20250113 DS54 DUAL SIDED DISPLAY
- 20241030 DS53 TENNSCO SHELVING
- 20240714 DS51 HVAC GUIDELINES UPDATE
- 20240521 DS50 NOVAH FURNITURE
- 20240326 DS48 LIGHT FIXTURE SCHEDULE
- 20240325 DS47 SHELVING AND RACKING
- 20240923 DS45 ETHERNET CABLE INSTALL FOR SUPERCHARGER
- 20230922 DS44 STRUCTURAL DESIGN FOR 2-POST LIFT SLAB AND FOOTINGS
- 20230707 DS43 SHOPPERTRAK IN SHOWROOM

SCALE: 12" = 1'-0"
PROJECT NUMBER: 250013

A0.00

AREA CALCULATIONS

TYPE OF CONSTRUCTION (EXISTING): III-A, SINGLE STORY, SPRINKLERED
ALLOWABLE AREA CALCULATION (SECTION 507.4):
 OCCUPANCY TYPE: S-1 (MAIN OCCUPANCY), AND B OCCUPANCIES (ACCESSORY OCCUPANCIES)
 NO. OF STORIES: SINGLE STORY
 SPRINKLERED: NFPA-13, FULLY SPRINKLERED
OCCUPANCY CALCULATIONS (PER 507.4 AND 507.1.1)
 S-1: 17,245 SF MAIN OCCUPANCY
 B: 2,948 SF
 ACCESSORY OCCUPANCY (SECTION 508.2) 604 SF / 21,440 = 2.8% < 10%

PARKING CALCULATIONS

SUMMARY OF PARKING REGULATION - COMMERCIAL AND INDUSTRIAL BLDGS

PARKING REQUIREMENTS			
OCCUPANCY TYPE	AREA	RATIO	REQUIRED
COMBINED USE (OFFICE, BUSINESS)	4,195 SF	1 / 300 SF	14
STORAGE	17,245 SF	1 / 500	35
TOTAL	21,440 SF	TOTAL # OF SPACES:	49 STALLS

ACCESSIBLE PARKING SUMMARY			
AMERICAN DISABILITIES ACT, ADA CHAPTER 2 SCOPING REQUIREMENTS SECTION 208 PARKING TABLE 208.2 NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES			
USE	REQUIRED	PROVIDED	
CUSTOMER - MINIMUM NUMBER OF REQUIRED SPACES PER T.208.02	2	24	
ACCESSIBLE VAN - 1 VAN : 6 SPACES	1	4	
STANDARD	1	20	
NOT PUBLIC			
EV CHARGING	-	3	
PARKING TOTAL: 679			

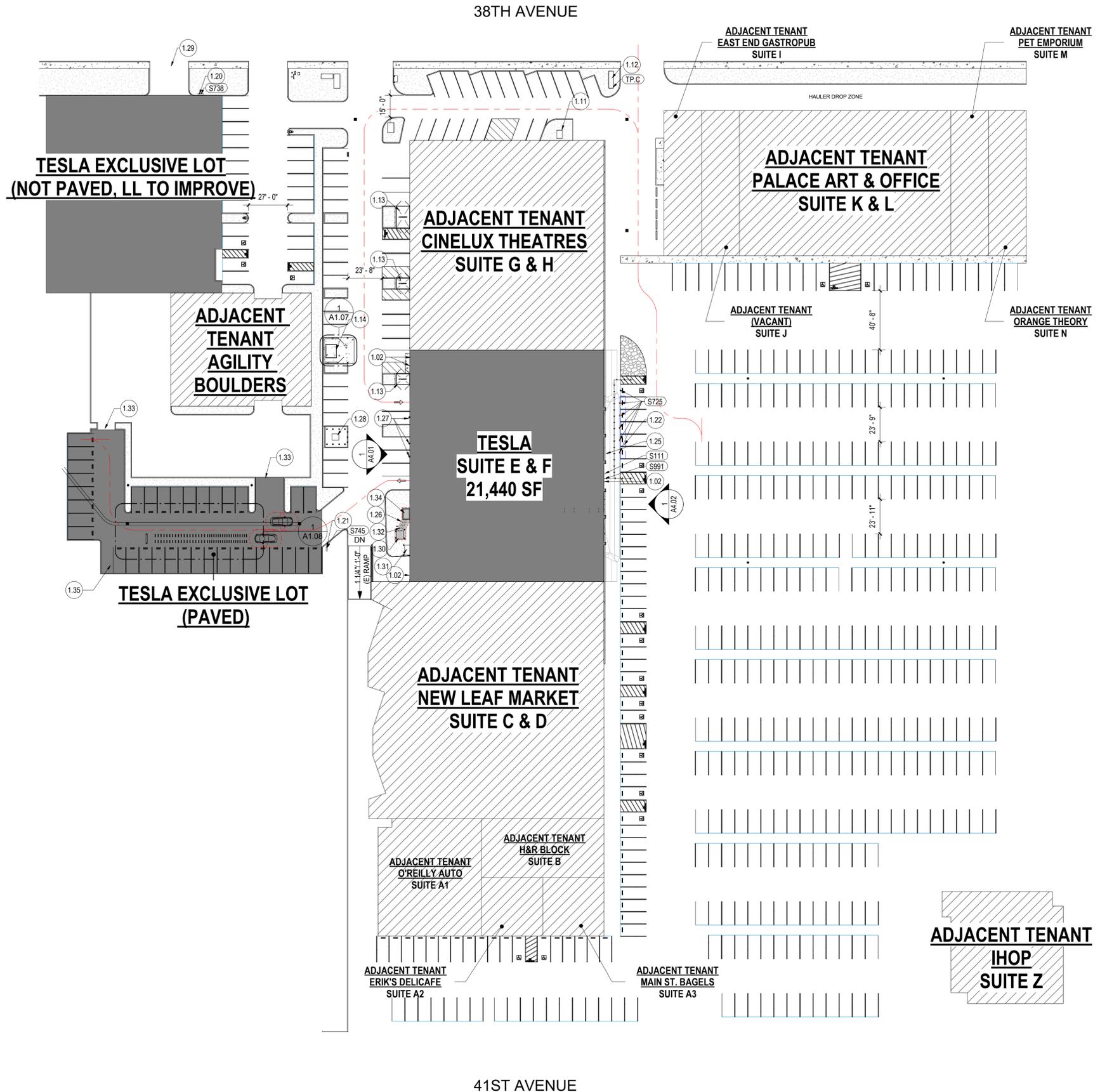
BICYCLE PARKING SUMMARY			
USE	REQUIRED BICYCLE PARKING SPACES		
	SHORT-TERM	LONG-TERM	
NON RESIDENTIAL USE	10% OF REQUIRED AUTOMOBILE SPACES	1 PER 20 REQUIRED AUTOMOBILE SPACES FOR USES 10,000 SQFT OR GREATER	
REQUIRED	5 STALLS	3 STALLS	
PROVIDED	5 STALLS	22 STALLS	

LEGEND

	(E) LANDSCAPE AREA		HIGH POWER POST MOUNTED WALL CONNECTOR, SEE DETAIL 1/A8.02 & ELECTRICAL DRAWINGS.
	SERVICE CIRCULATION		COMPACT STALL
	ACCESSIBLE PATH OF TRAVEL		STANDARD PARKING STALL
	(E) ACCESSIBLE ROUTE, 4'-0" WIDE MINIMUM, 5'-0" WIDE AT DOORWAYS, 4" WHITE PAINTED STRIPING, SPACED AT 3'-0" ON CENTER, AT 30 DEGREE ANGLE.		EV ELECTRIC CAR CHARGING STALL
	(E) PARKING STALL STRIPING		A ACCESSIBLE PARKING STALL
			A-V ACCESSIBLE VAN PARKING STALL
			EXISTING TO REMAIN - RESTRIPE TO MATCH EXISTING

KEYNOTES

KEYNOTE	DESCRIPTION
1.02	EGRESS DOOR, SEE SHEET A0.02
1.11	(E) PAD MOUNTED TRANSFORMER
1.12	(E) MONUMENT SIGN, SIGNAGE PER SIGN EXHIBIT C, REFER TO FULL EXHIBIT FOR CENTER SIGNAGE
1.13	(E) TRASH ENCLOSURE TO REMAIN
1.14	(N) TRASH ENCLOSURE WITH CHAIN LINK GATES
1.20	18"x24": CALIFORNIA TOW AWAY, POLE MOUNTED SIGN
1.21	24"x24": TESLA EMPLOYEES ONLY BEYOND THIS POINT, POLE MOUNTED SIGN
1.22	12"x18": TEST DRIVE VEHICLE PARKING, POLE MOUNTED SIGN (QTY:5)
1.25	48" FACE LIT TESLA WORDMARK, CHANTILLY LACE, MOUNTED TO FACE OF MANSARD ABOVE. SEE EXTERIOR ELEVATIONS ON SHEET A4.01
1.26	(N) DISTURBING AREA; CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK.
1.27	(N) WALL MOUNTED HIGH POWER CONNECTOR
1.28	(E) PAD MOUNTED TRANSFORMER: SERVING NEW LEAF MARKET
1.29	(E) PARKING BY LANDLORD, N.I.C.
1.30	(E) PAD MOUNTED TRANSFORMER: SERVING TESLA
1.31	(E) SERVICE ENTRANCE EQUIPMENT: SERVING NEW LEAF MARKET
1.32	(N) TRENCHING AREA. CONTRACTOR TO DETERMINE CONDUIT ROUTING IN FIELD. VERIFY ALL UNDERGROUND UTILITIES PRIOR TO START OF WORK.
1.33	ADJACENT TENANT ACCESS
1.34	(N) MAIN SERVICE ENTRANCE CABINET, SEE ELECTRICAL DRAWING.
1.35	GC TO CONFIRM FINAL NUMBERING PLAN WITH DM



ATTACHMENT 2



PROTOTYPE USED: MAY 2025



Tesla Center CAPITOLA

TRT# 15462
 1475 41st AVE, CAPITOLA, CA 95010

ISSUE / REVISION		
CUP SET ISSUE	01/08/2026	
CUP SET ISSUE	10/28/2025	
CUP SET ISSUE	09/05/2025	
CITY COMMENT	10/22/2025	

BEFORE BID AWARD

AFTER BID AWARD

DRAWING TITLE

ARCHITECTURAL SITE PLAN

SCALE: As indicated
 PROJECT NUMBER: 250013



1/8/2026 2:42:18 PM



PROTOTYPE USED: MAY 2025



Tesla Center CAPITOLA
TRT# 15462
1475 41st AVE, CAPITOLA, CA 95010

ISSUE / REVISION	DATE
CUP SET ISSUE	01/08/2026
CUP SET ISSUE	10/28/2025
CUP SET ISSUE	09/05/2025
CITY COMMENT	10/22/2025

BEFORE BID AWARD

AFTER BID AWARD

DRAWING TITLE

DEMOLITION FLOOR PLAN

SCALE: As indicated
PROJECT NUMBER: 250013

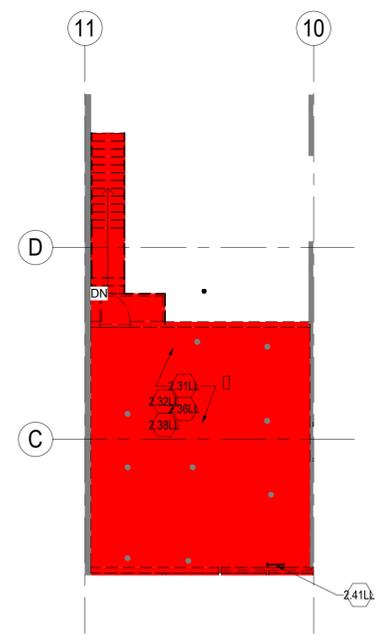
A1.03

LEGEND

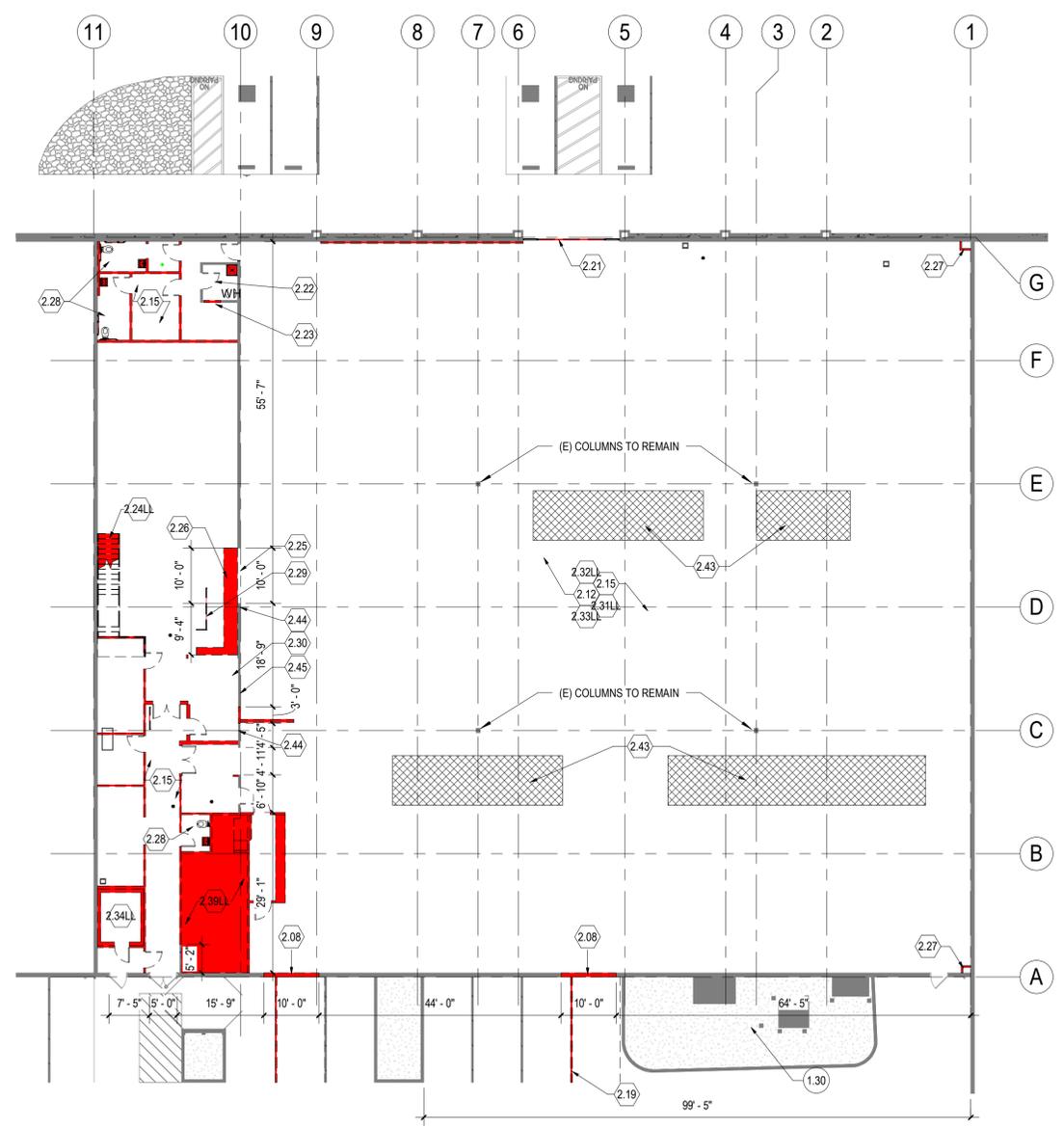
- (E) CONSTRUCTION TO REMAIN. G.C. TO PATCH AND REPAIR AS REQUIRED TO "LIKE-NEW" CONDITION
- (E) CONSTRUCTION TO BE REMOVED
- (E) DOOR & FRAME TO REMAIN. G.C. TO REPAIR AS REQUIRED FOR "LIKE-NEW" CONDITION

KEYNOTES

KEYNOTE	DESCRIPTION
1.30	(E) PAD MOUNTED TRANSFORMER: SERVING TESLA
2.08	DEMO (E) WALL SECTION FOR NEW OVERHEAD COILING DOOR. SEE STRUCTURAL DRAWINGS
2.12	REMOVE (E) SHEET VINYL AND MASTIC AS REQUIRED FOR CLEAR SEALANT INSTALLATION PER MANUFACTURER SPECIFICATIONS. G.C. TO ENSURE LEVEL SLAB PRIOR TO NEW FINISH INSTALLATION.
2.15	(E) DUCTWORK, SUPPLYS, RETURNS, AND HANGERS TO BE REMOVED IN THEIR ENTIRETY AS REQ'D FOR OPEN TO DECK CEILING
2.19	(E) PARKING STRIPING TO BE REMOVED
2.21	(E) SECTION OF SLIDING DOOR TO BE REMOVED. REMOVE THRESHOULD & HEADER TO PREPARE FOR NEW 8'-0" DOUBLE DOOR STOREFRONT
2.22	(E) DOOR TO BE REMOVED AND INFILL THE OPENING
2.23	PREPARE OPENING FOR NEW DOOR
2.24LL	(E) STAIR TO BE REMOVED BY LL
2.25	PREPARE FOR OPENING
2.26	(E) ELECTRICAL EQUIPMENT TO BE REMOVED
2.27	(E) FURRED OUT WALL TO BE REMOVED
2.28	(E) NON-ADA COMPLIANT RESTROOM TO BE REMOVED
2.29	(E) RAILING TO BE REMOVED
2.30	(E) IT ROOM TO BE RETROFITTED TO NEW IT ROOM
2.31LL	(E) ACM MATERIALS TO BE REMOVED BY LL
2.32LL	(E) DRYWALL TO BE REMOVED DOWN TO STUDS BY LL
2.33LL	REMOVE ALL (E) FLOORING AND GRIND ALL THE MASTIC/COMPOUND DOWN TO CONCRETE SLAB BY LL
2.34LL	REMOVE ALL (E) EQUIPMENT ASSOCIATED WITH THE WALK-IN FREEZER BY LL
2.36LL	(E) PARTIAL MEZZANINE FLOOR TO BE REMOVED BY LL
2.38LL	ALL INTERIOR (E) ELECTRICAL EQUIPMENT TO BE REMOVED BY LL
2.39LL	(E) 9" A.F.F RAISED FLOOR TO BE REMOVED BY LL
2.41LL	(E) ACCESS LADDER TO BE REMOVED BY LL
2.43	(N) FOOTING REQUIRED, COORDINATE WITH STRUCTURAL FOR OVER-EXCAVATION DETAILS
2.44	(E) COLUMNS ON GRIDLINE 10 BEARING WALL ALL TO REMAIN
2.45	(E) WALL TO BE REMOVED AND REFRAMED



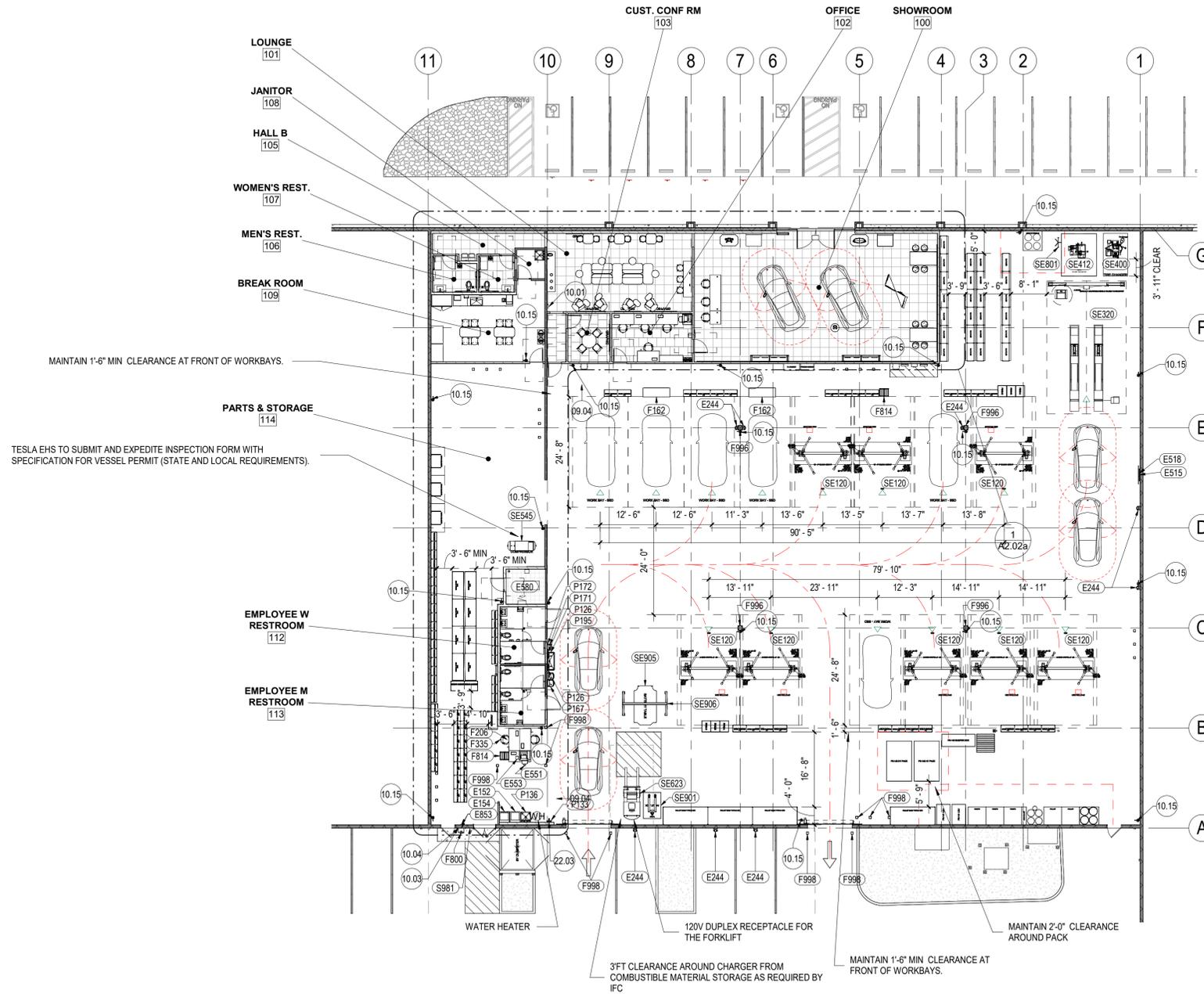
DEMO MEZZANINE FLOOR PLAN SCALE: 3/32" = 1'-0" 2



DEMO LVL 1 FLOOR PLAN SCALE: 1/16" = 1'-0" 1

KEYNOTES

KEYNOTE	DESCRIPTION
09.04	3" O.C. 4"W YELLOW PAINTED ANGLED STRIPES AND BORDER
10.01	FIRE EXTINGUISHER CABINET, (SEMI-RECESSED) SEE DETAIL SHEET A8.01
10.03	DOOR BELL AT RECEIVING BY TESLA SECURITY
10.04	BADGE READER ACCESS BY TESLA SECURITY
10.15	WALL-MOUNTED FIRE EXTINGUISHER TO BE PLACED AT INTERVALS OF 50 FEET OR LESS, PER OSHA REQUIREMENTS.
22.03	HOT AND COLD HOSE BIB, SEE PLUMBING DRAWINGS



PROTOTYPE USED: MAY 2025

ARCVISION
INCORPORATED
 ARCHITECTURE ENGINEERING STORE PLANNING
 SAINT LOUIS / DALLAS / LAS VEGAS / ORLANDO
 PH: (314) 415-2400 FAX: (314) 415-2300
 ST. LOUIS, MO 63146
 www.arv.com

REGISTERED ARCHITECT
 RICHARD J. REBER
 C-20788
 REN. 09/30/27
 STATE OF CALIFORNIA
 1/8/26

**Tesla Center
 CAPITOLA**

TRT# 15462
 1475 41st AVE, CAPITOLA, CA
 95010

ISSUE / REVISION	DATE
CUP SET ISSUE	01/07/2026
CUP SET ISSUE	10/28/2025
CUP SET ISSUE	09/05/2025

BEFORE BID AWARD

AFTER BID AWARD

DRAWING TITLE

**FURNITURE, FIXTURES,
 EQUIPMENT AND SIGNAGE
 PLAN**

SCALE: 1/16" = 1'-0"
 PROJECT NUMBER: 250013

A2.02

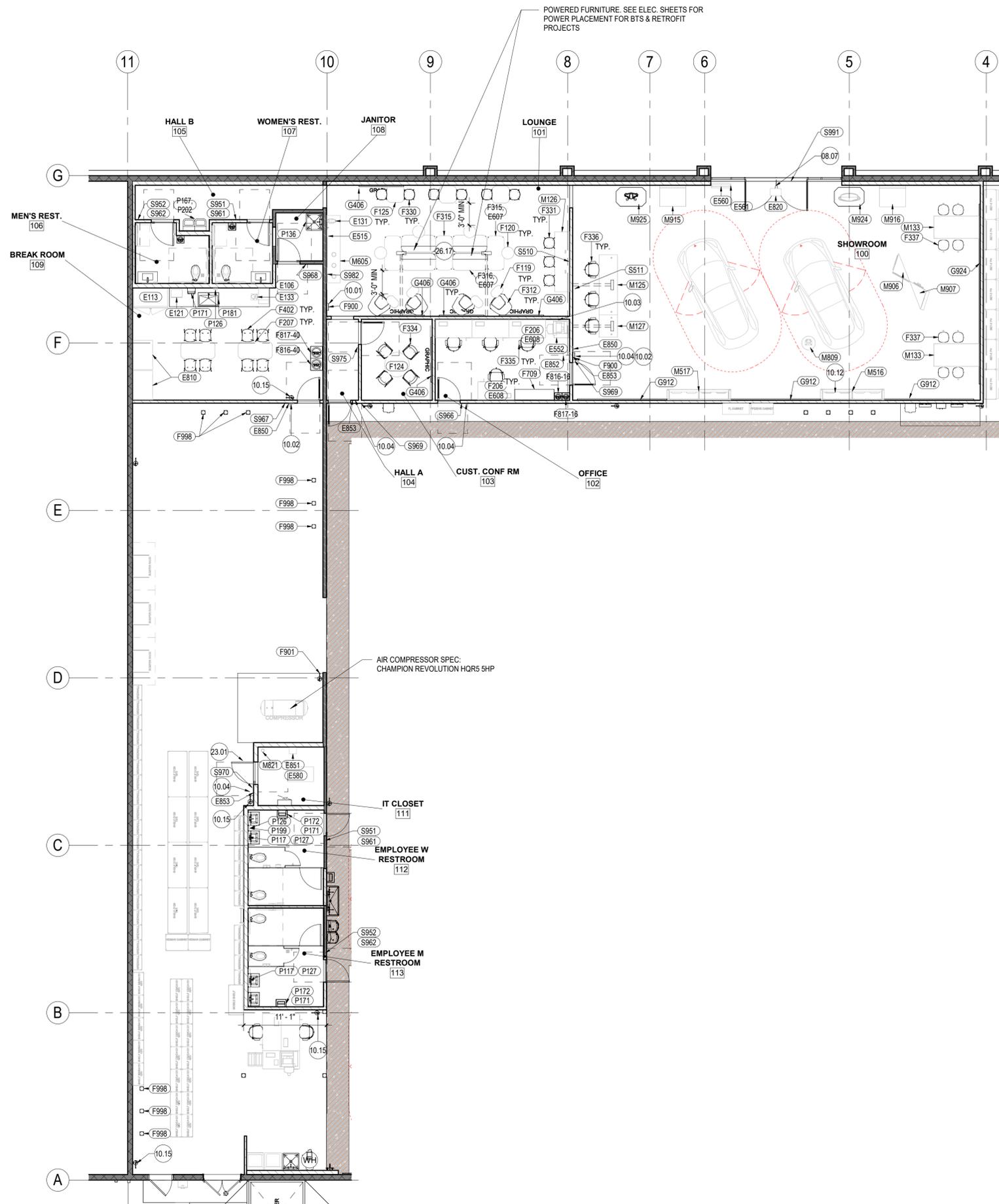


FURNITURE, FIXTURES, EQUIPMENT AND SIGNAGE PLAN

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

KEYNOTES

KEYNOTE	DESCRIPTION
08.07	PROVIDE CLEAR PATH FOR CAR, BOTH SIDES OF DOORS, STRAIGHT INTO SHOWROOM
10.01	FIRE EXTINGUISHER CABINET, (SEMI-RECESSED) SEE DETAIL SHEET A8.01
10.02	TIME CLOCK, PROVIDED AND INSTALLED BY LV INSTALLER
10.03	DOOR BELL AT RECEIVING BY TESLA SECURITY
10.04	BADGE READER ACCESS BY TESLA SECURITY
10.12	SERVICE MOTION MONITOR. SEE SHEET A7.05
10.15	WALL-MOUNTED FIRE EXTINGUISHER TO BE PLACED AT INTERVALS OF 50 FEET OR LESS, PER OSHA REQUIREMENTS.
23.01	AIR CONDITIONING MINI SPLIT SYSTEM, RUN 24 HOURS/ 7 DAYS A WEEK, 70 DEGREES F MAXIMUM TEMPERATURE. SEE MECHANICAL DRAWINGS
26.17	FLUSH FLOOR BOX, SEE SHEET A2.01A FOR DETAIL. REFER TO ELECTRICAL.



PROTOTYPE USED: MAY 2025



1/8/26

Tesla Center CAPITOLA

TRT# 15462

1475 41st AVE, CAPITOLA, CA 95010

ISSUE / REVISION

CUP SET ISSUE	01/07/2026
CUP SET ISSUE	10/28/2025
CUP SET ISSUE	09/05/2025

BEFORE BID AWARD

AFTER BID AWARD

DRAWING TITLE

ENLARGED FURNITURE, FIXTURES, EQUIPMENT AND SIGNAGE PLAN

SCALE: 1/8" = 1'-0"
PROJECT NUMBER: 250013

A2.02a



PROTOTYPE USED: MAY 2025



Tesla Center CAPITOLA
TRT# 15462
 1475 41st AVE, CAPITOLA, CA 95010

ISSUE / REVISION	
CUP SET ISSUE	01/08/2026
CUP SET ISSUE	10/28/2025
CUP SET ISSUE	09/05/2025
CITY COMMENT	01/08/2026

BEFORE BID AWARD

AFTER BID AWARD

DRAWING TITLE

FFE & SIGNAGE LEGEND & NOTES

SCALE: 1/4" = 1'-0"
 PROJECT NUMBER: 250013

A2.03a

TESLA-IT CLOSET

Type Mark	Description	Count	Manufacturer	Model	Furnish	Install
E580	IT Rack APC AR3100SP-23.62"W x 42.13"D x 78.39"H NetShelter	1	APC	AR3100SP	TESLA	TESLA
E851	MOOD MEDIA AMPLIFIER	1	MOOD MEDIA		TESLA	TESLA
M821	DRAWING TUBE	1			GC	GC

TESLA-EMPLOYEE RESTROOMS

Type Mark	Description	Count	Manufacturer	Model	Furnish	Install
P105, P107, P108	Water Closet, Floor Mounted, Toilet Seat, Toilet Flush Valve Touchless	4	KOHLER	K-96057-SS-0, K-4731 SA-0, K-40 TH00K10-CP	GC	GC
P112-114	ADA Bars Combined	2	BOBRICK	B5806	GC	GC
P115	Toilet Tissue Dispenser 2 Roll Surface Mounted 3 15/16" projection	4	BOBRICK	B6867	GC	GC
P116	Toilet Seat Cover Dispenser Surface Mounted N/A stud, 2" projection	4	BOBRICK	B221	GC	GC
P117	Mirror 18"x36"	4	BOBRICK	B165 1836	GC	GC
P120A	Toilet Partition Floor Mount and Overhead Braced	3	BOBRICK	1552	GC	GC
P126	Soap Dispenser 40 oz	3	BOBRICK	B818615	GC	GC
P127	Lavatory sink	4	American Standard	0355.012.020	GC	GC
P128	Sink Support	4			GC	GC
P147	Pipe insulation One P-trap cover, two angle valves and covers	4	TRUE BRO	#102 E-Z	GC	GC
P162	Sanitary Disposal Surface Mounted	1	BOBRICK	B35139	GC	GC
P164	SANITARY DISPOSAL SURFACE MOUNT	1	BOBRICK	B254	GC	GC
P171	Surface-Mounted Roll Paper Towel Dispenser	2	BOBRICK	B72860	GC	GC
P172	Surface-Mounted Waste Receptacle 20 GAL Satin-finish stainless steel. Bottom edges hemmed for maximum safety.	2	BOBRICK	B275	GC	GC
P199	Chrome-Plated Surface Mounted Die Cast Soap Dish, NO DRAIN HOLE	1	BRADLEY	921	GC	GC

TESLA-SERVICE AREA

Type Mark	Description	Count	Manufacturer	Model	Furnish	Install
BET-2 7H	Shelf B, 7"	25	TENNSCO	BET-2 7H		
CS/CA 85	Shelf C, 7"	26	TENNSCO	SHELF CS/CA85 7H	TESLA	GC
CS/CA 121	Shelf C, 10"	14	TENNSCO	SHELF CS/CA121 10H	TESLA	GC
D120	Shelf D, 10"	8	TENNSCO	SHELF D120 10H	TESLA	GC
E152	Front Load Commercial Washer	1	WHIRLPOOL	LFNEBSP115TW01	GC	GC
E154	Front Load Commercial Electric Dryer	1	WHIRLPOOL	LDEEBGS173TW01	GC	GC
E244	Wall Connector, Gen 3 24' Cable	8	TESLA	1517085-02-E	TESLA	GC
E515	55" TV	1	SAMSUNG	MS2055DA9	TESLA	TESLA
E518	Med. ThinStall Dual Swing-Arm	1	CHIEF	TS325TU	TESLA	TESLA
E551	Printer Color Laserjet Managed MFP	1	Canon	ImageRunner dx-c5735i	TESLA	TESLA
E553	Label Maker	1	ZEBRA	4D421	TESLA	TESLA
E850	Time Clock 8609100-203 InTouch 9100 H4 Standard HID	1	KRONOS	8609100-203	TESLA	TESLA
E853	Badge Reader	1	Gallagher	T11	TESLA	TESLA
F162	Workbench 72"Wx24"Dx28-42"H	2	HUSKY	HTC1000004	GC	GC
F206	Height Adjustable Desk w/ Desk Power Unit	3	NOVAH	FM-N027	TESLA	GC
F335	Task Chair/Melo	2	NOVAH	FM-N023	TESLA	GC
F812-A	A Waste Bin 50 gal	2	RUBBERMAID	F812-A	GC	GC
F812-B	CD Waste Bin 50 gal	2	RUBBERMAID	F812-B	GC	GC
F812-C	E Waste Bin 50 gal	2	RUBBERMAID	F812-C	GC	GC
F814	Waste & Recycle Bins	2	RUBBERMAID	SLUMJIM 2007914	GC	GC
F901	Fire Extinguisher	18		SPEC'D BY TESLA EHS	TESLA	GC
F996	Column Padding, Square	4	AK ATHLETICS	POLE PAD	GC	GC
F998	Steel Safety Bollard	22	GLOBAL INDUSTRIAL	WB337328R	GC	GC
FL56	AED and O2 Cabinet	1		SPEC'D BY TESLA EHS	TESLA	GC
FL57	Wall Hung Cabinet	1	Woodwork Institute	SH-66109	TESLA	GC
FL58	First Aid Kit	1		SPEC'D BY TESLA EHS	TESLA	GC
FL59	Eye Wash Station	2		SPEC'D BY TESLA EHS	TESLA	GC
FLS11	Wall Hung Cabinet	1	Woodwork Institute	SH-66109	TESLA	GC
M801	WC Pedestal, Gen2 & Gen3	1	TESLA		TESLA	GC
P133	Mop Sink faucet	1	FIAT	830-AA	GC	GC
P136	WICHITA 1 COMPARTMENT	1	GRIFFIN	T60-144	GC	GC
P167	Elkay ezH2O Bottle Filling Station & Versatile Bi-Level ADA Cooler High Efficiency Filtered Refrigerated Light Gray	1	Elkay	LZ0TL8WSLK	GC	GC
P171	Surface-Mounted Roll Paper Towel Dispenser	1	BOBRICK	B72860	GC	GC
P172	Surface-Mounted Waste Receptacle 20 GAL Satin-finish stainless steel. Bottom edges hemmed for maximum safety.	1	BOBRICK	B275	GC	GC
P195	2 person Trough Sink with Faucets, ADA compliant	1	Sani-Lav	5A2F	GC	GC
PS-142	HV Pack Crates	2		PS-142 HV PACK	TESLA	TESLA
PS-146	Bumper Box	1		PS-146 BUMPER BOX	TESLA	TESLA
PS-BUMPRACK	Bumper Rack	3	TENNSCO	BUMPER RACK	TESLA	GC
PS-GRIDWALL	Gridwall	29	TENNSCO	GRIDWALL	TESLA	GC
PS-PALLET	Pallet	2	ABCO	PALLET	TESLA	GC
SE120	VLE10 - 10K	8	CHALLENGER	1531774-00-A	TESLA	GC
SE320	Alignment Rack, Surface Mount, One Way	1	HUNTER	RX10KPS	TESLA	TESLA
SE400	Tire Changer	1	HUNTER	MAVERICK	TESLA	TESLA
SE412	Wheel Balancer	1	HUNTER	ROAD FORCE ELITE RFE10	TESLA	TESLA
SE545	Air Compressor 5HP 208V	1	CHAMPION	REVOLUTION HQR5	TESLA	TESLA
SE623	FORKLIFT	1	HANGCHA	FBE30LI CPD30-XEY2H-SI	TESLA	TESLA
SE801	WHEEL WEIGHT CUTTING STAND	1			TESLA	TESLA
SE901	Pallet Jack	1		PALLET JACK	TESLA	TESLA
SE905	Battery Table	1		BATTERY TABLE	TESLA	TESLA
SE906	Gantry Crane	1	VESTIL	GANTRY CRANE	TESLA	TESLA
VIDMAR CABINET	Vidmar Cabinet	2		VIDMAR CABINET	TESLA	GC

TESLA-CUSTOMER LOUNGE

Type Mark	Description	Count	Manufacturer	Model	Furnish	Install
E131	Coffee Maker (Direct Water Connection)	1	NESPRESSO	ZENIUS	TESLA	GC
E515	55" TV	2	SAMSUNG	MS2055DA9	TESLA	TESLA
E518	TV Mount, Wall - 75 lbs	1	CHIEF	TS325TU	TESLA	TESLA
F119	Side Table/Bloom Side Table	4	NOVAH	FM-N006	TESLA	GC
F120	Table/Casual Side Table	4	NOVAH	FM-N012	TESLA	GC
F125	Table/Camper Counter Height Table	3	NOVAH	FM-N022	TESLA	GC
F312	Lounge Chair/Tall Back	4	NOVAH	FM-N003	TESLA	GC
F315	Bloom Bench, No Back	1	NOVAH	FM-N009	TESLA	GC
F315, E607	Bloom Bench, No Back, w/ Power Bar	2	NOVAH	FM-N009, FM-N010	TESLA	GC
F316, E607	Bloom Bench w/ Backrest & Power Bar	4	NOVAH	FM-N007, FM-N010	TESLA	GC
F330	Queen Series Counter Stool - Hard Shell	6	NOVAH	FM-N019	TESLA	GC
F331	Queen Series Bar Stool - Hard Shell	3	NOVAH	FM-N018	TESLA	GC
F900	SEMI RECESSED FIRE EXTINGUISHER CABINET	1	LARSEN'S	2409-SR	TESLA	GC
M126	High Charging Table, Krion, 2 Power Strips	1	SILVERSTAR	KRION MILLWORK	TESLA	GC
M605	Coffee Bar, Krion, 108", California	1	SILVERSTAR	KRION MILLWORK	TESLA	GC

TESLA-CUSTOMER CONFERENCE ROOM

Type Mark	Description	Count	Manufacturer	Model	Furnish	Install
F124	Table/Round Table	1	NOVAH	FM-N015	TESLA	GC
F334	Employee Conf Rm. Chair	4	NOVAH	FM-N026	TESLA	GC

TESLA-CUSTOMER RESTROOMS

Type Mark	Description	Count	Manufacturer	Model	Furnish	Install
F816-16	Waste Metal Waste Bin with Open Top	2	RUBBERMAID	SILHOUETTE FGSC14EPLSM	GC	GC
F843	Baby Changing Table	2	KOALA KARE	KB300-SS	GC	GC
P105, P107, P108	Water Closet, Floor Mounted, Toilet Seat, Toilet Flush Valve Touchless	2	KOHLER	K-96057-SS-0, K-4731 SA-0, K-40 TH00K10-CP	GC	GC
P112-114	ADA Bars Combined	2	BOBRICK	B5806	GC	GC
P116	Toilet Seat Cover Dispenser Surface Mounted N/A stud, 2" projection	2	BOBRICK	B221	GC	GC
P121	TOILET TISSUE DISPENSER 2 ROLL	2	BOBRICK	B6977	GC	GC
P125	Hat & Coat Hook	4	BOBRICK	B6827	GC	GC
P126	Soap Dispenser 40 oz	2	BOBRICK	B818615	GC	GC
P147	Pipe insulation One P-trap cover, two angle valves and covers	2	TRUE BRO	#102 E-Z	GC	GC
P148	Mirror 18"x36"	2	PORCELANOSA	100042621	GC	GC
P149	31-1/2" X 17-11/16" SQUARE WALL MOUNT SINK	2	PORCELANOSA	100090018 N377001040	GC	GC
P158	Paper towel dispenser Surface Mounted 4" Projection	2	BOBRICK	B262	GC	GC
P164	Sanitary disposal Surface Mount	2	BOBRICK	B254	GC	GC
P167, P202	Elkay ezH2O Bottle Filling Station & Versatile Bi-Level ADA Cooler High Efficiency Filtered Refrigerated Light Gray	1	Elkay	LZ0TL8WSLK	GC	GC

TESLA-BREAK ROOM

Type Mark	Description	Count	Manufacturer	Model	Furnish	Install
E106	Commercial Ice Maker/ Water Dispenser (Requires Direct Water line & Drain with air gap under counter)	1	SUMMIT	AIWD282	GC	GC
E113	54" Two Door Refrigerator	1	TRUE	GDM-49-HC-TSL01	GC	GC
E121	MICROWAVE	1	PANASONIC	NE-1054F	GC	TESLA
E133	Coffee maker (Water Reservoir)	1	MRCOFFEE	SK12-RB	TESLA	TESLA
E810	Vending Machine	2	CRANE MERCHANDISING SYSTEMS	MODEL 187	TESLA	TESLA
F816-40	Waste Metal Waste Bin with Open Top	1	RUBBERMAID	SILHOUETTE FGSC22EPLSM	GC	GC
F817-40	Recycling Metal Waste Bin with Open Top	1	RUBBERMAID	SILHOUETTE FGSC22EPLSM	GC	GC
F901	Fire Extinguisher	1		SPEC'D BY TESLA EHS	TESLA	GC
M236	Small Format Kitchenette	1	SILVERSTAR	13 FT 5 INCH KITCHENETTE	TESLA	GC
P126	Soap Dispenser 40 oz	1	BOBRICK	B818615	GC	GC
P171	Surface-Mounted Roll Paper Towel Dispenser	1	BOBRICK	B72860	GC	GC

TESLA-OFFICE

Type Mark	Description	Count	Manufacturer	Model	Furnish	Install
E516	50" TV	1	SAMSUNG	QM50C	TESLA	TESLA
E552	Printer Color Laserjet Managed MFP	1	Canon	IMAGERUNNER DX-C5735I	TESLA	TESLA
F206	Height Adjustable Desk w/ Desk Power Unit	4	NOVAH	FM-N027	TESLA	GC
F335	Task Chair/Melo	4	NOVAH	FM-N023	TESLA	GC
F709	Storage Cabinet/Steel Cabinet-NAC-S3IK	1	NOVAH	FM-N036	TESLA	GC
F816-16	Waste Metal Waste Bin with Open Top	1	RUBBERMAID	SILHOUETTE FGSC14EPLSM	GC	GC
F817-16	Recycling Metal Waste Bin with Open Top	1	RUBBERMAID	SILHOUETTE FGSC14EPLSM	GC	GC

TESLA-GRAPHICS

Type Mark	Description	Count	Manufacturer	Model	Furnish	Install	Designation
G406	SEG Graphic, 4'x6'	5	LE FRAME	SEG GRAPHIC, ALUM FRAME	TESLA	GC	GRAPHICS
G912	SEG Graphic, 9'-8"x12'	3	LE FRAME	SEG GRAPHIC, ALUM FRAME	TESLA	GC	GRAPHICS
G924	SEG Graphic, 9'-8"x24'	1	LE FRAME	SEG GRAPHIC, ALUM FRAME	TESLA	GC	GRAPHICS

TESLA-WASTE RECEPTACLES

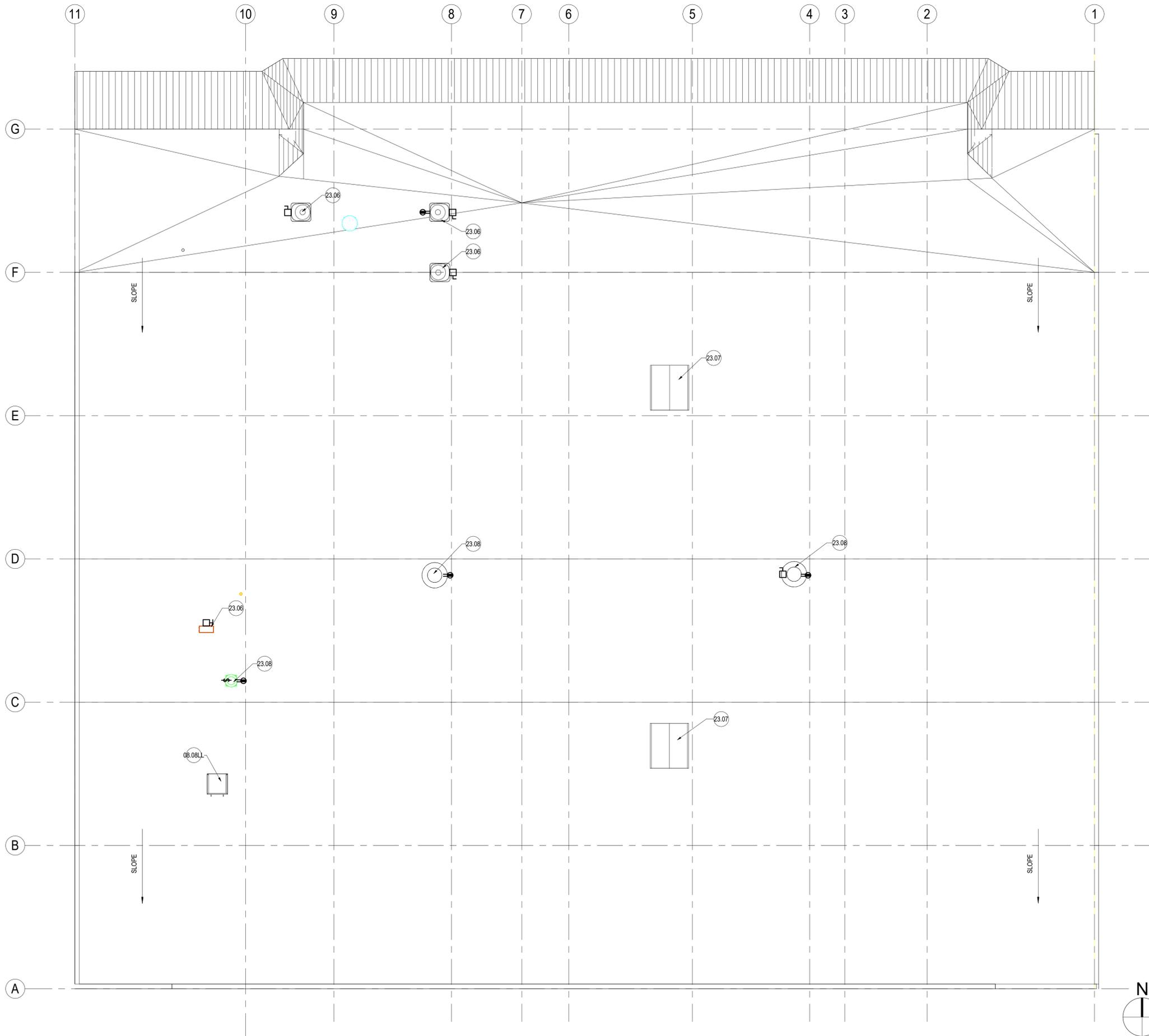
Type Mark	Description	Manufacturer	Model	Furnish	Install
F813	Waste Bin	RUBBERMAID	SLIMJIM 2171554	GC	GC
F814	Waste & Recycle Bins	RUBBERMAID	SLIMJIM 2007914	GC	GC
F815	Waste, Recycle & Compost Bins	RUBBERMAID	SLIMJIM 2007918	GC	GC
F816-16	Waste Metal Waste Bin with Open Top	RUBBERMAID	SILHOUETTE FGSC14EPLSM	GC	GC
F816-20	Waste Metal Waste Bin with Open Top	RUBBERMAID	SILHOUETTE FGSC18EPLSM	GC	GC
F816-40	Waste Metal Waste Bin with Open Top	RUBBERMAID	SILHOUETTE FGSC22EPLSM	GC	GC
F817-16	Recycling Metal Waste Bin with Open Top	RUBBERMAID	SILHOUETTE FGSC14EPLSM	GC	GC
F817-20	Recycling Metal Waste Bin with Open Top	RUBBERMAID	SILHOUETTE FGSC18EPLSM	GC	GC
F817-40	Recycling Metal Waste Bin with Open Top	RUBBERMAID	SILHOUETTE FGSC22EPLSM	GC	GC
F818-16	Compost Metal Waste Bin with Open Top	RUBBERMAID	SILHOUETTE FGSC14EPLSM	GC	GC
F818-20	Compost Metal Waste Bin with Open Top	RUBBERMAID	SILHOUETTE FGSC18EPLSM	GC	GC
F818-40	Compost Metal Waste Bin with Open Top	RUBBERMAID	SILHOUETTE FGSC22EPLSM	GC	GC
P123	Bobrick B-3944 Classic Series Recessed Convertible Combination Towel and Waste Unit	BOBRICK	B3944	GC	GC
P172	Surface-Mounted Waste Receptacle 20 GAL Satin-finish stainless steel. Bottom edges hemmed for maximum safety.	BOBRICK	B275	GC	GC

TESLA-EXTERIOR

Type Mark	Description	Count	Manufacturer	Model	Furnish	Install
E853	Badge Reader	1	Gallagher	T11	TESLA	TESLA
F800	Key Drop Box Wall Mount	1	TUCKER INDUSTRIES	T17320	GC	GC
F998	Steel Safety Bollard	4	GLOBAL INDUSTRIAL	WB337328R	GC	GC

KEYNOTES

KEYNOTE	DESCRIPTION
08.08LL	(E) ROOF ACCESS HATCH TO BE REMOVED AND REPLACED WITH NEW OSHA APPROVED ONE BY LL
23.06	CONDENSING UNIT. SEE MECHANICAL DRAWINGS
23.07	FGI GRAVITY INTAKE HOOD. SEE MECHANICAL DRAWINGS
23.08	EXHAUST FAN. SEE MECHANICAL DRAWINGS



PROTOTYPE USED: MAY 2025

ARCVISION
 INCORPORATED
 ARCHITECTURE ENGINEERING STORE PLANNING
 SAINT LOUIS / DALLAS / LAS VEGAS / ORLANDO
 1950 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63146
 PH: (314) 415-2400 FAX: (314) 415-2300 www.arv.com



**Tesla Center
 CAPITOLA**

TRT# 15462
 1475 41st AVE, CAPITOLA, CA
 95010

ISSUE / REVISION	DATE
CUP SET ISSUE	01/08/2026
CUP SET ISSUE	10/28/2025
CUP SET ISSUE	09/05/2025

BEFORE BID AWARD

AFTER BID AWARD

DRAWING TITLE

ROOF PLAN

SCALE: 1/8" = 1'-0"
 PROJECT NUMBER: 250013

A4.00

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

1/8/2026 2:42:38 PM

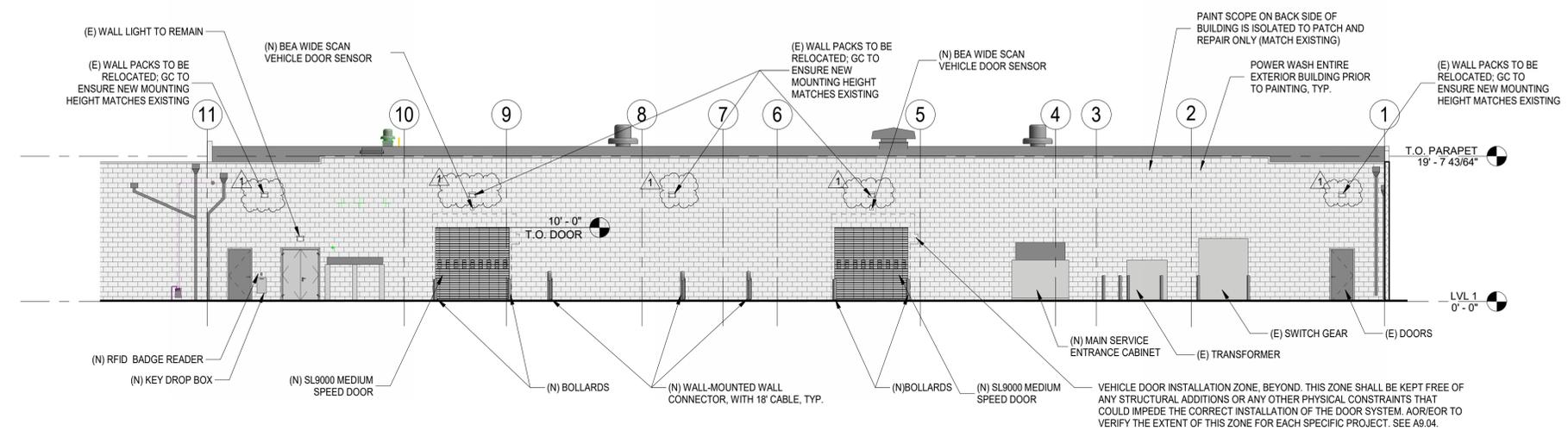


PROTOTYPE USED: MAY 2025

ARCVISION INCORPORATED ARCHITECTURE ENGINEERING STORE PLANNING SAINT LOUIS / DALLAS / LAS VEGAS / ORLANDO 1950 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63146 PH: (314) 415-2400 FAX: (314) 415-2300 www.arcv.com



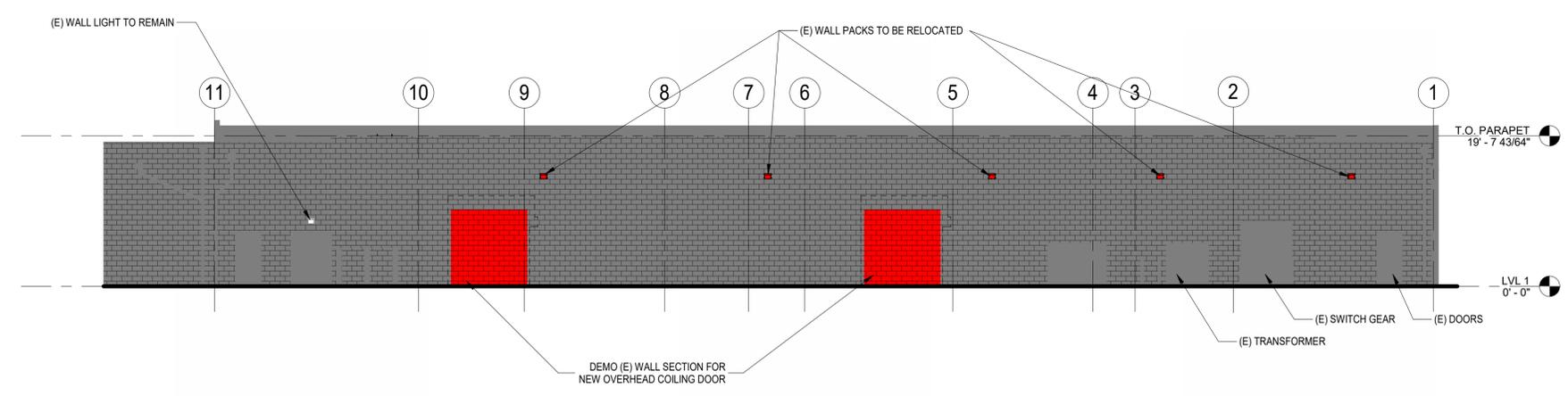
1/8/26



PROPOSED SOUTH EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

2



EXISTING SOUTH EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

1

Tesla Center CAPITOLA TRT# 15462 1475 41st AVE, CAPITOLA, CA 95010

Table with 2 columns: ISSUE / REVISION, DATE. Includes entries for CUP SET ISSUE and CITY COMMENT.

Table with 2 columns: BEFORE BID AWARD, AFTER BID AWARD. Includes drawing title 'EXTERIOR ELEVATIONS'.

DRAWING TITLE: EXTERIOR ELEVATIONS

SCALE: 3/32" = 1'-0" PROJECT NUMBER: 250013

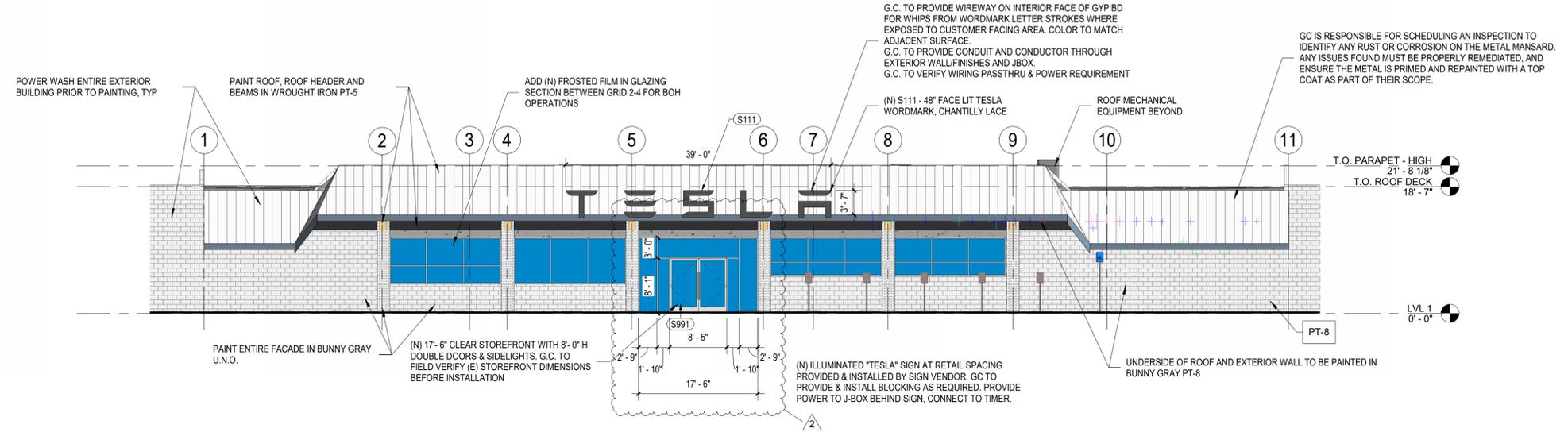
A4.01



PROTOTYPE USED: MAY 2025



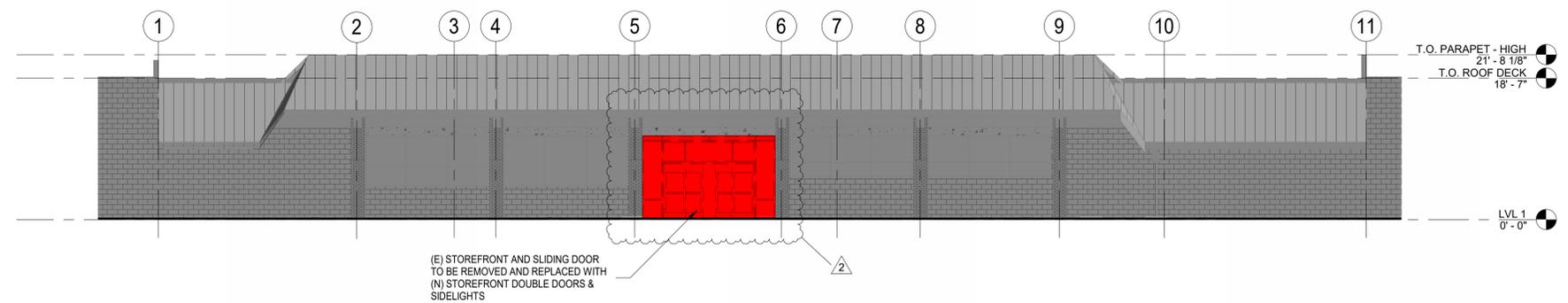
1/8/26



PROPOSED NORTH EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

2



EXISTING NORTH EXTERIOR ELEVATION

SCALE: 3/32" = 1'-0"

1

**Tesla Center
CAPITOLA**

TRT# 15462
1475 41st AVE, CAPITOLA, CA
95010

ISSUE / REVISION	DATE
CUP SET ISSUE	01/08/2026
CUP SET ISSUE	10/28/2025
CUP SET ISSUE	09/05/2025
2 CITY COMMENT	01/08/2026
1 CITY COMMENT	10/22/2025

BEFORE BID AWARD

AFTER BID AWARD

DRAWING TITLE

EXTERIOR ELEVATIONS

SCALE: 3/32" = 1'-0"
PROJECT NUMBER: 250013

A4.02



Item 6 A.
PROTOTYPE USED: MAY 2025

ARCVISION
INCORPORATED
ARCHITECTURE ENGINEERING STORE PLANNING
SAINT LOUIS / DALLAS / LAS VEGAS / ORLANDO
1850 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63146
PH: (314) 415-2400 FAX: (314) 415-2300
www.arv.com



Tesla Center
CAPITOLA
TRT# 15462
1475 41st AVE, CAPITOLA, CA
95010

ISSUE / REVISION	
CUP SET ISSUE	01/08/2026
CUP SET ISSUE	10/28/2025
CUP SET ISSUE	09/05/2025
2 CITY COMMENT	01/08/2026

BEFORE BID AWARD

AFTER BID AWARD

DRAWING TITLE

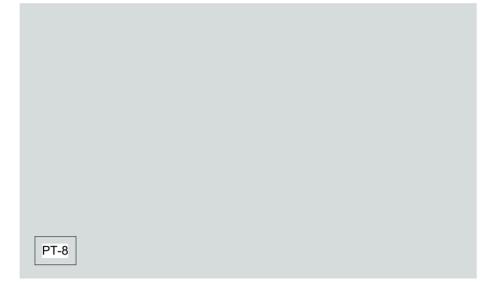
MATERIAL BOARD

SCALE: 12" = 1'-0"
PROJECT NUMBER: 250013

A4.03

COLOR LEGEND

- PT-6 BENJAMIN MOORE
BM2124-10 COLOR: WROUGHT IRON
- PT-8 BENJAMIN MOORE
BM2124-50 COLOR: BUNNY GRAY

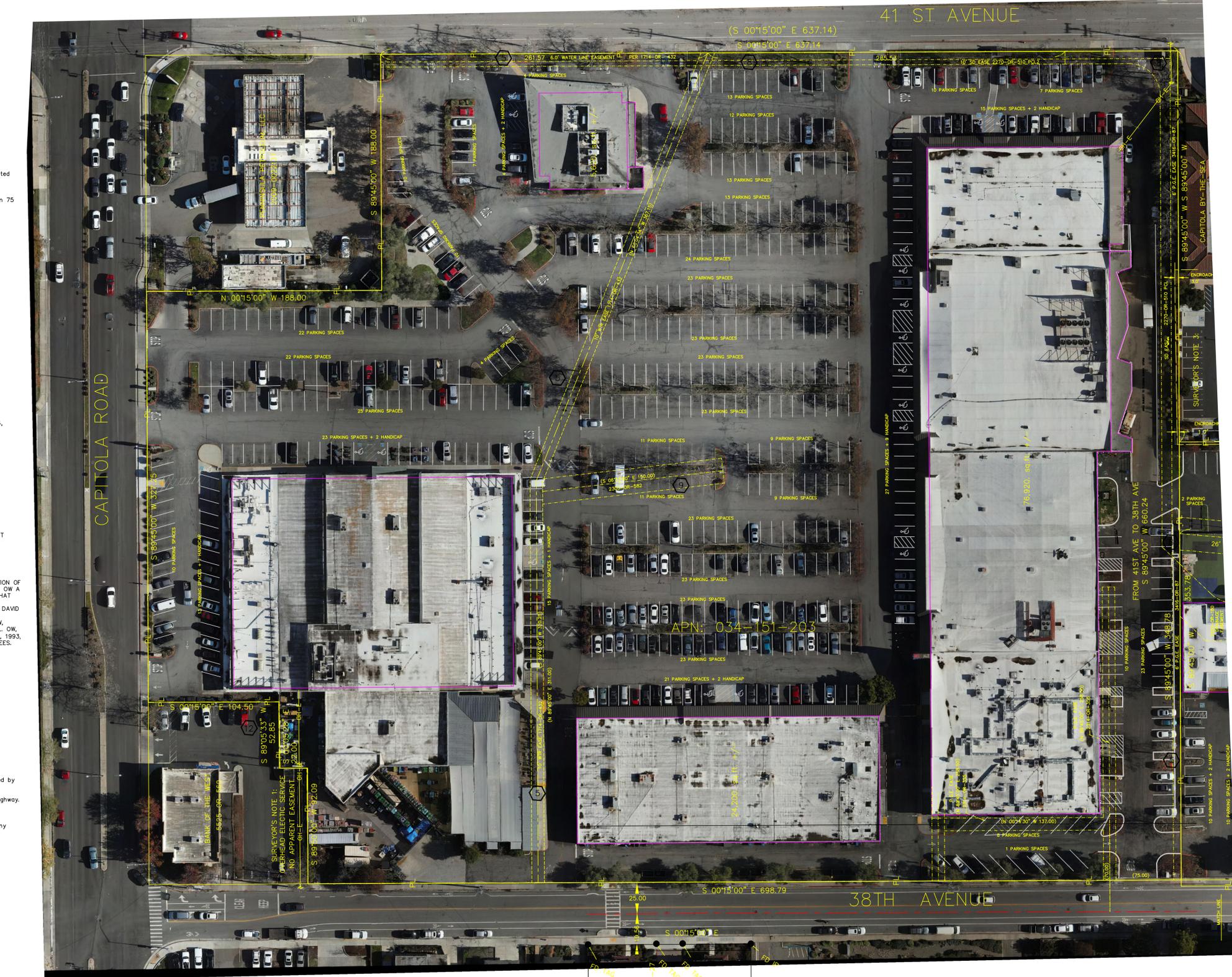


FIRST AMERICAN TITLE COMPANY
 TITLE REPORT 4402-7069645
 DATED: DECEMBER 15, 2023 SCHEDULE 'B'
 ASSESSOR'S PARCEL NUMBER 034-151-20

- The Land referred to herein is described as follows:
- General and special taxes and assessments for the fiscal year 2024-2025, a lien not yet due or payable.
 - General and special taxes and assessments for the fiscal year 2023-2024.
 First Installment: \$133,456.83, PAID
 Penalty: \$0.00
 Second Installment: \$133,456.83, OPEN
 Penalty: \$0.00
 Tax Rate Area: 003-105
 A. P. No.: 034-151-20
 - Assessment liens, if applicable, collected with the general and special taxes, including but not limited to those disclosed by the reflection of the following on the tax roll:
 Community Facilities District CFD No. 2016-1 LIBRARY FACILITIES.
 - The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
 - An easement for WATER LINE and incidental purposes, recorded August 26, 1965 as BOOK 1714, PAGE 432 of Official Records.
 In Favor of: BELTZ WATER COMPANY
 Affects: A PORTION OF THE LAND
 Document(s) declaring modifications thereof recorded April 06, 2016 as INSTRUMENT NO. 16-11825 of Official Records.
 - An unrecorded lease dated NONE SHOWN, executed by KINGS PLAZA, INC., A CALIFORNIA CORPORATION as lessor and ALPHA BETA ACME MARKETS, INC. as lessee, as disclosed by a MEMORANDUM OF LEASE recorded August 23, 1972 as BOOK 2233, PAGE 59 of Official Records.
 Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records.
 - An unrecorded lease dated NONE SHOWN, executed by KINGS PLAZA, INC., A CALIFORNIA CORPORATION as lessor and THRIFTY DRUG STORES CO., INC., A CALIFORNIA CORPORATION as lessee, as disclosed by a MEMORANDUM OF LEASE recorded August 26, 1972 as BOOK 2234, PAGE 162 of Official Records.
 Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records.
 - An easement for DRAINAGE and incidental purposes, recorded December 27, 1972 as BOOK 2270, PAGE 510 of Official Records.
 In Favor of: COUNTY OF SANTA CRUZ, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA
 Affects: A PORTION OF THE LAND
 - An easement for WATER MAINS, LINES CONNECTION OR PIPES and incidental purposes, recorded April 18, 1973 as BOOK 2303, PAGE 581 of Official Records.
 In Favor of: CITY OF SANTA CRUZ, A MUNICIPAL CORPORATION
 Affects: A PORTION OF THE LAND
 - An easement for PUBLIC UTILITIES and incidental purposes, recorded May 22, 1973 as BOOK 2314, PAGE 355 of Official Records.
 In Favor of: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
 Affects: A PORTION OF THE LAND
 - An easement for PUBLIC UTILITIES and incidental purposes, recorded February 18, 1982 as BOOK 3416, PAGE 87 of Official Records.
 In Favor of: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY
 Affects: A PORTION OF THE LAND
 - An unrecorded lease dated NONE SHOWN, executed by GEORGE OW TRUSTS, 1989 as lessor and NORTHERN AUTOMOTIVE CORPORATION AN ARIZONA CORPORATION as lessee, as disclosed by a MEMORANDUM OF LEASE recorded March 07, 1994 as BOOK 5463, PAGE 576 of Official Records.
 Defects, liens, encumbrances or other matters affecting the leasehold estate, whether or not shown by the public records.
 - The terms, provisions and easement(s) contained in the document entitled "EASEMENT AGREEMENT FOR NOISE, ODORS AND/OR LIGHT" recorded July 03, 2013 as INSTRUMENT NO. 13-33542 of Official Records.
 - A deed of trust to secure an original indebtedness of \$30,000,000.00 recorded July 09, 2020 as INSTRUMENT NO. 2020-0024950 OF OFFICIAL RECORDS.
 Dated: June 18, 2020
 Trustor: GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST DATED DECEMBER 19, 1989 BETWEEN GEORGE OW, AS SETTLOR AND GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES AND GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST DATED DECEMBER 19, 1989 BETWEEN EMILY LEE OW, AS SETTLOR AND GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES AND GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST DATED DECEMBER 23, 1993, BETWEEN GEORGE OW, AS SETTLOR, AND GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES AND GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST (GRANDCHILDREN'S TRUST) DATED DECEMBER 23, 1993, BETWEEN GEORGE OW, AS SETTLOR, AND GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES.
 Trustee: FIRST AMERICAN TITLE COMPANY
 Beneficiary: SANTA CRUZ COUNTY BANK
 The above deed of trust states that it secures an equity line/revolving line of credit.
 A document entitled "ASSIGNMENT OF RENTS" recorded July 09, 2020 as INSTRUMENT NO. 2020-0024951 of Official Records, as additional security for the payment of the indebtedness secured by the deed of trust recorded July 09, 2020 as INSTRUMENT NO. 2020-0024950 of Official Records.
 The terms and provisions contained in the document entitled "SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT" recorded July 09, 2020 as INSTRUMENT NO. 2020-0024952 OF OFFICIAL RECORDS.
 The terms and provisions contained in the document entitled "SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT" recorded August 05, 2020 as INSTRUMENT NO. 2020-0029443 OF OFFICIAL RECORDS.
 The terms and provisions contained in the document entitled "SUBORDINATION, NON-DISTURBANCE AND ATTORNEY AGREEMENT AND ESTOPPEL CERTIFICATE" recorded August 12, 2020 as INSTRUMENT NO. 2020-0030499 OF OFFICIAL RECORDS.
 - A notice of nonresponsibility, executed by MATTHEW TURNER, recorded December 08, 2023 as Instrument No. 2023-0023610 of Official Records.
 - Any statutory lien for labor or materials arising by reason of a work of improvement, as disclosed by a document recorded December 08, 2023 as Instrument No. 2023-0023610 of Official Records.
 - Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.
 - Water rights, claims or title to water, whether or not shown by the Public Records.
 - The new lender, if any, for this transaction may be a Non-institutional Lender. If so, the Company will require the Deed of Trust to be signed before a First American approved notary.
 - Rights of parties in possession.

VESTING
 ASSESSOR'S PARCEL NUMBER 034-151-20

Title to said estate or interest at the date hereof is vested in:
 GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST DATED DECEMBER 19, 1989 BETWEEN GEORGE OW, AS SETTLOR AND GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES AND,
 GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST DATED DECEMBER 19, 1989 BETWEEN EMILY LEE OW, AS SETTLOR AND GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES AND,
 GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST (CHILDREN'S TRUST) DATED DECEMBER 23, 1993, BETWEEN GEORGE OW, AS SETTLOR, AND GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES AND,
 GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST (GRANDCHILDREN'S TRUST) DATED DECEMBER 23, 1993, BETWEEN GEORGE OW, AS SETTLOR, AND GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES AND,
 GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST DATED DECEMBER 19, 1989, BETWEEN EMILY LEE OW, AS SETTLOR AND GEORGE OW, JR., DAVID L OW AND TERRY L OW, AS TRUSTEES AND AS MODIFIED BY THAT CERTAIN ORDER AUTHORIZING MODIFICATION AND DIVISION OF TRUST, FILED IN SANTA CRUZ COUNTY SUPERIOR COURT CASE NO. PR 40249 ON OCTOBER 25, 1996, PURSUANT TO THE ORDER FOR FINAL DISTRIBUTION TO INTER VIVOS IRREVOCABLE TRUST REGARDING THE ESTATE OF EMILY LEE OW, ALSO KNOWN AS EMILY L OW AND EMILY OW, IN THE SUPERIOR COURT OF CALIFORNIA, COUNTY OF SANTA CRUZ, CASE NO. PR 39735, RECORDED DECEMBER 11, 2003 AS INSTRUMENT NO. 2003-121234 OF OFFICIAL RECORDS, ALL AS THEIR RESPECTIVE INTERESTS APPEAR OF RECORD



LEGAL DESCRIPTION AS TO
 ASSESSOR'S PARCEL NUMBER 034-151-20

LEGAL DESCRIPTION
 Real property in the City of Capitola, County of Santa Cruz, State of California, described as follows:
 BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE LANDS NOW OR FORMERLY OF EUGENE H. IRVINE, ET UX., FROM WHICH A 1/2 INCH IRON PIPE AT THE ORIGINAL SOUTHWEST CORNER OF SAID LANDS, SAID PIPE BEING ON THE EASTERLY RIGHT OF WAY LINE OF 38TH AVENUE BEARS SOUTH 89° 45' WEST, 5.00 FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING ALONG SAID EASTERLY RIGHT OF WAY LINE OF 38TH AVENUE AS WIDENED NORTH 0° 14' 20" WEST, 804.20 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 89° 59' 20" A DISTANCE OF 31.41 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CAPITOLA ROAD AS WIDENED; THENCE ALONG SAID RIGHT OF WAY OF CAPITOLA ROAD NORTH 89° 40' EAST 819.46 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90° 00' A DISTANCE OF 31.42 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF 41ST AVENUE AS WIDENED; THENCE ALONG SAID RIGHT OF WAY OF 41ST AVENUE SOUTH 0° 15' EAST, 804.20 FEET TO A POINT FROM WHICH 1 1/2 INCH IRON PIPE AT THE ORIGINAL SOUTHWEST CORNER OF SAID LAND OF IRVINE BEARS NORTH 89° 45' WEST, 12.00 FEET DISTANCE; THENCE ALONG THE SOUTHERLY LINE OF SAID LANDS OF IRVINE SOUTH 89° 45' WEST, 659.62 FEET TO THE POINT OF BEGINNING.
 EXCEPTING THEREFROM THAT CERTAIN PARCEL OF LAND DEEDED TO GULF OIL CORPORATION AS DESCRIBED IN VOLUME 1649, PAGE 92 OFFICIAL RECORDS, SANTA CRUZ COUNTY CALIFORNIA, AND THAT CERTAIN PARCEL OF LAND DEEDED TO SHELL OIL COMPANY AS DESCRIBED IN VOLUME 1607, PAGE 734, OFFICIAL RECORDS, SANTA CRUZ COUNTY.
 APN: 034-151-20

LINE TYPE LEGEND

—	PL
- - - - -	PL

TABLE 'A' FOR
 ASSESSOR'S PARCEL
 NUMBER 034-151-20

- FOUND MONUMENTS ON EASTERN SIDELINE OF 38TH AVENUE
- KINGS PLAZA SHOPPING CENTER, CAPITOLA, CALIFORNIA
- THE PROPERTY IS NOT IN A DESIGNATED FEMA FLOOD ZONE
- GROSS LAND AREA 492,205 SQUARE FEET / 11.29 ACRES.
- NO ZONING INFORMATION PROVIDED
- FOR BUILDING DIMENSIONS AND AREA SEE MAP ABOVE.
- FOR SUBSTANTIAL OBSERVED FEATURES, SEE MAP ABOVE.
- PARKING STRIPING PARKING AS NOTED
- UNDERGROUND UTILITY LINES WERE LOCATED. SURFACE UTILITY STRUCTURES ARE SHOWN.
- FOR INFORMATION ON ADJOINING LAND OWNERS, SEE MAP ABOVE.
- FOR INFORMATION ON ADJACENT STREETS, SEE MAP ABOVE.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVED EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, JUMP OR SANITARY LANDFILL.
- PROPERTY IS SERVED WITH PUBLIC UTILITIES OF GAS, WATER, POWER AND COMMUNICATIONS.

CERTIFICATION STATEMENT
 TO FIRST AMERICAN TITLE COMPANY AND THE OW FAMILY INVESTMENTS, LLC
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2,3,4,6(c),7(c),8,9,11a,13,14, 16,17, AND 18 AND OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 10, 2023.
 DATE OF MAP : DECEMBER 19, 2023

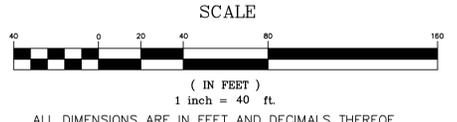
BASIS OF BEARINGS
 BEARINGS ARE BASED UPON THE EASTERN BOUNDARY OF 38TH AVENUE BETWEEN FOUND LEAD PLUGS AND TAGS AS SHOWN ON THAT MAP RECORDED IN VOLUME 6 OF PARCEL MAPS AT PAGE 19, SANTA CRUZ COUNTY RECORDS.
 THE DEED BEARING OF NORTH 0° 15' 00" WEST WAS ASSIGNED TO THAT MONUMENT LINE

BASIS OF ELEVATIONS
 ELEVATIONS ARE BASED UPON GPS OBSERVATION, NGVD88 DATUM

BOUNDARY REFERENCES
 (N 80°59'40" E 209.45) = RECORD DATA PER DEED
 N 80°59'40" E 209.45 = RECORD DATA PER SURVEY
 ● = FOUND MONUMENT AS NOTED
 R&M = RECORD AND MEASURED
 ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

Curt Dunbar

CURT DUNBAR, PLS 5615



ALPHA LAND SURVEYS, INC.
 4444 SCOTT'S VALLEY DR. #6 SCOTT'S VALLEY, CA 95066 (831) 438-4453
 P.O. BOX 1146 MORGAN HILL, CA 95038 (831) 438-4453
 ALTA MAP OF KINGS PLAZA SHOPPING CENTER
 CITY OF CAPITOLA SANTA CRUZ COUNTY, CALIFORNIA
 SHEET 1 OF TWO
 DATE: DEC 2021

FIRST AMERICAN TITLE COMPANY TITLE REPORT 4402-7069647
DATED: DECEMBER 28, 2023 SCHEDULE 'B'

- General and special taxes and assessments for the fiscal year 2024-2025, a lien not yet due or payable.
- General and special taxes and assessments for the fiscal year 2023-2024.
First installment: \$12,086.14, PAID
Penalty: \$0.00
Second installment: \$12,086.14, OPEN
Penalty: \$0.00
Tax Rate Area: 0311
A. P. No.: 034-164-41
- Assessment liens, if applicable, collected with the general and special taxes, including but not limited to those disclosed by the reflection of the following on the tax roll:
Community Facilities District CFD No. 2016-1 LIBRARY FACILITIES.
- The lien of special tax assessed pursuant to Chapter 2.5 commencing with Section 53311 of the California Government Code for Community Facilities District No. 2016-1, as disclosed by Notice of Special Tax Lien recorded AUGUST 18, 2016 as INSTRUMENT NO. 2016-0030576 of Official Records.
- The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
- An easement for WATER LINE and incidental purposes, recorded August 26, 1965 as BOOK 1714, PAGE 432 of Official Records.
In Favor of: BELTZ WATER COMPANY
Affects: A PORTION OF SAID LAND
- An easement for DRAINAGE and incidental purposes, recorded FEBRUARY 25, 1966 as BOOK 1748, PAGE 407 of Official Records.
In Favor of: Gulf Oil Corporation
Affects: AS DESCRIBED THEREIN
- An easement for DRAINAGE FOR THE PURPOSE OF INSTALLING, MAINTAINING, REPAIRING, AND REPLACING AN UNDERGROUND STORM DRAIN STRUCTURE TOGETHER WITH THE NECESSARY APPURTENANCES and incidental purposes, recorded JULY 18, 1972 as INSTRUMENT NO. 29267 IN BOOK 2220, PAGE 180 of Official Records.
In Favor of: COUNTY OF SANTA CRUZ, A POLITICAL SUBDIVISION OF THE STATE OF CALIFORNIA
Affects: AS DESCRIBED THEREIN
The effect of a document entitled "DRAINAGE EASEMENT QUITCLAIM DEED", recorded MARCH 09, 1990 as INSTRUMENT NO. 015984 IN BOOK 4642, PAGE 159 of Official Records.
First American Title
- The rights, if any, of a city, public utility or special district, pursuant to Section 8345 et seq. of the California Streets and Highways Code, to preserve a public easement in PORTION OF ALAMEDA AVENUE as the same was vacated by the document recorded DECEMBER 31, 1985 as INSTRUMENT NO. 066756 IN BOOK 3926, PAGE 757 of Official Records.
- An easement for SANITARY SEWER AND PUBLIC UTILITIES and incidental purposes, recorded DECEMBER 31, 1985 as INSTRUMENT NO. 066756 IN BOOK 3926, PAGE 757 of Official Records.
In Favor of: THE PUBLIC
Affects: AS DESCRIBED THEREIN
- An easement for STORM DRAINAGE and incidental purposes, recorded DECEMBER 31, 1985 as INSTRUMENT NO. 066756 IN BOOK 3926, PAGE 757 of Official Records.
In Favor of: THE PUBLIC
Affects: AS DESCRIBED THEREIN
- An offer of dedication for STREET, HIGHWAY AND PEDESTRIAN and incidental purposes, recorded NOVEMBER 13, 1989 as INSTRUMENT NO. 073367 IN BOOK 4590, PAGE 616 of Official Records.
To: CITY OF CAPITOLA, A MUNICIPAL CORPORATION
- A deed of trust to secure an original indebtedness of \$5,000,000.00 recorded FEBRUARY 01, 1990 as INSTRUMENT NO. 007364 IN BOOK 4625, PAGE 621 OF OFFICIAL RECORDS.
Dated: JANUARY 30, 1990
Trustor: GEORGE OW, EMILY LEE OW, GEORGE OW, JR., DAVID L. OW, TERRY L. OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST DATED JULY 10, 1984, BETWEEN GEORGE OW AS SETTLOR AND GEORGE OW, JR., DAVID L. OW AND TERRY L. OW, AS TRUSTEES;
GEORGE OW, JR., DAVID L. OW, TERRY L. OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST DATED JULY 10, 1984, BETWEEN EMILY LEE OW AS SETTLOR AND GEORGE OW, JR., DAVID L. OW AND TERRY L. OW, AS TRUSTEES;
GEORGE OW, JR., DAVID L. OW, TERRY L. OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST DATED DECEMBER 24, 1985, BETWEEN GEORGE OW AS SETTLOR AND GEORGE OW, JR., DAVID L. OW AND TERRY L. OW, AS TRUSTEES;
GEORGE OW, JR., DAVID L. OW, TERRY L. OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST DATED DECEMBER 24, 1985, BETWEEN GEORGE OW AS SETTLOR AND GEORGE OW, JR., DAVID L. OW AND TERRY L. OW, AS TRUSTEES;
GEORGE OW, JR., DAVID L. OW, TERRY L. OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST DATED DECEMBER 27, 1976, BETWEEN GEORGE OW AS SETTLOR AND GEORGE OW, JR., DAVID L. OW AND TERRY L. OW, AS TRUSTEES;
GEORGE OW, JR., DAVID L. OW, TERRY L. OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST DATED DECEMBER 27, 1976, BETWEEN EMILY LEE OW AS SETTLOR AND GEORGE OW, JR., DAVID L. OW AND TERRY L. OW, AS TRUSTEES;
GEORGE OW, JR., DAVID L. OW, TERRY L. OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST DATED DECEMBER 27, 1976, BETWEEN EMILY LEE OW AS SETTLOR AND GEORGE OW, JR., DAVID L. OW AND TERRY L. OW, AS TRUSTEES;
GEORGE OW, JR., DAVID L. OW, TERRY L. OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST DATED DECEMBER 27, 1976, BETWEEN EMILY LEE OW AS SETTLOR AND GEORGE OW, JR., DAVID L. OW AND TERRY L. OW, AS TRUSTEES;
Trustee: CHICAGO TITLE INSURANCE COMPANY
Beneficiary: UNUM LIFE INSURANCE COMPANY OF AMERICA, A MAINE CORPORATION
Affects: The land and other property.
A document entitled "ASSIGNMENT OF RENTS, LEASES AND OTHER BENEFITS" recorded FEBRUARY 01, 1990 as INSTRUMENT NO. 007365 IN BOOK 4625, PAGE 659 of Official Records, as additional security for the payment of the indebtedness secured by the deed of trust recorded FEBRUARY 01, 1990 as INSTRUMENT NO. 007364 IN BOOK 4625, PAGE 621 of Official Records.
The effect of a document entitled "RELEASE OF OBLIGATION UNDER DEED OF TRUST", recorded APRIL 24, 2000 as INSTRUMENT NO. 2000-0019512 of Official Records.
Document re-recorded MAY 10, 2000 as INSTRUMENT NO. 2000-002816 of Official Records. The r Note: The Company will require satisfactory proof of full payment of the debt secured by said mortgage or deed of trust prior to removing this exception or insuring the contemplated transaction.
- An easement for DRAINAGE and incidental purposes, recorded MARCH 09, 1990 as INSTRUMENT NO. 15983 IN BOOK 4642, PAGE 152 of Official Records.
In Favor of: SANTA CRUZ COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, ZONE 5
Affects: AS DESCRIBED THEREIN
- The terms, provisions and easement(s) contained in the document entitled "EASEMENT AGREEMENT FOR NOISE, ODORS AND / OR LIGHT" recorded JULY 03, 2013 as INSTRUMENT NO. 2013-0033542 of Official Records.
- Any right, title or interest of the spouse (if any) of GEORGE OW AND EMILY LEE OW.
- Rights of the public in and to that portion of the Land lying within any Road, Street, Alley or Highway.
- Water rights, claims or title to water, whether or not shown by the Public Records.
- The new lender, if any, for this transaction may be a Non-Institutional Lender. If so, the Company will require the Deed of Trust to be signed before a First American approved notary.
- Rights of parties in possession.
Prior to the issuance of any policy of title insurance, the Company will require:
- A deed from the spouse (if any) of GEORGE OW AND EMILY LEE OW be recorded in the public records, or the joinder of the spouse named herein on any conveyance, encumbrance or lease to be executed by said married person.
The deed should contain the following statement:
"It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property."
The Company may impose other requirements following its review of the material required herein.
- With respect to the trust referred to in the vesting:
a. A certification pursuant to Section 18100.5 of the California Probate Code in a form satisfactory to the Company.
b. Copies of those excerpts from the original trust documents and amendments thereto which designate the trustee and confer upon the trustee the power to act in the pending transaction.
c. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.



LEGAL DESCRIPTION AS TO
ASSESSOR'S PARCEL NUMBER 034-164-41

LEGAL DESCRIPTION
Real property in the City of Capitola, County of Santa Cruz, State of California, described as follows:
Being a portion of Lots 9 and 10 as the same are shown upon the map entitled, "Fairview Park", filed for record in the Office of the County Recorder of said Santa Cruz County, March 15, 1897, in Map Book 12, at Page 15, described as follows:
Beginning at the point of intersection of the center line of Alameda Street, as shown on said map, and the Westerly line of the parcel of land described in the deed from the Bank of America National Trust and Savings Association, Trustee, etc., to Elizabeth E. Foster and Emily M. Foster, dated May 3, 1945, and recorded in Volume 505 of Official Records, at Page 159, Santa Cruz County Records; thence at a right angle with the center line of 41st Avenue, Westerly along said center line of Alameda Street 358.625 feet to the Easterly line of 38th Avenue; thence Northerly along the said Easterly line 182.21 feet to the Southerly line of lands now or formerly of L. J. Whitt; thence at a right angle Easterly along said Southerly line 358.625 feet to said Westerly line of said parcel of land so conveyed to Elizabeth E. Foster and Emily M. Foster; thence at a right angle Southerly along said Westerly line 182.21 feet to the Point of Beginning.
Said premises being the Westerly one-half of the tract of land described in the deed from F. A. Hihn Company to Ellen Maria Van de Venter, dated September 13, 1905, and recorded in Volume 170 of Deeds, at Page 400, Santa Cruz County Records.
Excepting the lands conveyed to the County of Santa Cruz by Deed recorded August 10, 1916 in Book 272 of Deeds at Page 213, Santa Cruz County.
APN: 034-164-41

VESTING
ASSESSOR'S PARCEL NUMBER 034-164-41

Title to said estate or interest at the date hereof is vested in:
GEORGE OW, JR., DAVID L. OW AND TERRY L. OW, AS TRUSTEES OR THAT CERTAIN DECLARATION OF TRUST DATED JULY 20, 1984 BETWEEN GEORGE OW AS SETTLOR AND GEORGE OW, JR., DAVID L. OW AND TERRY L. OW, AS TRUSTEES, AS TO 2.2% INTEREST;
GEORGE OW, JR., DAVID L. OW AND TERRY L. OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST DATED JULY 20, 1984 BETWEEN EMILY LEE OW AS SETTLOR AND GEORGE OW, JR., DAVID L. OW AND TERRY L. OW, AS TRUSTEES, AS TO 2.2% INTEREST;
GEORGE OW, JR., DAVID L. OW AND TERRY L. OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST DATED DECEMBER 24, 1985 BETWEEN GEORGE OW AS SETTLOR AND GEORGE OW, JR., DAVID L. OW AND TERRY L. OW, AS TRUSTEES, AS TO 45.175% INTEREST;
GEORGE OW, JR., DAVID L. OW AND TERRY L. OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST DATED DECEMBER 24, 1985 BETWEEN EMILY LEE OW AS SETTLOR AND GEORGE OW, JR., DAVID L. OW AND TERRY L. OW, AS TRUSTEES AS TO 45.175% INTEREST;
GEORGE OW, JR., DAVID L. OW AND TERRY L. OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST DATED DECEMBER 27, 1976 BETWEEN GEORGE OW AS SETTLOR AND GEORGE OW, JR., DAVID L. OW AND TERRY L. OW, AS TRUSTEES, AS TO 2.625% INTEREST; AND GEORGE OW, JR., DAVID L. OW AND TERRY L. OW, AS TRUSTEES OF THAT CERTAIN DECLARATION OF TRUST DATED DECEMBER 27, 1976 BETWEEN EMILY LEE OW AS SETTLOR AND GEORGE OW, JR., DAVID L. OW AND TERRY L. OW, AS TRUSTEES, AS TO 2.625% INTEREST
The estate or interest in the land hereinafter described or referred to covered by this Report is: FEE
APN: 034-164-41

TABLE A

- FOUND MONUMENTS ON MCPHERSON STREET PER PARCEL MAP VOL 6 PAGE 19, SANTA CRUZ CO. RECORDS
- 2541 MISSION STREET, SANTA CRUZ, CALIFORNIA
- THE PROPERTY IS NOT IN A DESIGNATED FEMA FLOOD ZONE
- GROSS LAND AREA 145,797 SQUARE FEET / 3.34 ACRES.
- NO ZONING INFORMATION PROVIDED
- FOR BUILDING DIMENSIONS AND AREA SEE MAP ABOVE.
- FOR SUBSTANTIAL OBSERVED FEATURES, SEE MAP ABOVE.
- NO DESIGNATED PARKING STRIPING, PARKING IS RANDOM
- NO UNDERGROUND UTILITY LINES WERE LOCATED. SURFACE UTILITY STRUCTURES ARE SHOWN.
- FOR INFORMATION ON ADJOINING LAND OWNERS, SEE MAP ABOVE.
- FOR INFORMATION ON ADJACENT STREETS, SEE MAP ABOVE.
- NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NO OBSERVED EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- PROPERTY IS SERVED WITH PUBLIC UTILITIES OF GAS, WATER, POWER AND COMMUNICATIONS.

LINE TYPE LEGEND



Curt Dunbar
CURT DUNBAR, PLS 5615



CERTIFICATION STATEMENT

TO FIRST AMERICAN TITLE COMPANY AND THE OW FAMILY INVESTMENTS, LLC
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2.3, 4.6(c), 7(c)(b), 8.9, 11a, 13.14, 16.17, AND 18 AND OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 10, 2023.
DATE OF MAP : DECEMBER 19, 2023

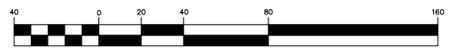
BOUNDARY REFERENCES

- (N 80°59'40" E 209.45) = RECORD DATA PER DEED
- N 80°59'40" E 209.45 = RECORD DATA PER SURVEY
- = FOUND MONUMENT AS NOTED
- R&M = RECORD AND MEASURED
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

BASIS OF ELEVATIONS

ELEVATIONS ARE BASED UPON GPS OBSERVATION, NAVD83 DATUM

SCALE



(IN FEET)
1 inch = 40 ft.
ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

ALPHA LAND SURVEYS, INC.

4444 SCOTT'S VALLEY DR. #6 SCOTT'S VALLEY, CA 95066 (831) 438-4453	P.O. BOX 1146 MORGAN HILL, CA 95038 (831) 438-4453	ALTA MAP OF KINGS PLAZA SHOPPING CENTER CITY OF CAPITOLA SANTA CRUZ COUNTY, CALIFORNIA	SHEET 2 OF TWO
--	--	--	----------------------

DESIGNS PREPARED FOR:

T E S L A

SITE ADDRESS:

1475 41st Ave.
Capitola, CA 95010

JOB NUMBER:

307443

SALES REPRESENTATIVE:

P. Ballas

PROJECT MANAGER:

J. Szymanski

DESIGN REVISIONS:

REV. #	DATE	DESIGNER	REVISION COMPLETED	INTERNAL	PERMIT	CLIENT	REV. #	DATE	DESIGNER	REVISION COMPLETED	INTERNAL	PERMIT	CLIENT
1	07.18.25	WAM	REMOVE S713 FROM SCOPE; REMOVE S111 OPT 2 FROM SCOPE; REVISE SITE PLAN, REVISE FLOOR PLAN				13						
2							14						
3							15						
4							16						
5							17						
6							18						
7							19						
8							20						
9							21						
10							22						
11							23						
12							24						

DESIGNER NOTES

DATE	DESIGNER	NOTE
XX.XX.XX	XXX	XXX

PRE-FLIGHT PRINT LIST

GOOD TO GO	PRIMARY CHECKS	GOOD TO GO	ADDITIONAL CHECKS
	NO MISSING / UNPACKAGED / UNLINKED IMAGES		REMOVE ANY NON-PRINTING DATA
	ENSURE IMAGE RESOLUTION 100 PPI AT FULL SCALE - REFER TO JONES ART REQUIREMENTS REGARDING POSSIBLE EXCEPTIONS		FLATTEN TRANSPARENCIES (FLATTEN RASTER IMAGES AND EFFECTS, LEAVE VECTOR COPY, LOGOS ETC. INTACT AS VECTORS)
	COLORS - MUST BE CMYK OR PANTONE		CONVERT FONTS TO PATHS (OR CURVES)
	ENSURE IMAGE SIZE & PROPORTIONS ARE CORRECT FOR FINAL PRODUCT, AND ANY INCLUDED BLEED & TRIM MARKS MATCH CLIENT SPECS		EMBED IMAGES OR ENSURE UNEMBEDDED IMAGES ARE PROPERLY LOCATED FOR SYSTEM USE

 <p>JONES SIGN Your Vision. Accomplished. <small>A MORTENSEN COMPANY</small></p>	<p>JOB #: 307443_R1 DATE: 07.09.2025 DESIGNER: A. McKinney SALES REP: P. Ballas PROJ MGR: J. Szymanski</p>	<p>REQUIRED:</p> <p><input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING</p> <p>OTHER:</p>	<p>LANDLORD APPROVAL _____ DATE _____</p>		<p>TESLA MOTORS, INC. 1475 41st Ave. Capitola, CA 95010</p>	<p>SHEET NUMBER 0.0</p>
			<p>CLIENT APPROVAL _____ DATE _____</p>			

VICINITY MAP

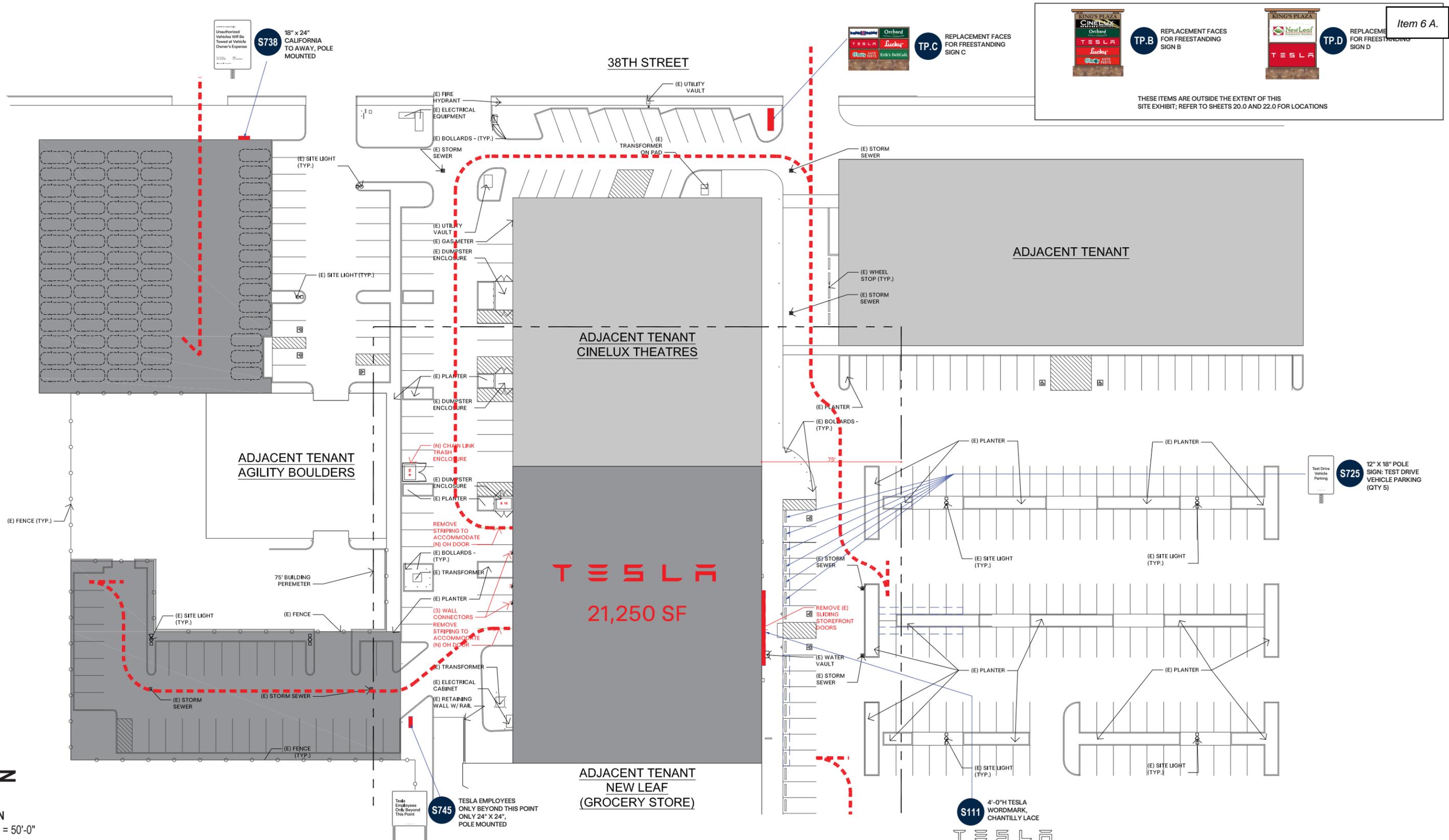
SIGN CODE REVIEW



SCALE: N.T.S.

	JOB #: 307443_R1 DATE: 07.09.2025 DESIGNER: A. McKinney SALES REP: P. Ballas PROJ MGR: J. Szymanski	REQUIRED:	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____		TESLA MOTORS, INC. 1475 41st Ave. Capitola, CA 95010	SHEET NUMBER <h1>1.0</h1>
	OTHER:	<input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING				

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.



JONES SIGN
Your Vision. Accomplished.
A MORTENSEN COMPANY

JOB #: 307443_R1
DATE: 07.09.2025
DESIGNER: A. McKinney
SALES REP: P. Ballas
PROJ MGR: J. Szymanski

REQUIRED:

<input type="checkbox"/> FIELD SURVEY	<input type="checkbox"/> PAINT COLOR	<input type="checkbox"/> FONTS
<input type="checkbox"/> VECTOR ARTWORK	<input type="checkbox"/> CLIENT PMS COLOR	<input type="checkbox"/> ENGINEERING

OTHER:

LANDLORD APPROVAL	DATE
CLIENT APPROVAL	DATE

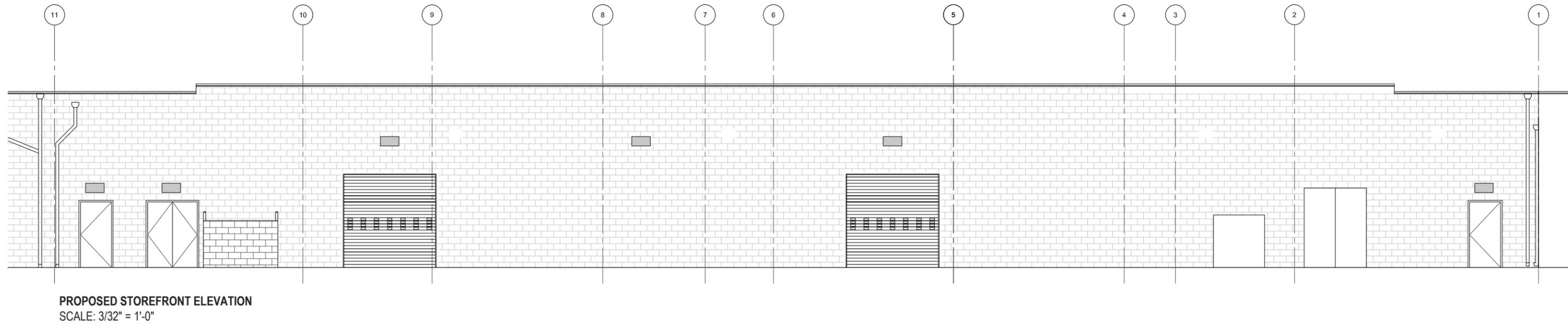
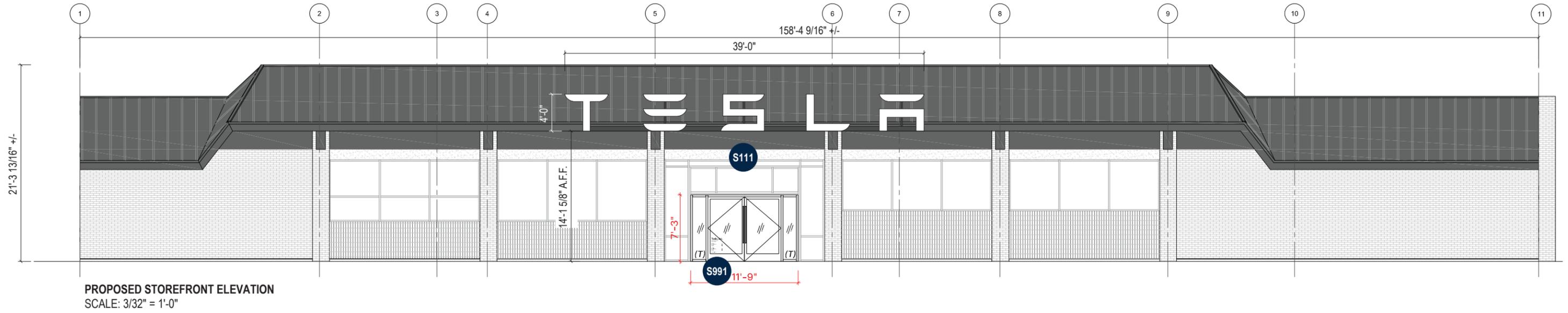


TESLA MOTORS, INC.
1475 41st Ave.
Capitola, CA 95010

SHEET NUMBER
2.0

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

OPTION 1 MOUNTING



	JOB #: 307443_R1 DATE: 07.09.2025 DESIGNER: A. McKinney SALES REP: P. Ballas PROJ MGR: J. Szymanski	REQUIRED: <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____		TESLA MOTORS, INC. 1475 41st Ave. Capitola, CA 95010	SHEET NUMBER <h1 style="margin: 0;">3.0</h1>
	OTHER: _____ _____					

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

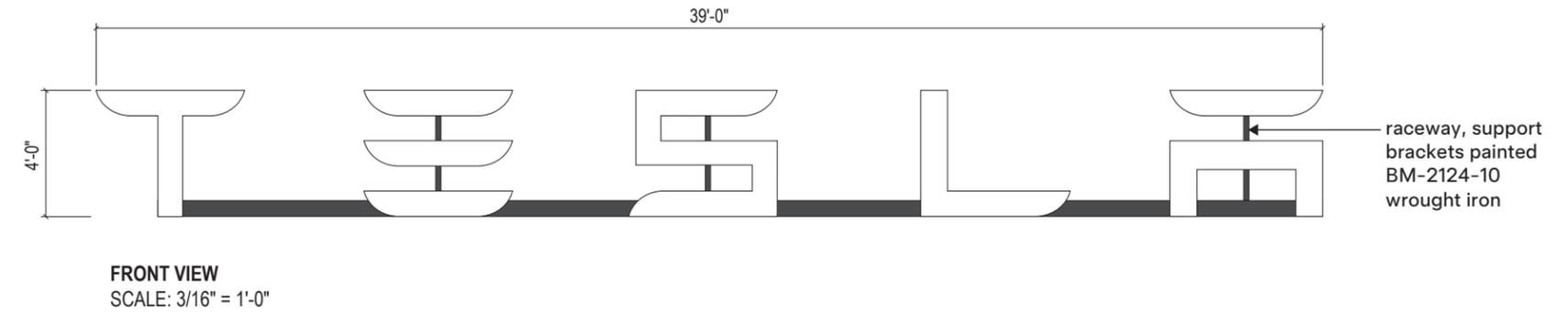
Exterior Face Lit Wordmark (Non-Prototypical)
NEW Standard Spacing

Y	X	Ft ²
1' - 0"	9' - 9"	9.75
1' - 6"	14' - 7 1/2"	21.94
2' - 0"	19' - 6"	39.00
2' - 6"	24' - 4 1/4"	60.89
3' - 0"	29' - 3"	87.75
3' - 6"	34' - 1 1/2"	119.44
4' - 0"	39'-0"	156.00
4' - 6"	43'-10 1/4"	197.33
5' - 0"	48'-8 3/4"	243.63

● Prototypical Sizes

Colors/Finishes

- 2447 White Plex
- PT3 | BM-2124-10, Wrought Iron Satin Finish
- Spacer Paint to Match Wall Satin Finish
- PT2 | BMOC-65, Chantilly Lace Satin Finish



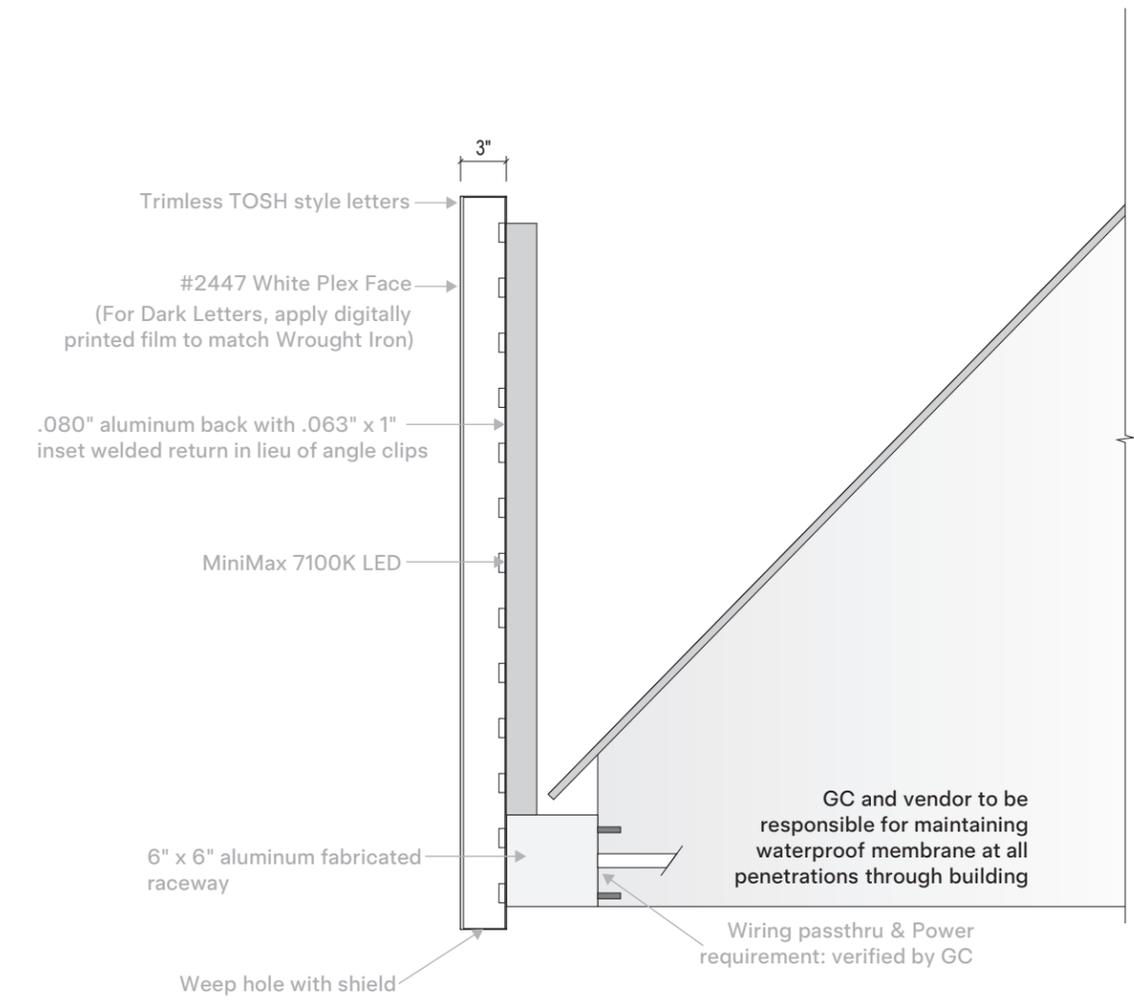
Note:

Standard spacing to be used only in non-prototypical, narrow conditions, where Retail Spacing wordmark is unable to fit in width provided. For prototypical conditions, use Retail Spacing wordmark (S102 or S112).

Vendor to indicate & confirm with Tesla PM & GC scope of work required by GC:

1. Show location of each pass thru for each "section" of the wordmark, typ.
2. Location and size of wireway* on backside of wordmark.
3. Show details for exterior wireway* (not preferred) and interior wireway* installations.
4. Show location of power supply, disconnect switch and primary.
5. Conduit and conductor through exterior wall/finishes and jbox by GC.
6. Letter connection to exterior wall through finishes, wireway on interior face connecting letters and final connection to electrical by sign vendor.
7. Sign vendor provides wireway* for whips from wordmark letter strokes where exposed to customer facing area.

*Wireway color to match adjacent surface.



	JOB #: 307443_R1 DATE: 07.09.2025 DESIGNER: A. McKinney SALES REP: P. Ballas PROJ MGR: J. Szymanski	REQUIRED: <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____		TESLA MOTORS, INC. 1475 41st Ave. Capitola, CA 95010	SHEET NUMBER <h1 style="margin: 0;">4.0</h1>
	OTHER: _____					

Exterior Face Lit Wordmark (Non-Prototypical)
NEW Standard Spacing



CONCEPTUAL STOREFRONT RENDERING
SCALE: N.T.S.

	JOB #: 307443_R1 DATE: 07.09.2025 DESIGNER: A. McKinney SALES REP: P. Ballas PROJ MGR: J. Szymanski	REQUIRED:	LANDLORD APPROVAL _____ DATE _____		TESLA MOTORS, INC. 1475 41st Ave. Capitola, CA 95010	SHEET NUMBER
	<input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING	CLIENT APPROVAL _____ DATE _____	5.0			

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

S738 (QTY 1)

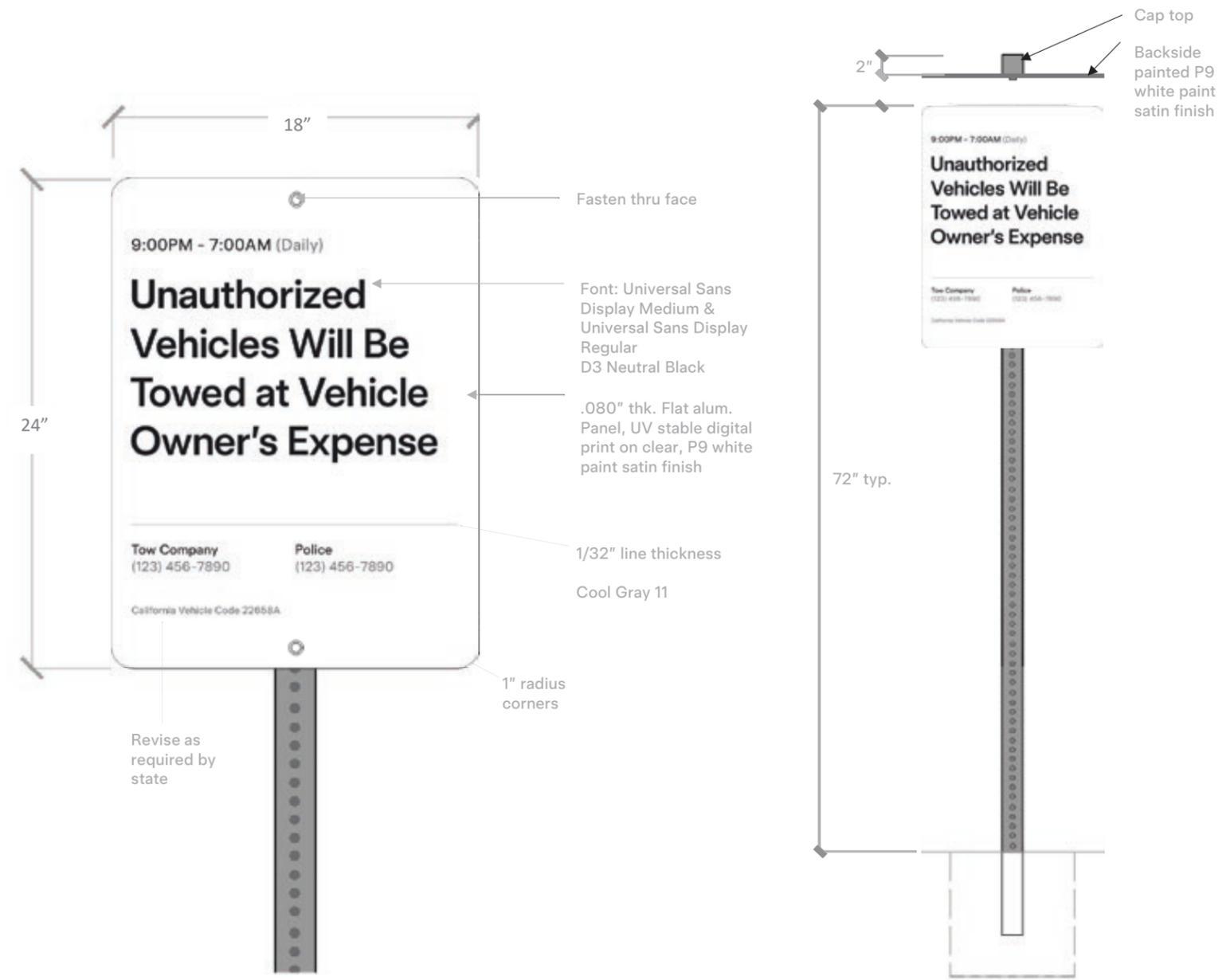
Item 6 A.

18" X 24" Pole Mounted: California Tow Away

X	Y	sq. ft.
18"	24"	3.00

● Prototypical Sizes

- Colors/Finishes**
- P9 | White Paint Satin Finish
 - D3 | Neutral Black
 - Cool Gray 11



 JONES SIGN Your Vision. Accomplished. <small>A MORTENSEN COMPANY</small>	JOB #: 307443_R1 DATE: 07.09.2025 DESIGNER: A. McKinney SALES REP: P. Ballas PROJ MGR: J. Szymanski	REQUIRED: <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____	 TESLA	TESLA MOTORS, INC. 1475 41st Ave. Capitola, CA 95010	SHEET NUMBER <h1 style="margin: 0;">6.0</h1>
	OTHER: <div style="border: 1px solid black; height: 20px; width: 100%;"></div>					

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

S745 (QTY 1)

Item 6 A.

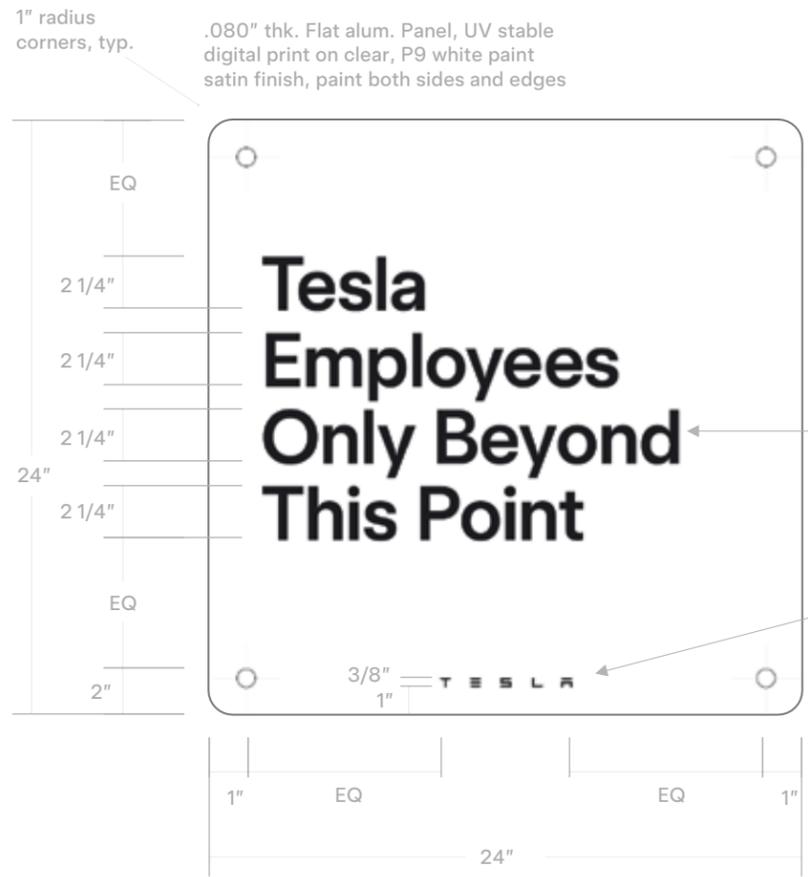
24" X 24" Pole Mounted: Tesla Employees Only Beyond This Point

X	Y	sq. ft.
24"	24"	4.00

● Prototypical Sizes

Colors/Finishes

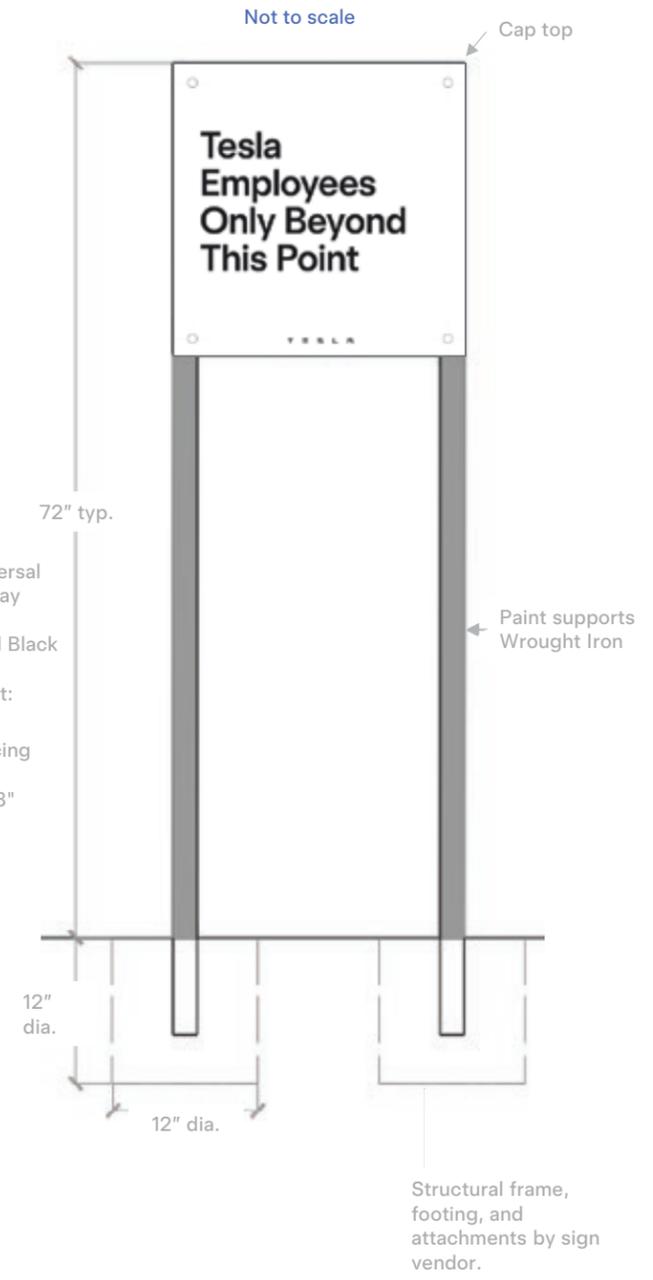
- P9 | White Paint Satin Finish
- D3 | Neutral Black
- PT3 | BM-2124-10, Wrought Iron Satin Finish



Font: Universal Sans Display Medium D3 Neutral Black

Text height: 2 1/4"

Retail spacing wordmark Height: 3/8"



<p>JONES SIGN Your Vision. Accomplished. <small>A MORTENSEN COMPANY</small></p>	<p>JOB #: 307443_R1</p> <p>DATE: 07.09.2025</p> <p>DESIGNER: A. McKinney</p> <p>SALES REP: P. Ballas</p> <p>PROJ MGR: J. Szymanski</p>	<p>REQUIRED:</p> <p><input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS</p> <p><input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING</p> <p>OTHER:</p>	<p>LANDLORD APPROVAL _____ DATE _____</p> <p>CLIENT APPROVAL _____ DATE _____</p>		<p>TESLA MOTORS, INC.</p> <p>1475 41st Ave. Capitola, CA 95010</p>	<p>SHEET NUMBER</p> <p style="font-size: 2em; font-weight: bold;">7.0</p>
	<p>105</p>					

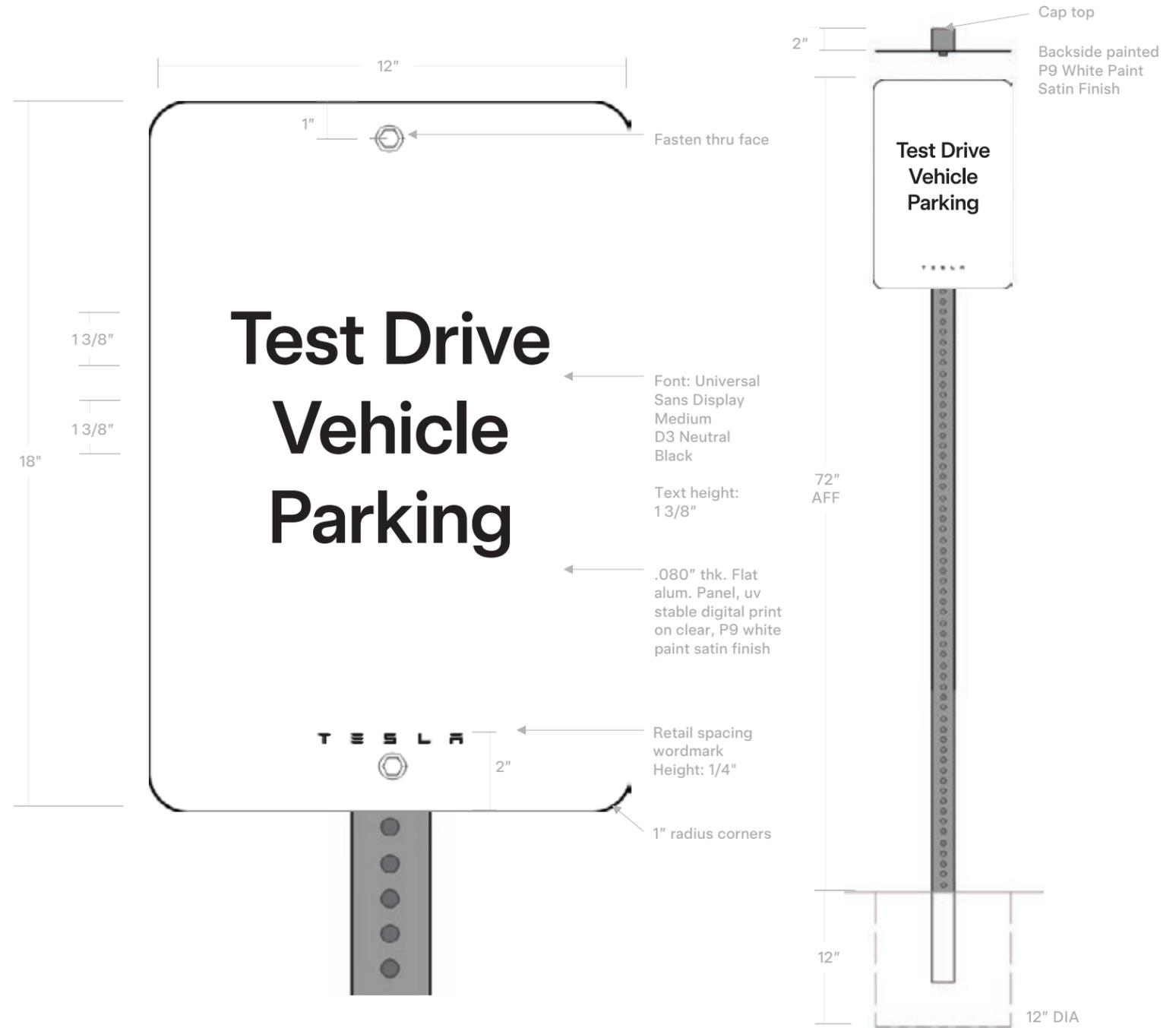
This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

S725 (QTY 5)

Item 6 A.

12" X 18" Pole Mounted Sign: Test Drive Vehicle Parking

X	Y	sq. ft.
12"	18"	1.50



Colors/Finishes

P9 | White Paint Satin Finish

D3 | Neutral Black



JOB #: **307443_R1**

DATE: 07.09.2025

DESIGNER: A. McKinney

SALES REP: P. Ballas

PROJ MGR: J. Szymanski

REQUIRED:

- | | | |
|---|---|--------------------------------------|
| <input type="checkbox"/> FIELD SURVEY | <input type="checkbox"/> PAINT COLOR | <input type="checkbox"/> FONTS |
| <input type="checkbox"/> VECTOR ARTWORK | <input type="checkbox"/> CLIENT PMS COLOR | <input type="checkbox"/> ENGINEERING |

OTHER:

LANDLORD APPROVAL _____ DATE _____

CLIENT APPROVAL _____ DATE _____

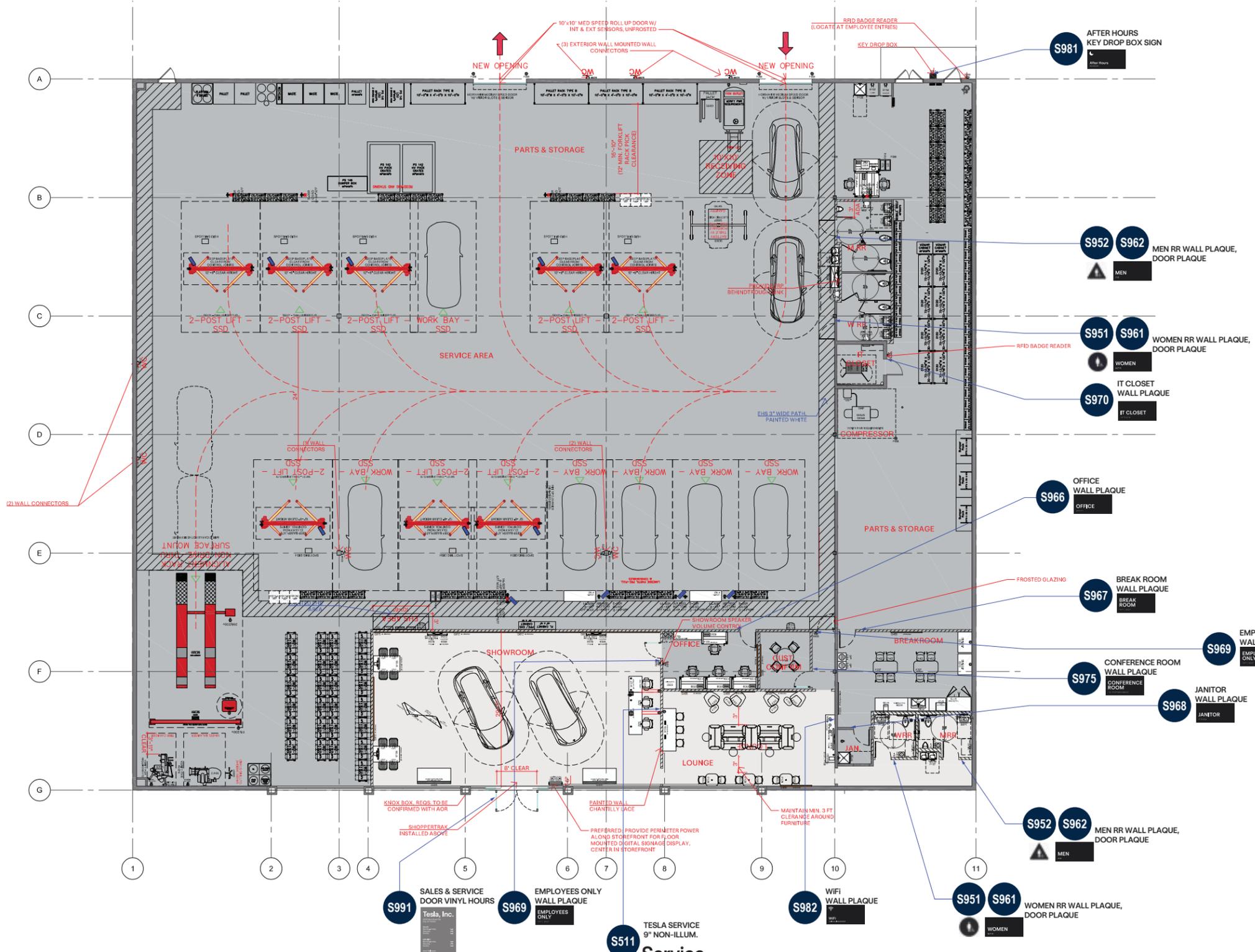


TESLA MOTORS, INC.

1475 41st Ave.
Capitola, CA 95010

SHEET NUMBER

8.0



FLOOR PLAN
SCALE: 3/64"=1'-0"

JONES SIGN
Your Vision. Accomplished.
A MORTENSEN COMPANY

JOB #: **307443_R1**
DATE: 07.09.2025
DESIGNER: A. McKinney
SALES REP: P. Ballas
PROJ MGR: J. Szymanski

- REQUIRED:**
- FIELD SURVEY
 - PAINT COLOR
 - FONTS
 - VECTOR ARTWORK
 - CLIENT PMS COLOR
 - ENGINEERING
- OTHER:**

LANDLORD APPROVAL	DATE
CLIENT APPROVAL	DATE



TESLA MOTORS, INC.
1475 41st Ave.
Capitola, CA 95010

SHEET NUMBER
9.0

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

S991 CA (QTY 1)

Item 6 A.

California Sites Only
Door Vinyl: Hours for Service and Sales

Name must match legal name on executed lease

Text height: 2 1/2"

Font: Universal Sans Display Medium

Text height: 5/8"

Font: Universal Sans Display Medium

Font: Universal Sans Display Regular

V1 vinyl at first surface

Ready to apply vinyl

Do not add am or pm



Note:
Interior face application is preferred, unless glass is tinted. If tinted, apply to exterior.
Verify in field prior to production.

Colors/Finishes

V1 | 3M7725-10, Opaque White Vinyl

<p>JONES SIGN Your Vision. Accomplished. A MORTENSEN COMPANY</p>	<p>JOB #: 307443_R1 DATE: 07.09.2025 DESIGNER: A. McKinney SALES REP: P. Ballas PROJ MGR: J. Szymanski</p>	<p>REQUIRED:</p> <p><input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING</p>	<p>LANDLORD APPROVAL _____ DATE _____</p>		<p>TESLA MOTORS, INC. 1475 41st Ave. Capitola, CA 95010</p>	<p>SHEET NUMBER</p>
		<p>OTHER:</p>	<p>CLIENT APPROVAL _____ DATE _____</p>			<p>10.0</p>

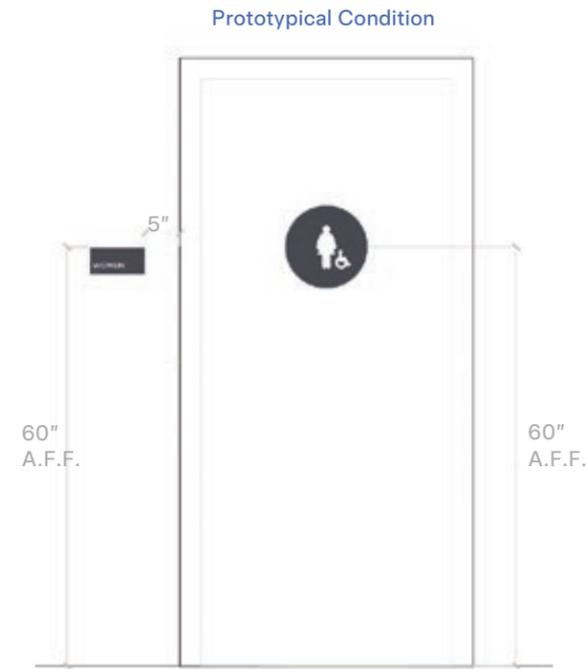
S951 (QTY 1)

S952 (QTY 1)

Item 6 A.

Restroom Door Signs

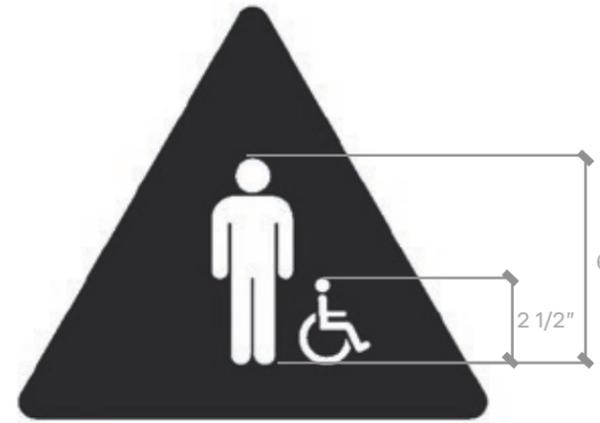
Note: If restroom is not accessible, remove ISA pictogram.



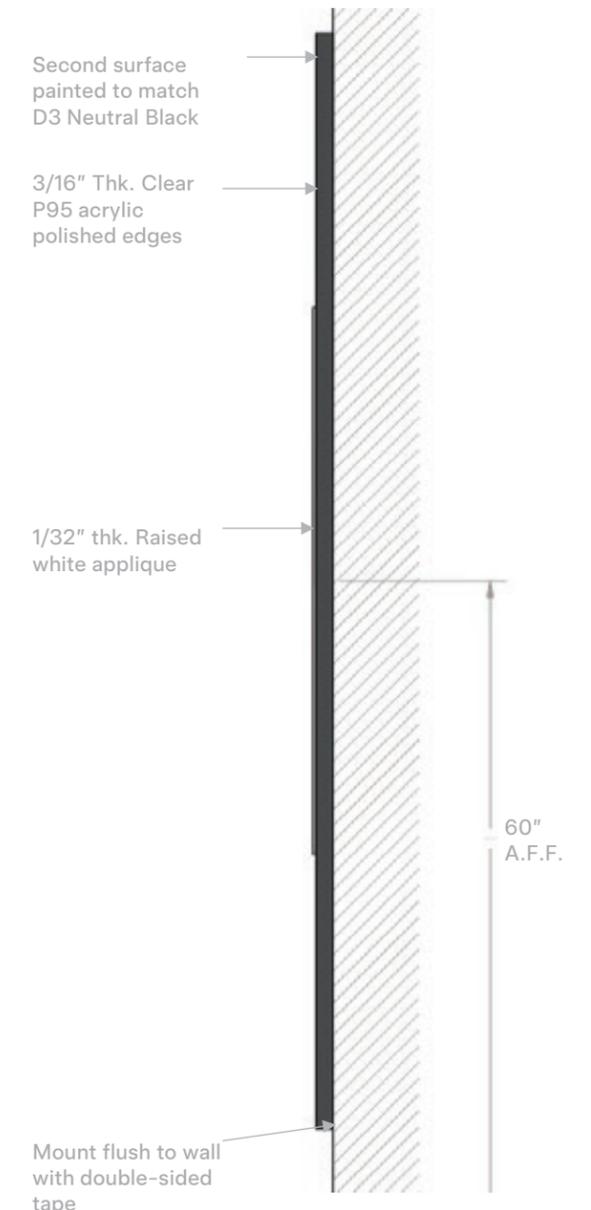
Note: Door sign to be installed with a S961-S965 Restroom Room sign to meet tactile text and braille requirements for ADA.



S951



S952



Not to scale

Colors/Finishes

- Clear P95 Acrylic
- D3 | Neutral Black
- Raised White Applique

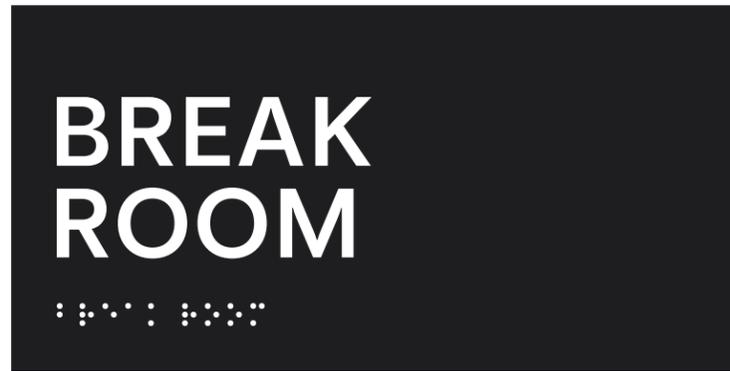
JONES SIGN Your Vision. Accomplished. <small>A MORTENSEN COMPANY</small>	JOB #: 307443_R1 DATE: 07.09.2025 DESIGNER: A. McKinney SALES REP: P. Ballas PROJ MGR: J. Szymanski	REQUIRED: <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____		TESLA MOTORS, INC. 1475 41st Ave. Capitola, CA 95010	SHEET NUMBER <h1 style="margin: 0;">11.0</h1>
	OTHER:					

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

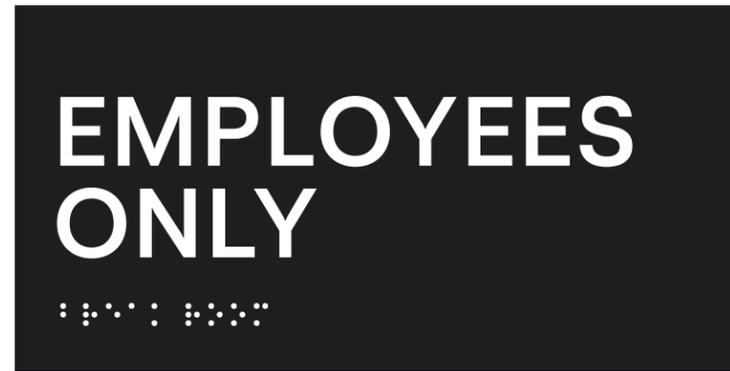
S966, S967, (QTY 7 TOTAL)
 S968, S969,
 S970, S975

Item 6 A.

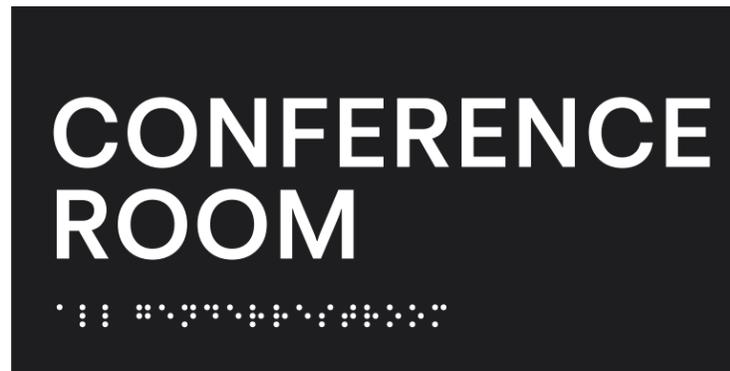
Room Plaques



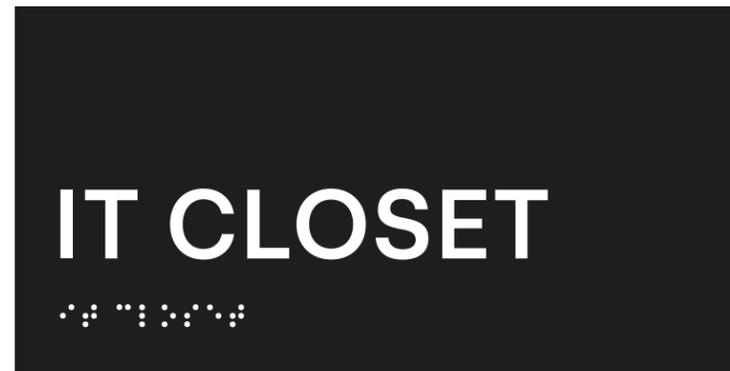
S967 (QTY 1)



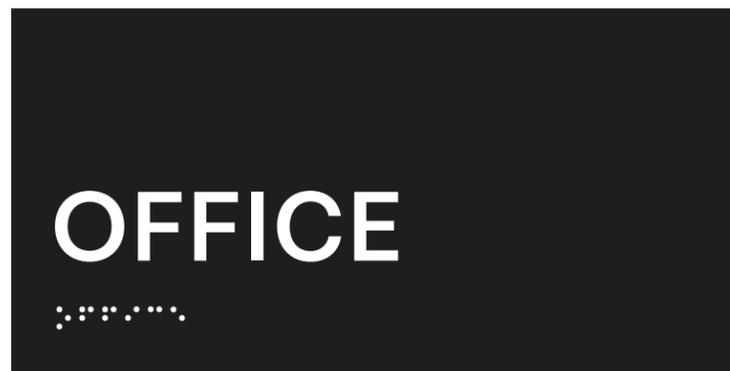
S969 (QTY 2)



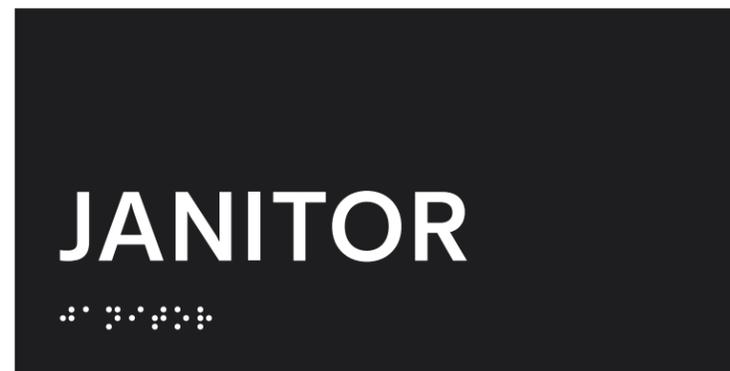
S975 (QTY 1)



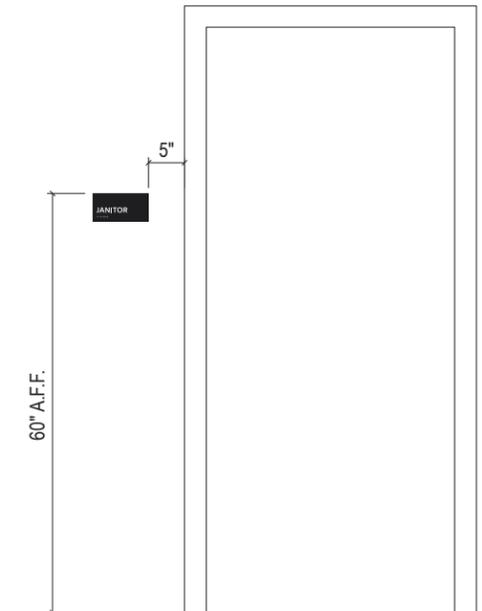
S970 (QTY 1)



S966 (QTY 1)



S968 (QTY 1)



Prototypical Condition

Note:
 Refer to S961 for typ.
 clearances and
 dimensions.

Braille to be confirmed
 by vendor.

Colors/Finishes

- Clear P95 Acrylic
- D3 | Neutral Black
- Raised White Applique
- Raised Raster Stainless Steel

FRONT VIEW
 SCALE: 6"=1'-0"

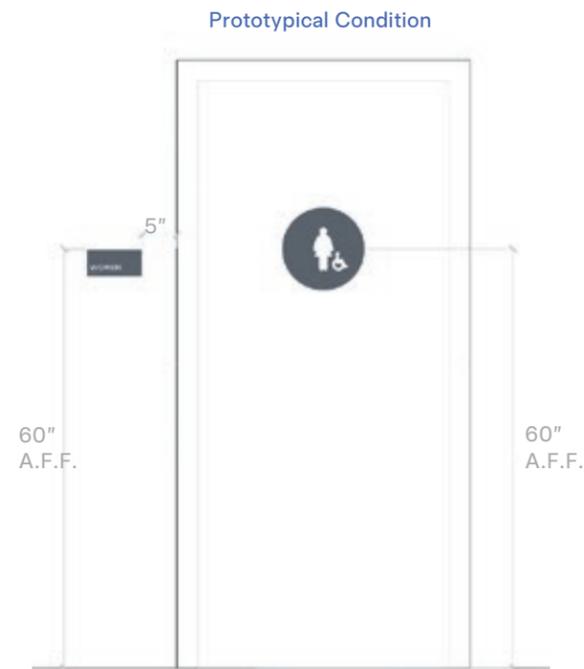
<p>JONES SIGN Your Vision. Accomplished. <small>A MORTENSEN COMPANY</small></p>	JOB #: 307443_R1 DATE: 07.09.2025 DESIGNER: A. McKinney SALES REP: P. Ballas PROJ MGR: J. Szymanski	REQUIRED:	LANDLORD APPROVAL _____ DATE _____		TESLA MOTORS, INC. 1475 41st Ave. Capitola, CA 95010	SHEET NUMBER <h1>12.0</h1>
		<input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING	CLIENT APPROVAL _____ DATE _____			
OTHER: _____						

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

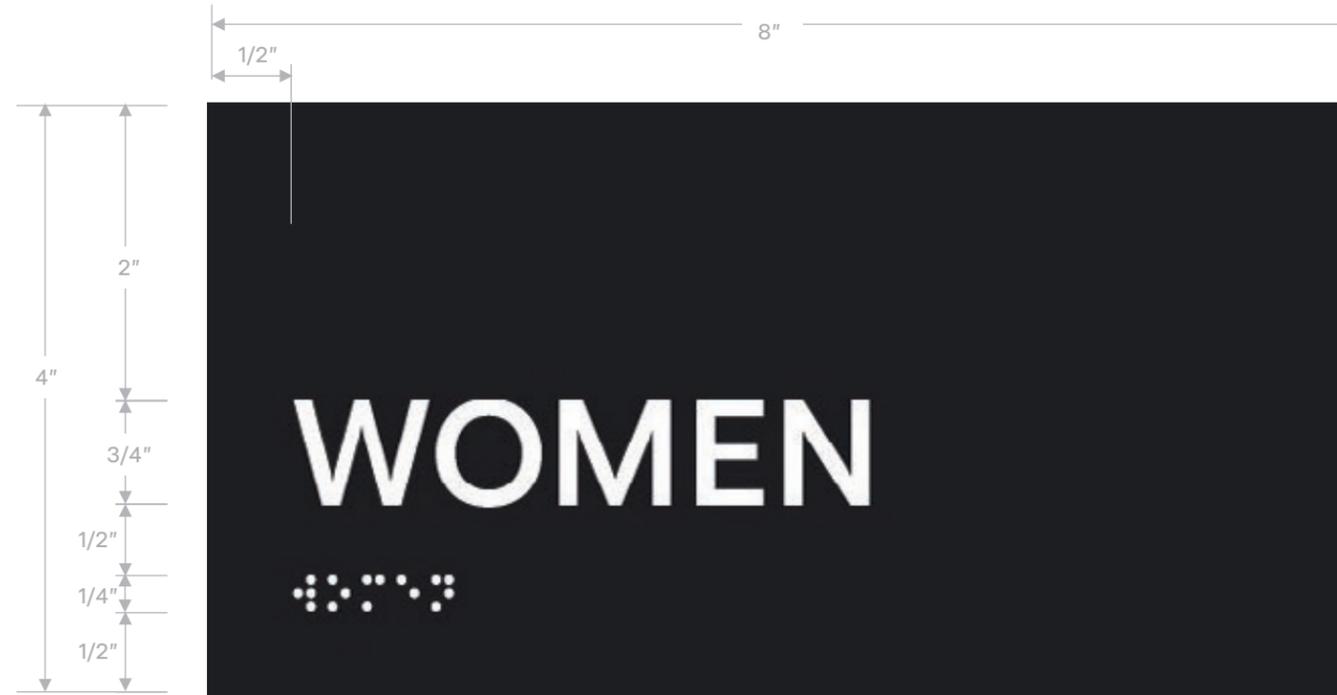
S961 (QTY 1) S962 (QTY 1)

Item 6 A.

Room Plaques: Women & Men



Note:
Restroom wall sign to be installed with S951-S955 door sign.
Tactile signs must be located alongside door on the latch side.



S961

Note:
Plaque dimensions, clearances, and text height should stay consistent across S961-S974 4"x8" room plaques.
Font: Universal Sans Display Medium (All Caps)
Text height: 3/4"

D3 neutral black
Second surface
painted

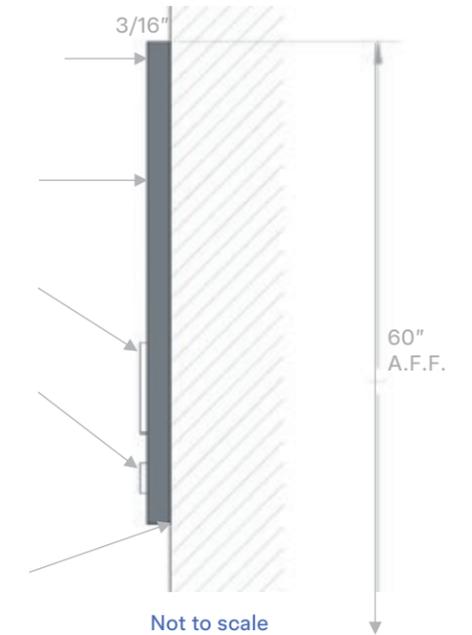
3/16" thk. Clear
P95 acrylic
Polished edges

1/32" thk. Raised
white applique

1/32" raised
raster stainless
steel

Braille to be
confirmed by
vendor

Mount flush to
wall with double-
sided tape



Colors/Finishes

- Clear P95 Acrylic
- D3 | Neutral Black
- Raised White Applique
- Raised Raster Stainless Steel



S962

<p>JONES SIGN Your Vision. Accomplished. <small>A MORTENSEN COMPANY</small></p>	<p>JOB #: 307443_R1</p> <p>DATE: 07.09.2025</p> <p>DESIGNER: A. McKinney</p> <p>SALES REP: P. Ballas</p> <p>PROJ MGR: J. Szymanski</p>	<p>REQUIRED:</p> <p><input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS</p> <p><input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING</p> <p>OTHER:</p>	<p>LANDLORD APPROVAL _____ DATE _____</p> <p>CLIENT APPROVAL _____ DATE _____</p>		<p>TESLA MOTORS, INC.</p> <p>1475 41st Ave. Capitola, CA 95010</p>	<p>SHEET NUMBER</p> <p style="font-size: 2em; font-weight: bold;">13.0</p>
	<div style="border: 1px solid black; padding: 2px; display: inline-block;">111</div>					

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

S511 (QTY 1)

Item 6 A.

Interior FCO: Service (Alt)

X	Y	sq. ft.
3'-4"	9"	2.46
4'-5 1/2"	1'-0"	4.37
6'-8 1/4"	1'-6"	9.83
8'-11"	2'-0"	17.47

● Prototypical Sizes

Colors/Finishes

- PT2 | BMOC-65, Chantilly Lace, Satin Finish (Dark backgrounds)
- PX | To match wall, verify
- PT3 | BM-2124-10, Wrought Iron Satin Finish (Light backgrounds)

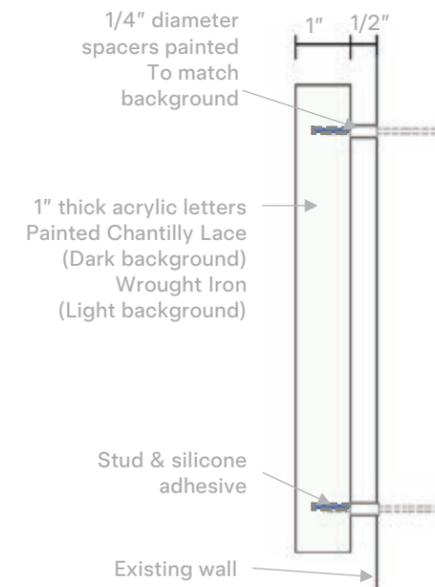


Note:
Alternate S511 to be used only in non-prototypical conditions (i.e. where "T" logo is already applied to walls or millwork; where S510 does not fit in width provided, etc.)

Font: Universal Sans Display Medium

Text height: Y

1" thick acrylic letters
Painted Chantilly Lace (Dark background)
or
Wrought Iron (Light background)



Not to scale

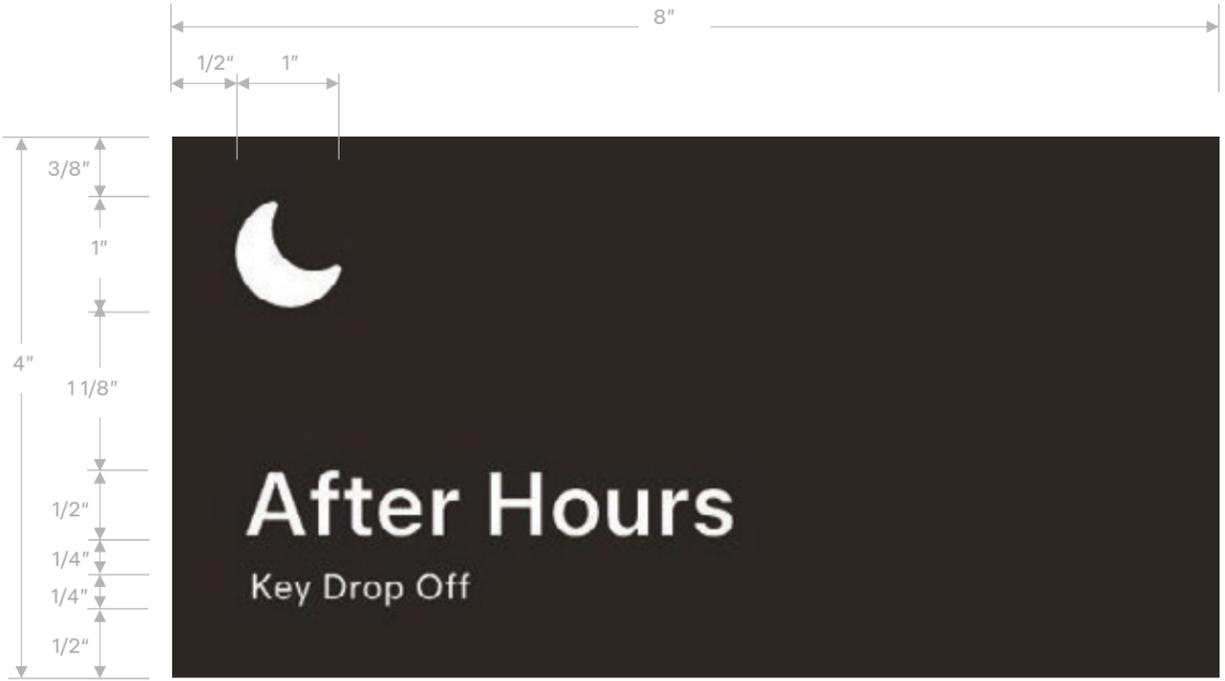
<p>JONES SIGN Your Vision. Accomplished. <small>A MORTENSEN COMPANY</small></p>	<p>JOB #: 307443_R1 DATE: 07.09.2025 DESIGNER: A. McKinney SALES REP: P. Ballas PROJ MGR: J. Szymanski</p>	<p>REQUIRED:</p> <p><input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING</p>	<p>LANDLORD APPROVAL _____ DATE _____</p>		<p>TESLA MOTORS, INC. 1475 41st Ave. Capitola, CA 95010</p>	<p>SHEET NUMBER 14.0</p>
		<p>OTHER:</p>	<p>CLIENT APPROVAL _____ DATE _____</p>			

S981 (QTY 1)

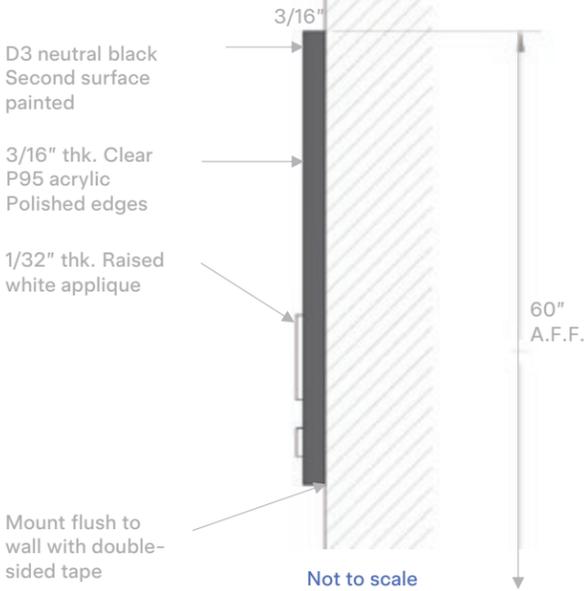
S982 (QTY 1)

Item 6 A.

Room Plaque: WiFi

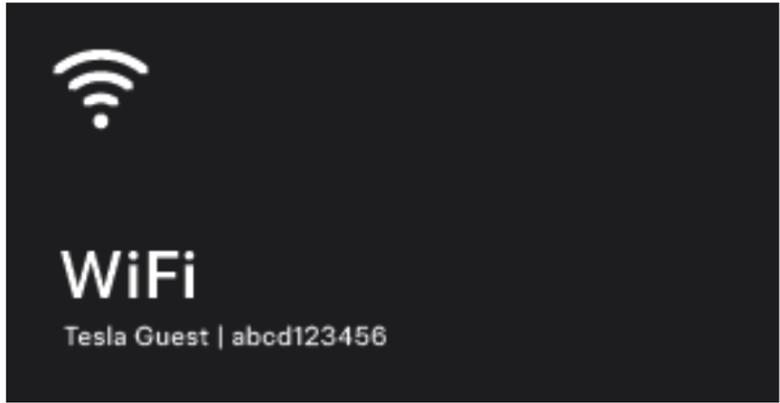


S981

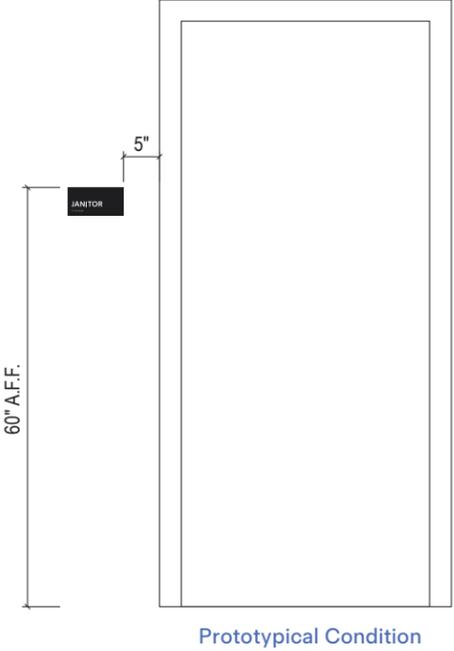


Note:
 Plaque dimensions, clearances, and text height should stay consistent across S981-S985 4"x8" plaques.
 Font: Universal Sans Display Medium (Capitalize Each Word)
 Text height: Primary: 1/2" and Secondary: 1/4"

- Colors/Finishes
- Clear P95 Acrylic
 - D3 | Neutral Black
 - Raised White Applique



S982



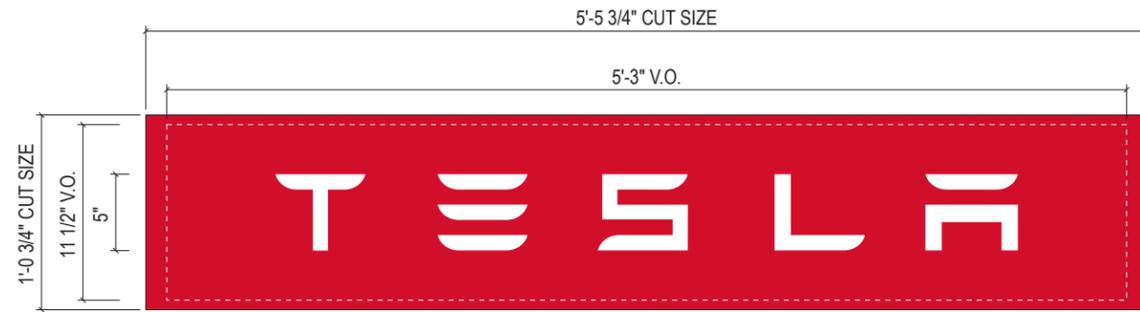
JONES SIGN Your Vision. Accomplished. <small>A MORTENSEN COMPANY</small>	JOB #: 307443_R1 DATE: 07.09.2025 DESIGNER: A. McKinney SALES REP: P. Ballas PROJ MGR: J. Szymanski	REQUIRED: <input type="checkbox"/> FIELD SURVEY <input type="checkbox"/> PAINT COLOR <input type="checkbox"/> FONTS <input type="checkbox"/> VECTOR ARTWORK <input type="checkbox"/> CLIENT PMS COLOR <input type="checkbox"/> ENGINEERING	LANDLORD APPROVAL _____ DATE _____ CLIENT APPROVAL _____ DATE _____		TESLA MOTORS, INC. 1475 41st Ave. Capitola, CA 95010	SHEET NUMBER <h1 style="margin: 0;">15.0</h1>
	OTHER: _____			<div style="border: 1px solid black; padding: 2px; display: inline-block;">113</div>		

This is an original, unpublished drawing by Jones Sign Co., Inc. It is for your personal use in conjunction with a project being planned for you by JONES SIGN. It is not to be shown to anyone outside of your organization, nor is it to be used, reproduced, copied or exhibited in any fashion. Use of this design or the salient elements of this design in any sign done by any other company, without the express written permission of JONES SIGN, is forbidden by law and carries a civil forfeiture of up to 25% of the purchase price of the sign. JONES SIGN will endeavor to closely match colors, including PMS, where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used. All sizes and dimensions are illustrated for client's conception of project and are not to be understood as being exact size or exact scale.

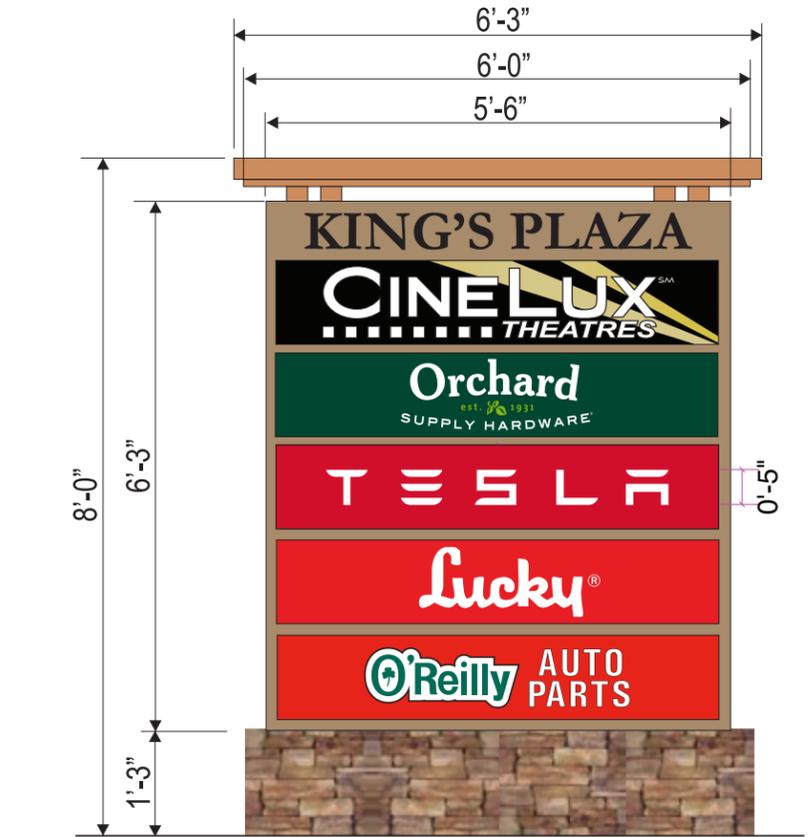
TP.B REPLACEMENT TENANT FOR EXISTING D/F INTERNALLY LIT SIGN (QTY 2)

OVERALL SQUARE FOOTAGE: 5

Item 6 A.



B FRONT VIEW
SCALE: 1" = 1'-0"



B Typical free standing signs-41st Ave. & Capitola Road



FREESTANDING SIGN LOCATIONS
SCALE: N.T.S.

SPECIFICATIONS:
1. .150" WHITE POLYCARBONATE FACES WITH FIRST SURFACE VINYL GRAPHICS V-1, OVER BLOCKOUT FILM (BACKGROUND CANNOT BE ILLUMINATED)
2. REVERSE CUT VINYL GRAPHICS TO REMAIN WHITE

COLORS / FINISHES:
 V-1 3M 7725-263 PERFECT MATCH RED

JONES SIGN
Your Vision. Accomplished.
A MORTENSEN COMPANY

JOB #: **307443_R1**
DATE: 07.09.2025
DESIGNER: A. McKinney
SALES REP: P. Ballas
PROJ MGR: J. Szymanski

REQUIRED:

FIELD SURVEY PAINT COLOR FONTS
 VECTOR ARTWORK CLIENT PMS COLOR ENGINEERING

OTHER:

LANDLORD APPROVAL	DATE
CLIENT APPROVAL	DATE



TESLA MOTORS, INC.
1475 41st Ave.
Capitola, CA 95010

SHEET NUMBER
16.0

TP.C REPLACEMENT TENANT FOR EXISTING D/F INTERNALLY LIT SIGN (QTY 2)

OVERALL SQUARE FOOTAGE: 3.7

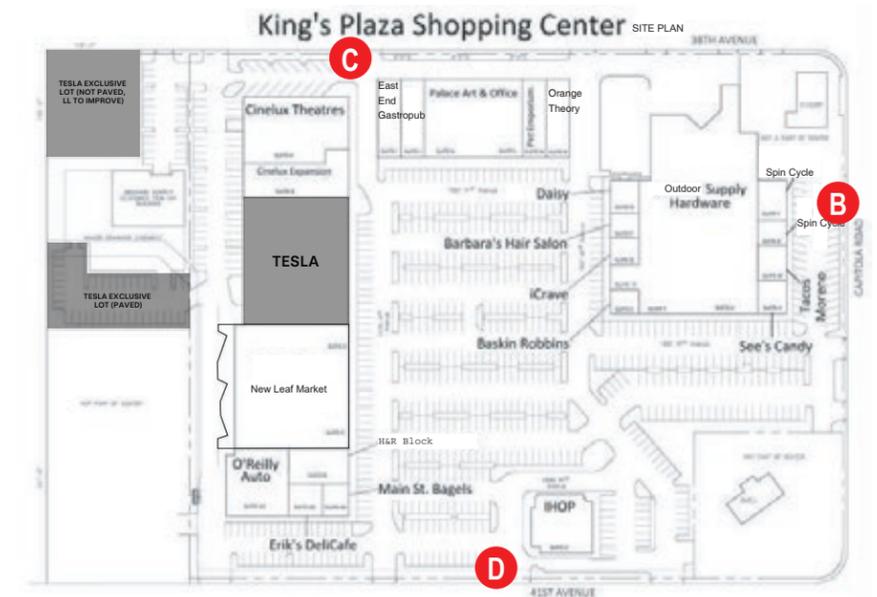
Item 6 A.



C FRONT VIEW
SCALE: 1 1/2" = 1'-0"



C Typical free standing signs-38th Avenue



FREESTANDING SIGN LOCATIONS
SCALE: N.T.S.

SPECIFICATIONS:

- .150" WHITE POLYCARBONATE FACES WITH FIRST SURFACE VINYL GRAPHICS V-1, OVER BLOCKOUT FILM (BACKGROUND CANNOT BE ILLUMINATED)
- REVERSE CUT VINYL GRAPHICS TO REMAIN WHITE

COLORS / FINISHES:

V-1 3M 7725-263 PERFECT MATCH RED



JOB #: **307443_R1**
DATE: 07.09.2025
DESIGNER: A. McKinney
SALES REP: P. Ballas
PROJ MGR: J. Szymanski

REQUIRED:

FIELD SURVEY PAINT COLOR FONTS
 VECTOR ARTWORK CLIENT PMS COLOR ENGINEERING

OTHER:

LANDLORD APPROVAL _____ DATE _____

CLIENT APPROVAL _____ DATE _____



TESLA MOTORS, INC.
1475 41st Ave.
Capitola, CA 95010

SHEET NUMBER
17.0

TP.D REPLACEMENT TENANT FOR EXISTING D/F INTERNALLY LIT SIGN (QTY 2)

Item 6 A.

OVERALL SQUARE FOOTAGE: 13.6



D FRONT VIEW
SCALE: 1" = 1'-0"



D Monument sign - 41st Avenue - Side A



D Monument sign - 41st Avenue - Side B



C FREESTANDING SIGN LOCATIONS
SCALE: N.T.S.

SPECIFICATIONS:

COLORS / FINISHES:

- .150" WHITE POLYCARBONATE FACES WITH FIRST SURFACE VINYL GRAPHICS V-1, OVER BLOCKOUT FILM (BACKGROUND CANNOT BE ILLUMINATED)
- REVERSE CUT VINYL GRAPHICS TO REMAIN WHITE

V-1 3M 7725-263 PERFECT MATCH RED

JONES SIGN
Your Vision. Accomplished.
A MORTENSEN COMPANY

JOB #: **307443_R1**
DATE: 07.09.2025
DESIGNER: A. McKinney
SALES REP: P. Ballas
PROJ MGR: J. Szymanski

REQUIRED:

FIELD SURVEY PAINT COLOR FONTS
 VECTOR ARTWORK CLIENT PMS COLOR ENGINEERING

OTHER:

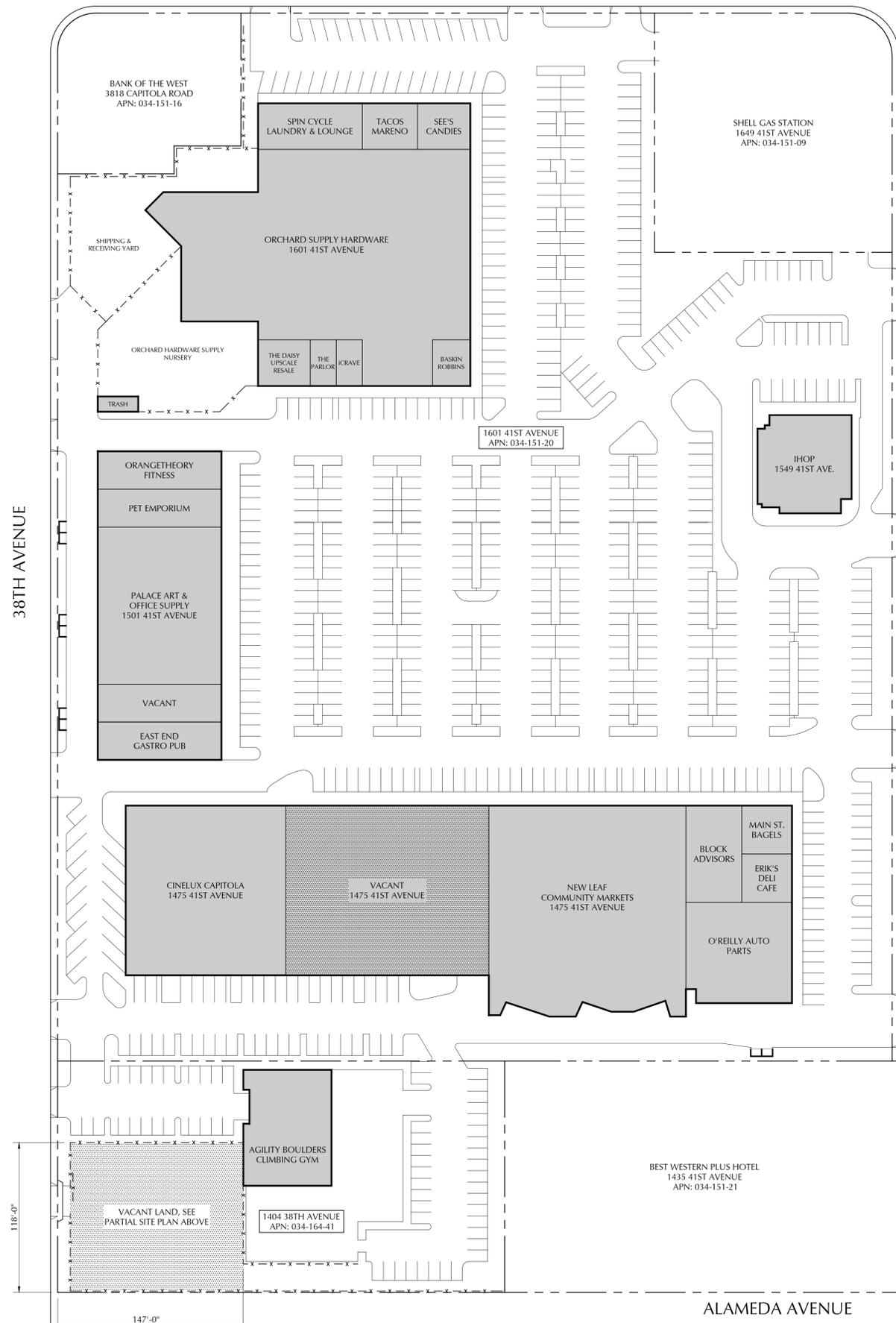
LANDLORD APPROVAL _____ DATE _____

CLIENT APPROVAL _____ DATE _____



TESLA MOTORS, INC.
1475 41st Ave.
Capitola, CA 95010

SHEET NUMBER
18.0



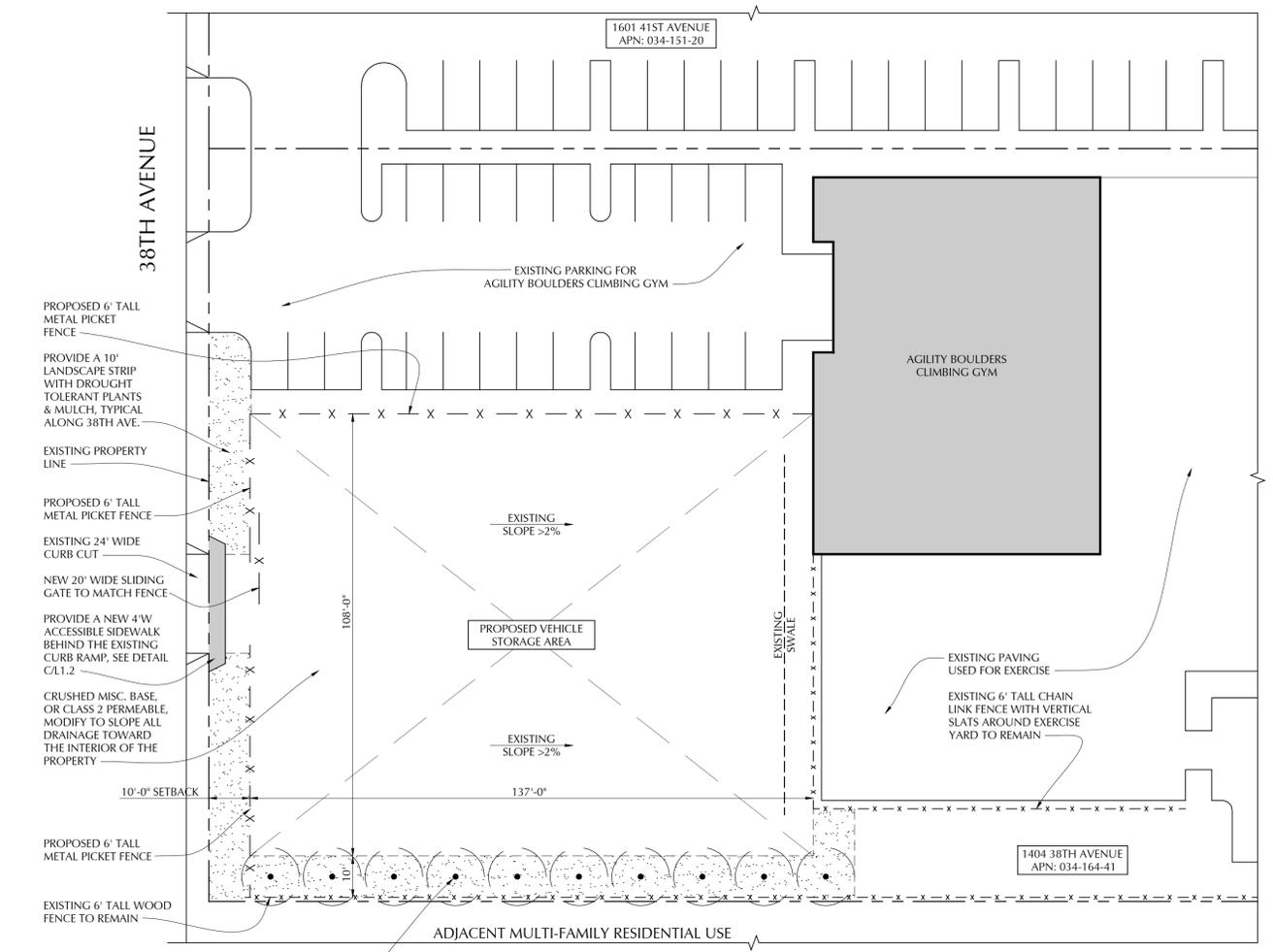
1

OVERALL SITE PLAN

SCALE: 1" = 50'-0"

38TH AVENUE

41ST AVENUE

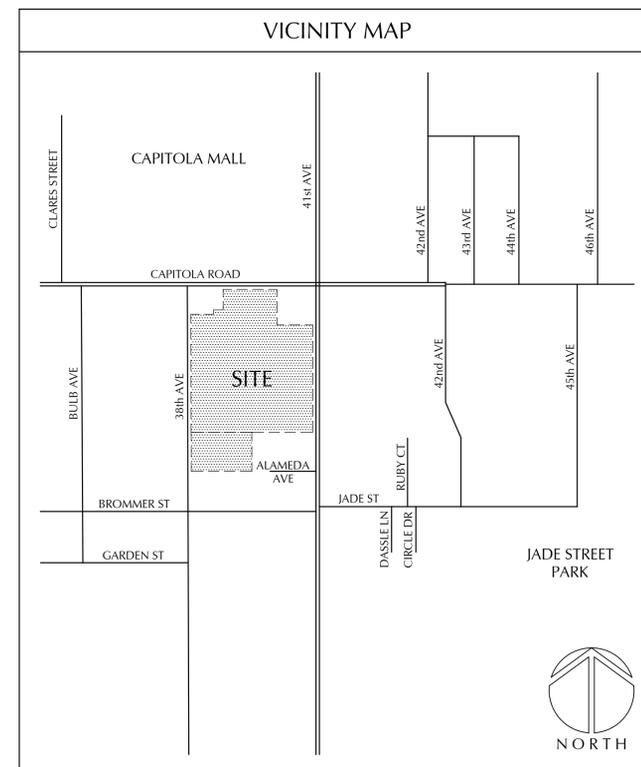


2

PARTIAL SITE PLAN

SCALE: 1" = 20'-0"

VICINITY MAP



PROJECT DATA

TENANT:	TBD
OWNER:	OW FAMILY PROPERTIES 2857 MISSION STREET SANTA CRUZ, CA 95060 WILLIAM OW: 831 247-5550
APNs:	1404 38TH AVE: 034-164-41 1475 41ST AVE: 034-151-20
PROJECT ADDRESSES:	1404 38TH AVENUE & 1475 41ST AVENUE CAPITOLA, CA 95010
ZONING:	CC - COMMUNITY COMMERCIAL
SITE AREA:	PARCEL: ± 64,462 S.F. (1.48 ACRES) STORAGE AREA: ± 15,678 S.F.
CONSTRUCTION TYPE:	N/A
OCCUPANCY TYPE:	S-2 (VEHICLE STORAGE)
FIRE SPRINKLERS:	N/A
REFERENCE CODES:	2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA GREEN BLDG. STANDARDS CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA FIRE CODE ALL LOCAL CODES & AMENDMENTS
PROJECT DESCRIPTION:	PROPOSAL TO USE AN EXISTING VACANT CORNER OF A COMMERCIAL LOT FOR VEHICLE STORAGE

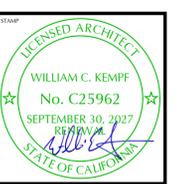
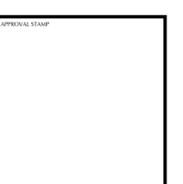
Item 6.A.

WCK ARCHITECTS
105 Locust Street, Suite B
Santa Cruz, CA 95060
831 459-0951
www.wckarchitects.com

PROPOSED VEHICLE STORAGE LOT FOR
OW FAMILY PROPERTIES
1404 38TH AVENUE, CAPITOLA, CALIFORNIA
PROJECT DATA & SITE PLANS

DRAWING DATE:	NOVEMBER 6, 2025
A.P.N.:	034-164-41
CLIENT NAME:	OW FAMILY PROPERTIES
PROJECT NAME:	1404 38TH AVENUE

REVISIONS		
No.	DESCRIPTION	DATE



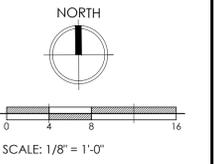
DISCLAIMER
THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF WCK ARCHITECTS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE ALTERED, REPRODUCED, OR USED WITHOUT THE CONSENT OF THE WCK ARCHITECTS. THE PROPOSED ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ARCHITECT. UNAUTHORIZED USE IS PROHIBITED.

SHEET
A1.1



THIS SHEET TO BE PRINTED AT 24" X 36"

OW FAMILY PROPERTIES
VEHICLE STORAGE LOT
1404 38TH AVENUE
CAPITOLA, CA
APN NO. 034-164-41



PLAN REVISIONS

DATE = 12/11/2025
JOB = 2521

SHEET TITLE
SITE AND LANDSCAPE PLAN

SHEET NUMBER
L1.1

ATTACHMENT 5

GENERAL PROJECT CONDITIONS

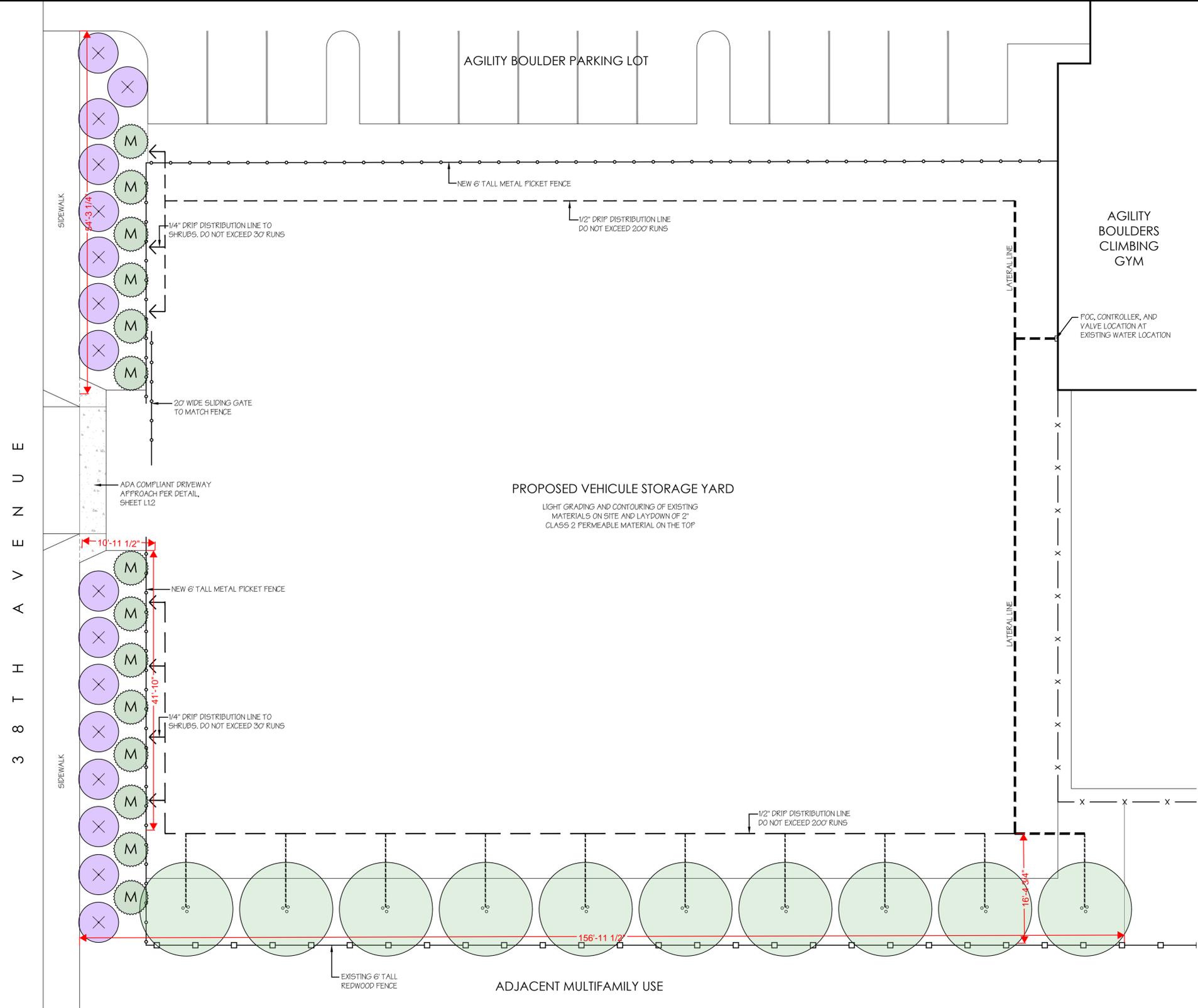
1. APPLICANT SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF WORK. A PRE-CONSTRUCTION INSPECTION MUST BE CONDUCTED BY THE GRADING OFFICIAL, OR APPOINTED STAFF TO VERIFY COMPLIANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. ALL BMPs, SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT PROJECT DURATION.
2. DURING CONSTRUCTION, ANY CONSTRUCTION ACTIVITY SHALL BE SUBJECT TO A CONSTRUCTION NOISE CURFEW, EXCEPT WHEN OTHERWISE SPECIFIED IN THE BUILDING PERMIT ISSUED BY THE CITY. CONSTRUCTION NOISE SHALL BE PROHIBITED BETWEEN THE HOURS OF 9:00 P.M. AND 7:30 A.M. ON WEEKDAYS. CONSTRUCTION NOISE SHALL BE PROHIBITED ON WEEKENDS WITH THE EXCEPTION OF SATURDAY WORK BETWEEN 9:00 A.M. AND 4:00 P.M. OR EMERGENCY WORK APPROVED BY THE BUILDING OFFICIAL. 89.12.0108.
3. GENERAL SITE MAINTENANCE: KEEP WORK SITE CLEAR OF DEBRIS AND BE AWARE OF TRACKING MUD, DIRT, GRAVEL INTO THE STREET, AND SWEEP DAILY, COVER ALL STOCKPILES AND EXCAVATION SPOILS. PRACTICE PUBLIC WORKS DEPARTMENT GOOD HOUSEKEEPING AND MAINTAIN TEMPORARY CONSTRUCTION BMPs.
4. PRIOR TO PROJECT FINAL, ANY AREAS ONSITE WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED OR REPLANTED SO AS TO INHIBIT EROSION BY WIND OR WATER AND ARE CONSISTENT WITH THE PROJECT'S APPROVED DRAINAGE PLAN.
5. PRIOR TO PROJECT FINAL, ALL DRIVEWAY APPROACHES, CURB, GUTTER, OR SIDEWALK SHALL MEET CURRENT ACCESSIBILITY STANDARDS. ANY CRACKED OR BROKEN DRIVEWAY APPROACHES, CURBS, GUTTERS, OR SIDEWALKS MUST BE IDENTIFIED, DOCUMENTED, AND REPLACED PER PUBLIC WORKS STANDARD DETAILS. ALL AREAS THAT REQUIRE REPLACEMENT WILL BE DONE PER THE PUBLIC WORKS STANDARD DETAILS AND TO THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT.
6. A PRE-CONSTRUCTION INSPECTION BY PUBLIC WORKS STAFF IS REQUIRED TO REVIEW AND APPROVE THESE CONDITIONS. ALL REPLACED FEATURES SHALL MEET CURRENT ACCESSIBILITY STANDARDS. PUBLIC WORKS STANDARD DETAILS CAN BE ACCESSED ON THE CITY'S WEBSITE: [HTTPS://WWW.CITYOFCAPITOLA.ORG/PUBLICWORKS/PAGE/STANDARD-DETAILS-PUBLIC-WORKS](https://www.cityofcapitola.org/publicworks/page/standard-details-public-works)
7. PRIOR TO ANY WORK IN THE CITY RIGHT-OF-WAY (MOST OFTEN ROADS AND SIDEWALKS), AN ENCROACHMENT PERMIT SHALL BE ACQUIRED BY THE CONTRACTOR PERFORMING THE WORK. NO MATERIAL OR EQUIPMENT STORAGE MAY BE PLACED IN THE CITY RIGHT-OF-WAY. TO APPLY FOR AN ENCROACHMENT PERMIT, PLEASE VISIT THE CITY'S WEBSITE: [HTTPS://WWW.CITYOFCAPITOLA.ORG/PUBLICWORKS/PAGE/ENCROACHMENT-PERMITS](https://www.cityofcapitola.org/publicworks/page/encroachment-permits)
8. ENCROACHMENT PERMITS - ALL PROPOSED WORK INTERFACING WITH THE PUBLIC RIGHT OF WAY OR OUTSIDE OF THE LIMITS OF THE PRIVATE PROPERTY WILL REQUIRE AN ENCROACHMENT PERMIT REVIEW.
9. STANDARD ENCROACHMENT PERMIT - ANY WORK IN THE CITY RIGHT-OF-WAY.
10. REVOCABLE ENCROACHMENT PERMIT - ANY WORK BETWEEN THE LIMITS OF THE PRIVATE PROPERTY AND CITY RIGHT-OF-WAY.

IRRIGATION NOTES

1. THE INTENT OF THE IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH. IT SHOULD BE MAINTAINED IN GOOD WORKING ORDER.
2. NO POTABLE WATER SHALL BE APPLIED DURING AND WITHIN 48 HOURS FOLLOWING MEASURABLE RAINFALL.
3. IRRIGATION SYSTEM SHALL BE INSPECTED REGULARLY FOR LEAKS, MISALIGNED HEADS AND BAD VALVES. BROKEN EQUIPMENT SHALL BE REPAIRED PROMPTLY WITH IDENTICAL OR EQUIVALENT EQUIPMENT, AND WATERING SCHEDULES SHALL BE ADJUSTED TO REFLECT VARIATIONS IN WATER NEED BASED ON SEASON OR PLANT MATURITY.
4. PROGRAMMING OF THE NEW CONTROLLER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE. IT IS THE RESPONSIBILITY OF THE OWNER TO MAKE ADJUSTMENTS IN THE PROGRAM FOR SEASONAL WEATHER CHANGES AND MICROCLIMATIC VARIATIONS. THE WATERING SCHEDULE IS INTENDED AS A GUIDE ONLY. ACTUAL WATER USE WILL VARY DURING THE YEAR DEPENDING ON WEATHER AND INDIVIDUAL SITE CONDITIONS. WATCH PLANTS FOR ANY STRESS AND IMMEDIATELY ADJUST SCHEDULE ACCORDINGLY.
5. CONTRACTOR SHALL USE EXTREME CARE WHERE IT IS NECESSARY TO TRENCH NEAR EXISTING TREES. EXCAVATION IN AREAS EXHIBITING ROOTS 2" AND LARGER SHALL BE DONE BY HAND. ROOTS 1" OR LARGER IN DIAMETER DAMAGED IN CONSTRUCTION SHALL BE CLEANLY CUT AND NOT LEFT IN A RAGGED CONDITION. TREE ROOTS SHALL BE COVERED WITH WET BURLAP WHILE EXPOSED.
6. IRRIGATION EQUIPMENT SHOWN OUTSIDE PLANTERS ON PLAN FOR GRAPHIC CLARITY. ALL EQUIPMENT SHOULD STOP AND START IN A PLANTER AREA.
7. CONTRACTOR TO LOCATE EQUIPMENT IN NEAREST ADJACENT PLANTERS AS FEASIBLE AND INDICATE EXACT LOCATION ON RECORD DRAWINGS.

IRRIGATION EQUIPMENT

DRIP (POINT-SOURCE) EMITTERS FOR ALL PLANTS EQUAL TO HUNTER 1.0 GPH SELF PIERCING BARR AND THREADED EMITTERS. CONFIGURATION PER DETAIL AND EMITTER SCHEDULE PER PLANTING LEGEND.
DRIP VALVE EQUAL TO HUNTER PGV-075-ASV ABOVE-GRADE ANTI-SIPHON VALVE PER DETAILS, SHEET L12
PRESSURE REGULATOR (IF NECESSARY) EQUAL TO WATTS LF MODEL. CONTRACTOR TO SIZE
IRRIGATION CONTROLLER EQUAL TO HUNTER NODE-BT-100 ABOVE GROUND PER DETAILS, SHEET L12
LATERAL PIPE - CLASS 200, 3/4"



PROPOSED VEHICLE STORAGE YARD

LIGHT GRADING AND CONTOURING OF EXISTING MATERIALS ON SITE AND LAYDOWN OF 2" CLASS 2 PERMEABLE MATERIAL ON THE TOP

ADJACENT MULTIFAMILY USE

PLANTING LEGEND CALIFORNIA NATIVES

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS	EMITTERS
M	ARCTOSTAPHYLOS 'JOHN DOURLEY' / MANZANITA SHRUB	5 GAL 14	3' X 5'	L	1	
X	CEANOTHUS 'CENTENNIAL' / CENTENNIAL CALIFORNIA LILAC	5 GAL 16	1' X 6'	L	1	
o	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	15 GAL 10	20' X 15'	M	2	

PLANTING NOTES

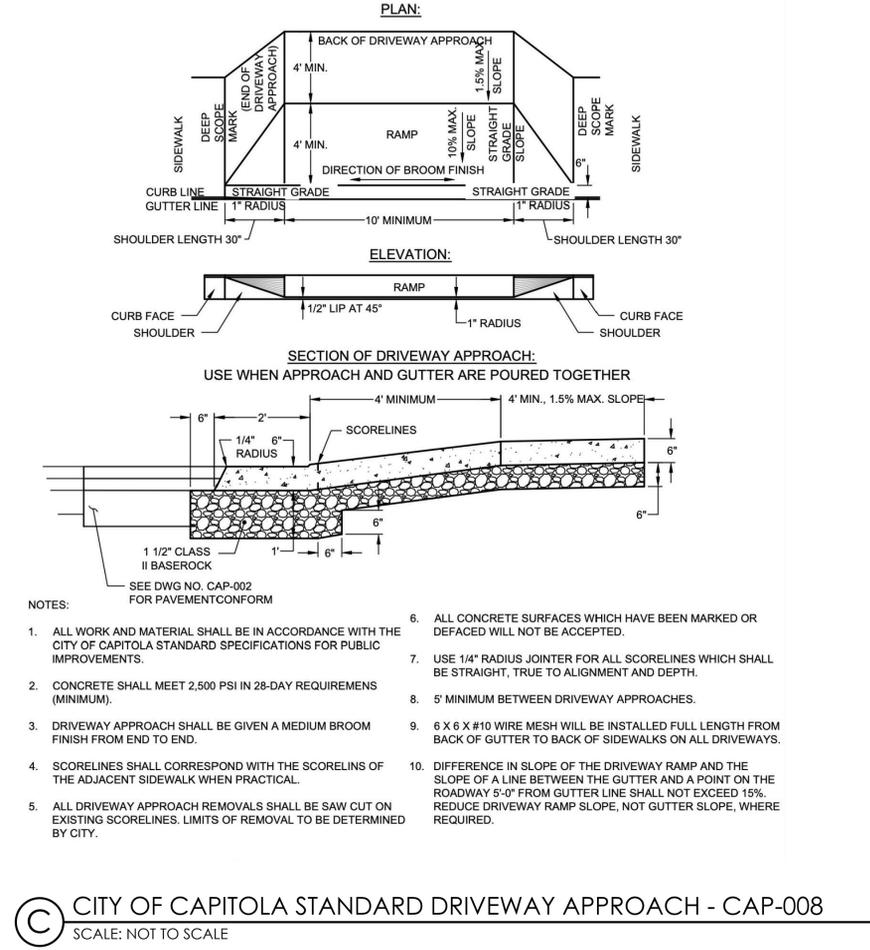
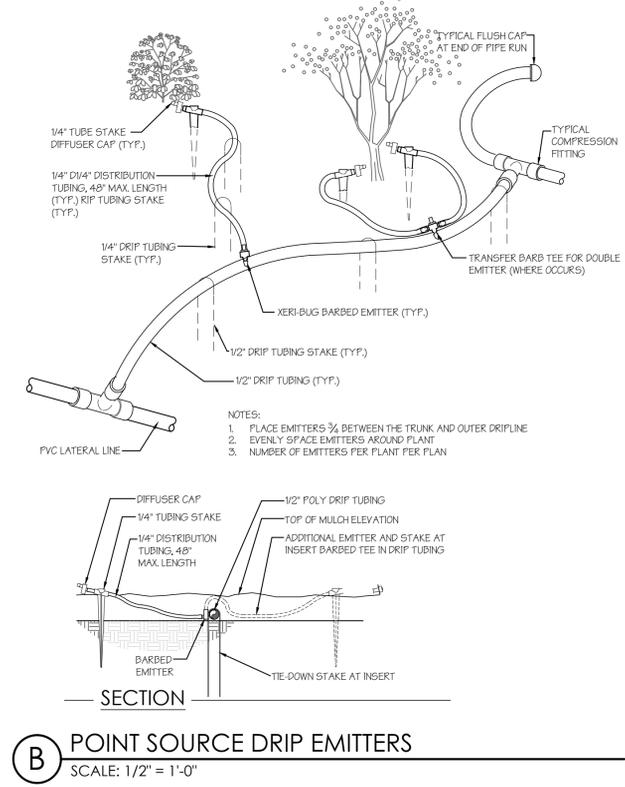
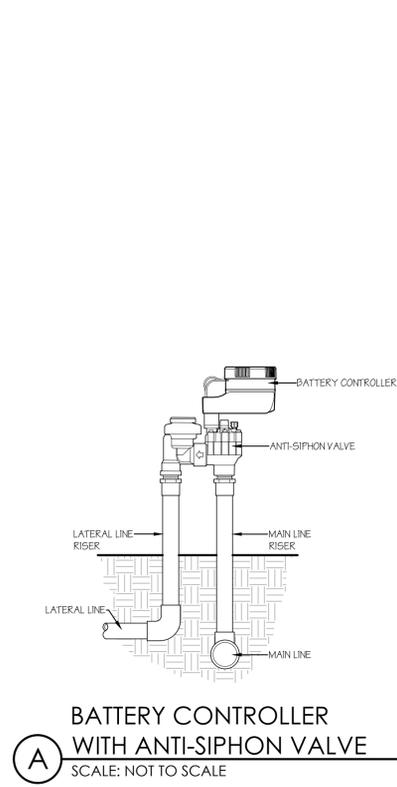
1. NEW PLANTING TO BE 2,720 SF. ALL EXISTING PLANTING IN PLANTING AREAS TO BE REMOVED.
2. IN PLANTING AREAS, SOIL SHALL BE TILLED TO A DEPTH OF 6" AND AMENDED WITH 6CY OF ORGANIC MATERIAL PER 1,000 SQUARE FEET TO PROMOTE INFILTRATION AND WATER RETENTION.
3. NEW PLANTING AND BARE SOIL AREAS ON SITE TO RECEIVE A 3" THICK LAYER OF BARK MULCH EQUAL TO REDWOOD, FIR, CEDAR, OR A COMBINATION OF THESE. THE COMPOSITION OF THE MULCH SHALL BE A MIX OF SHREDDED BARK, WOOD AND SAWDUST, 0-4". NO GORILLA HAIR SHALL BE USED.
4. THE INSTALLED LANDSCAPE SHALL BE MAINTAINED FREE OF INVASIVE PLANTS.

LANDSCAPE WATER BUDGET

Hydrozone # / Planting Description	Building Level	Plant Factor (PF)	Irrigation Method ^a	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU) ^b
1 / Site Shrubs	1	0.3	Drip Emitters	0.81	0.5	2,720	816	24,422
Totals						2,720	816	24,422
ETWU Total (gallons)							24,422	
Reference Evapotranspiration (Eto)							36.6	
Maximum Allowed Water Allowance (MAWA)^d							33,948	



THIS SHEET TO BE PRINTED AT 24" X 36"



OW FAMILY PROPERTIES
VEHICLE STORAGE LOT
1404 38TH AVENUE
CAPITOLA, CA
APN NO. 034-164-41

PLAN REVISIONS

DATE = 12/1/2025
JOB = 2521

SHEET TITLE
SITE DETAILS

SHEET NUMBER
L1.2

ATTACHMENT 6

TECHNICAL MEMORANDUM

To: Gina Paolini, CSG Consultants, Inc
From: Ali Mustafa PTP, RSP₁ & Shahrzad Rahgozar, Kimley-Horn and Associates, Inc.
Date: February 18, 2026
Re: Tesla at King's Plaza - Parking Study

Introduction

This technical memorandum presents a parking analysis for the proposed Tesla Sales and Repair Center at 1475 41st Avenue within the existing King's Plaza Shopping Center in the City of Capitola, California. This new Tesla Center will occupy the space previously held by Rite Aid, which closed in December 2023. Neighbors include the New Leaf Grocery Store and CineLux Theaters.

The proposed Tesla Center plans use of parking spaces in front of the tenant's space and a designated parking lots at the rear end of the building. The Tesla Center will serve as a hub for Tesla electric vehicles, offering services and vehicle sales. Customer sales hours will operate daily from 10:00 AM to 7:00 PM. Service hours will be Monday through Saturday from 8:00 AM to 7:00 PM and on Sundays from 11:00 AM to 5:00 PM. Tesla plans to run two vehicle service shifts: the first from 7:00 AM to 4:00 PM and the second from 3:00 PM to 11:00 PM.

Methodology

The following methodology was employed to assess whether the parking supply available at the King's Plaza Shopping Center is sufficient to accommodate the anticipated parking demand generated by the proposed Tesla Center.

1. Conduct a parking occupancy survey at the King's Plaza Shopping Center during a weekend peak period (Saturday) to determine the existing parking demand in the general location of the proposed project.
2. Estimate the parking demand for the proposed Tesla Center based on the operational plan provided by Tesla.
3. Compare this parking demand to Rite Aid (previous land use) and typical Auto Dealership parking demand.
4. Assess whether the available parking supply at King's Plaza is sufficient to accommodate the anticipated parking demand from the proposed Tesla Center.

Parking Occupancy Survey – Existing Conditions

A parking occupancy survey was conducted at the King's Plaza Shopping Center to document the existing parking occupancy. As per the Institute of Transportation Engineers (ITE) Parking General Manual, 6th Edition and Shared Parking Manual, 3rd Edition by Urban Land Institute (ULI), the peak parking demand for shopping centers is typically observed on weekends during the afternoon peak period. Therefore, to capture the peak parking demand for King's Plaza, parking occupancy surveys were conducted on December 6, 2025 (Saturday), between 1:00 PM to 2:30 PM. Parking occupancy data was collected during three consecutive 30-minute intervals (i.e., from 1:00 PM – 1:30 PM, 1:30 PM – 2:00 PM, and 2:00 PM to 2:30 PM).

The King's Plaza Shopping Center was divided into five (5) zones (Zone A to Zone E) as shown in **Figure 1** below. The number of parking spaces in each zone was counted along with the occupied parking spaces

(i.e., parking demand). **Table 1** summarizes the existing parking occupancy at the King's Plaza Shopping Center.

Figure 1 King's Plaza Shopping Center – Zones

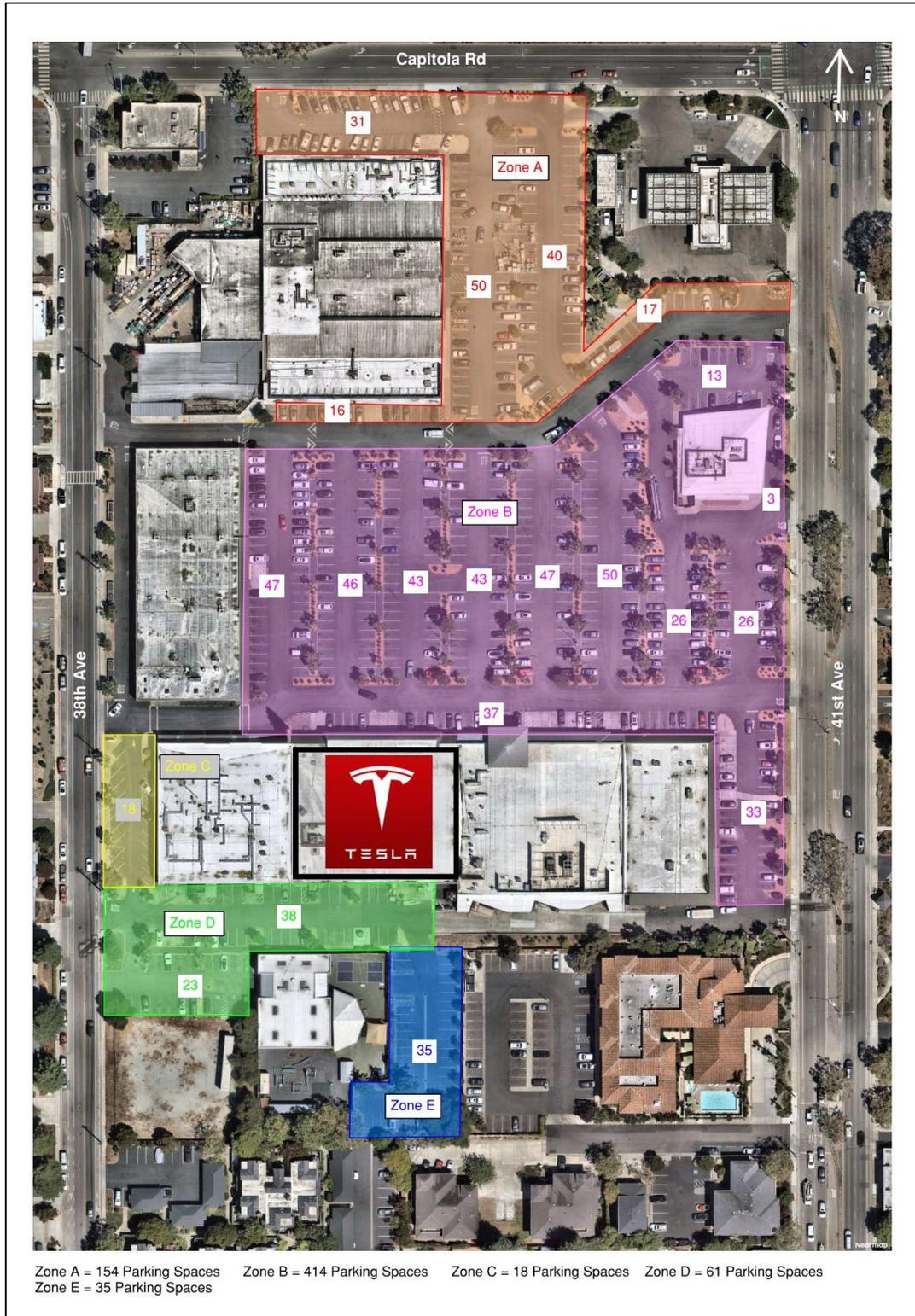


Table 1 – Existing Parking Occupancy Survey Results (Saturday Peak)

Time	Zone A			Zone B			Zone C			Zone D			Zone E			All Zones		
	Demand	Supply	% Occupancy	Demand	Supply	% Occupancy												
1:00 - 1:30 PM	66	154	43%	200	414	48%	18	18	100%	31	61	51%	3	35	9%	318	682	47%
1:30 - 2:00 PM	74	154	48%	229	414	55%	18	18	100%	31	61	51%	3	35	9%	355	682	52%
2:00 - 2:30 PM	75	154	49%	230	414	56%	18	18	100%	32	61	52%	3	35	9%	358	682	52%

Based on the existing parking occupancy survey results for the King’s Plaza Shopping Center, the following observations can be made:

1. In front of the proposed Tesla Center there are 414 parking spaces striped within Zone B under existing conditions. The existing demand at this location is 230, or an occupancy rate of 56%.
2. Overall, the site has a parking supply of 682 spaces with a demand of 358 spaces or 52%.

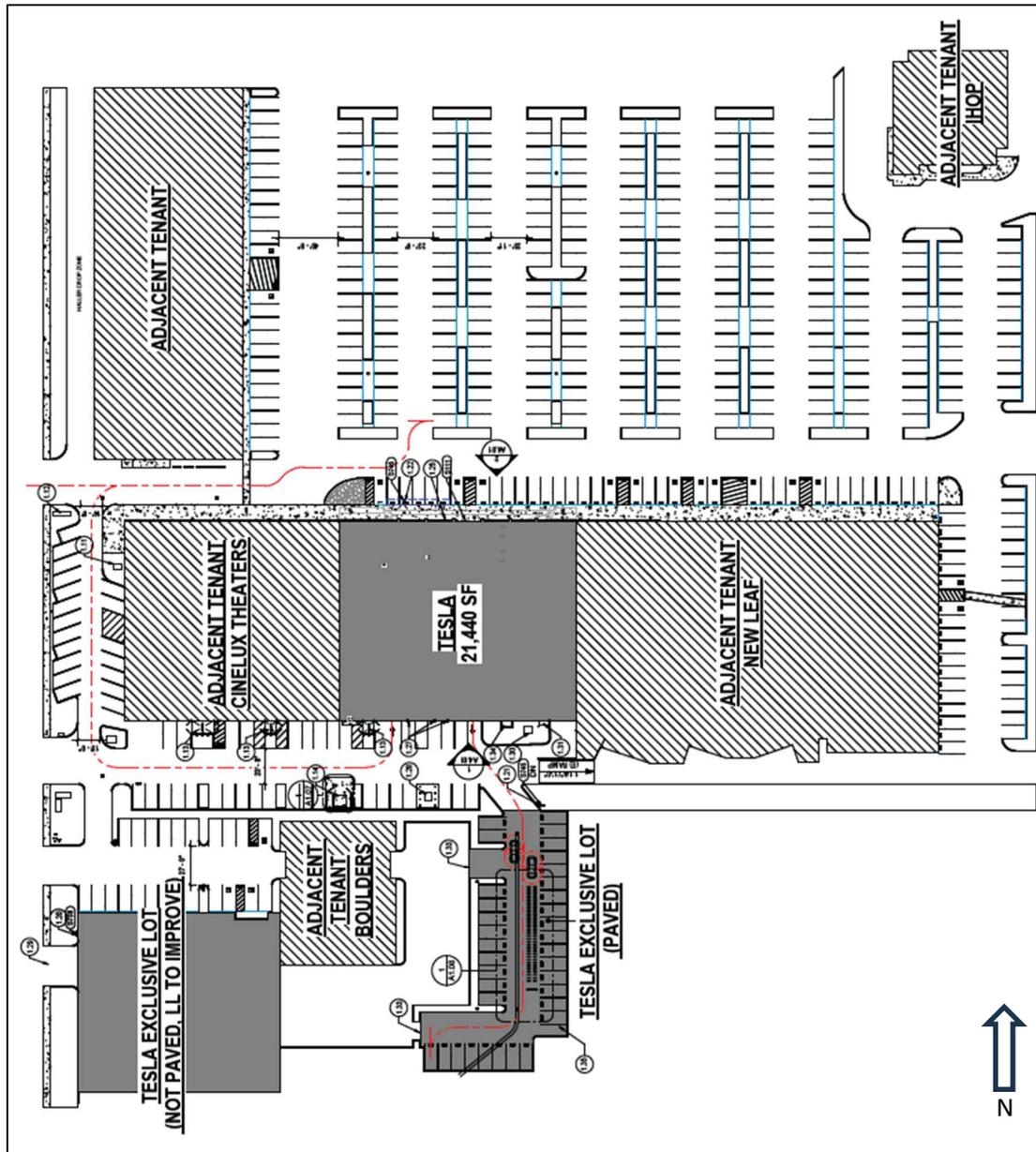
Proposed Tesla Center – Operational Details

As identified earlier, Tesla is proposing a Tesla Center at 1475 41st Ave. within the existing King’s Plaza Shopping Center. This new Tesla Center will occupy the space previously held by Rite Aid. The Tesla Center will serve as a hub for Tesla electric vehicles, offering services and vehicle sales. The proposed Tesla Center Site Plan is shown in **Figure 2**.

Based on the operational plan data provided by Tesla, the key features of the proposed Tesla Center will be as follows:

- Customer operating sales hours will be from 10:00 AM to 7:00 PM daily.
- Service hours will be from 8:00 AM to 7:00 PM, Monday through Saturday, and from 11:00 AM to 5:00 PM on Sundays.
- Tesla anticipates two (2) service shifts with a maximum of 21 employees (certified technicians/service support staff) working a shift at any given time. The first shift will be from 7:00 AM to 4:00 PM and the second shift will be from 3:00 PM to 11:00 PM.
- A total of five (5) demonstration vehicles will be on-site for customers wanting to conduct a test drive with the vehicles.
- Tesla forecasts 3 to 4 vehicle delivery from sales per week at this Tesla Center.
- A total of 14 work bays will be available for service. Tesla anticipates a maximum of 8 vehicle repairs at any time and that most service repairs are handled within an hour or two. If customers require loaner vehicles, a total of 5 loaner vehicles will be available on-site.
- Majority of the customer sales will be by appointment and Tesla anticipates a maximum of 15 customer sale appointments at any time.
- As shown in **Figure 2**, Tesla Center will have two dedicated parking lots for Tesla Use located on the south side of the King’s Plaza Shopping Center.

Figure 2: Tesla Center Proposed Site Plan



Parking Demand Estimate – Tesla Center

The operational details for the proposed Tesla Center are unique and differ from a typical auto dealership. Consequently, the anticipated parking demand was estimated based on the specific operational characteristics provided. Furthermore, for comparative purposes, parking demand estimates for a standard auto dealership and a pharmacy/drugstore without a drive-through were also calculated using the Institute of Transportation Engineers (ITE) 6th Edition Parking Generation Manual.

The parking demand estimates are summarized in **Table 2** below:

Table 2 – Parking Demand Estimate – Tesla Center

Land Use	Description	ITE Land Use Code ¹	Quantity (Sq. Ft)	Average Parking Rate	Estimated Parking Demand
Rite Aid	Pharmacy/Drugstore Without Drive-Through Window	880 ²	21,440	2.46	53
Typical Auto Dealership	Automobile Sales (New)	840 ³	21,440	3.06	66
Tesla Center	Sale Customers	Not Applicable	21,440	See Note 4	15
	Demo Vehicles				5
	Vehicle Repair				8
	Loaner Vehicles				5
	Service & Sale Employees Per Shift				21
	Delivery				4
	Subtotal				

- Notes:**
1. Parking demand rates from Institute of Transportation Engineers (ITE) - Parking Generation Manual 6th Edition, unless otherwise noted.
 2. ITE-880 Pharmacy/Drugstore without Drive-Through Window was used to estimate the parking demand. Weekday average parking rate which is higher than the Saturday parking rate was used for conservative case analysis.
 3. ITE-840 Automobile Sales was used to estimate the parking demand. Saturday Peak Hour parking rate is not available for ITE 840- Automobile Sales (New), therefore ratio of Saturday parking rate to weekday parking rate for ITE 845 Motorcycle Sales, was used to estimate the Saturday parking rate for Automobile Sales.
 4. Parking demand for the proposed Tesla Center was estimated based on the operational details provided by the Client.

Conclusions/Recommendations

- According to **Table 1**, the highest observed parking occupancy at King’s Plaza Shopping Center on a weekend (Saturday) afternoon is only 52%. This indicates an abundance of available parking spaces (324 spaces) to accommodate both the current demand and the projected demand from the proposed Tesla Center.
 - With the addition of the 58 spaces required for the Tesla Center, the estimated parking occupancy at King’s Plaza Shopping Center would increase from 52% to 61%. Despite this increase, there will still be a significant number of available parking spaces (266 spaces) to accommodate the parking demand for other land uses.
 - As identified earlier, ample parking spaces (184 spaces - 44%) are available within Zone B (i.e., parking area in front of the proposed Tesla Center) under existing conditions, to accommodate Tesla Center parking demand.
- As shown in **Table 2**, the anticipated peak parking demand for the Tesla Center is approximately 58 spaces based on the information provided. This demand is slightly higher (by 5 spaces) than the parking needs of the previous occupant (Rite Aid) and by 8 spaces less than is typically expected for an automobile sales showroom.
- Note that Tesla intends to use designated parking areas on the south side of King’s Plaza Shopping Center behind the Tesla Center for employee parking (21 spaces), loaner vehicles (5 spaces), and sales delivery vehicle parking (4 spaces). This allocation reduces the anticipated parking demand from 58 spaces to 28 spaces in front of the Tesla Center where the public parking is located.
- Additionally, it is expected that some employees and customers will arrive at the Tesla Center using alternative modes of transportation such as public transit, biking, and ride-sharing services like Uber and Lyft. These alternative travel modes have not been included in the calculations above. Alternative mode shift will further decrease the anticipated parking demand for the Tesla Center.

Based on the above details, it can be concluded that sufficient parking supply is available at King's Plaza Shopping Center for the proposed Tesla Center.

Appendix

- Tesla Center Site Plan and Operational Plan Details

ABBREVIATIONS

AHJ	AUTHORITY HAVING JURISDICTION	JST.	JOIST
ACOUS.	ACOUSTICAL	JT.	JOINT
A.D.A.	AMERICAN DISABILITIES ACT	LAM	LAMINATE
ADJ.	ADJUSTABLE	LAV	LAVATORY
A.F.F.	ABOVE FINISH FLOOR	LIN.	LINEAR
ALUM.	ALUMINUM	L.L.	LANDLORD
ALT.	ALTERNATE	L.P.	LOW POINT
APPROX.	APPROXIMATE	LT.	LIGHT
ARCH.	ARCHITECTURAL	MAX	MAXIMUM
B.A.F.	BIG ASS FAN	MDO.	MEDIUM DENSITY OVERLAY
BD.	BOARD	MECH.	MECHANICAL
BLDG.	BUILDING	MFR.	MANUFACTURER
BLKG.	BLOCKING	MIN	MINIMUM
BOT.	BOTTOM	MISC	MISCELLANEOUS
B.O.	BOTTOM OFF	M.O.	MASONRY OPENING
CAB.	CABINET	MTD	MOUNTED
CLG.	CEILING	MTL	METAL
CL.	CLOSET	(N)	NORTH
CLR.	CLEAR	N/A	NOT APPLICABLE
COL.	COLUMN	NIC	NOT IN CONTRACT
CONC.	CONCRETE	NOM	NOMINAL
CONSTR.	CONSTRUCTION	NO. or #	NUMBER
CONT.	CONTINUOUS	NSO.	NEW STORE OPENING
CTR.	CENTER	N.T.S.	NOT TO SCALE
DBL.	DOUBLE	O	OWNER-TESLA PM
DIA	DIAMETER	O.C.	ON CENTER
DIM.	DIMENSION	OPNG.	OPENING
DN.	DOWN	OPP.	OPPOSITE
DWG.	DRAWING	P. LAM.	PLASTIC LAMINATE
(E.)	EXISTING	PLYWD.	PLYWOOD
EA.	EACH	PM.	PROJECT MANAGER
EL.	ELEVATION	PR.	PAIR
EHS.	ENVIRONMENTAL, HEALTH AND SAFETY	P.T.	PRESSURE TREATED
ELEC.	ELECTRICAL	RCP	REFLECTED CEILING PLAN
EMER.	EMERGENCY	REC.	RECESSED
EQ.	EQUAL	REV.	REVISION
EQUIP.	EQUIPMENT	REQD.	REQUIRED
EXT.	EXTERIOR	RM	ROOM
F.A.	FIRE ALARM	R.O.	ROUGH OPENING
F.D.	FLOAT DIMENSION	S.C.	SOLID CORE
F.E.F.	FIRE EXTINGUISHER CABINET	SCHED.	SCHEDULE
FIN.	FINISH	SF	SQUARE FEET
F.H.C.	FIRE HOSE CABINET	SIM	SIMILAR
FLR.	FLOOR	SPEC.	SPECIFICATION
FLASH.	FLASHING	SR.	SERVICE READINESS
FLOUR.	FLOURESCENT	S.S.	STAINLESS STEEL
F.O.F.	FACE OF FINISH	S.T.C.	SOUND TRANSMISSION COEFFICIENT
F.O.M.	FACE OF MASONRY	STD.	STANDARD
F.O.S.	FACE OF STUDS	STL.	STEEL
F.R.T.	FIRE RETARDANT TREATED	STOR.	STORAGE
GA.	GAUGE	STR.	STRUCTURAL
GC	GENERAL CONTRACTOR	SUSP.	SUSPENDED
GYP.	GYPSUM	SYM.	SYMMETRICAL
H.C.	HOLLOW CORE	T.	TENANT
HDCP.	HANDICAP	TEMP.	TEMPERED
HDW.	HARDWARE	THK.	THICK
HT	HEIGHT	T.O.	TOP OF
HORIZ.	HORIZONTAL	T.O.C.	TOP OF CONCRETE
H.P.	HIGH POINT	TYP.	SQUARE FOOT / SQUARE FEET / SUPPLY
HPC.	HIGH POWER CONNECTOR	FAN	FAN
HR.	HOUR	U.N.	UNLESS OTHERWISE NOTED
IN.	INCH	U.S.	UNDERSCORE
INSUL.	INSULATION	V	VENDOR
INT.	INTERIOR	VERT.	VERTICAL
IT.	INFORMATION TECHNOLOGY	V.I.F.	VERIFY IN FIELD
		W.C.	WATER CLOSET
		WD.	WOOD
		W.R.	WATER RESISTANT
		W	WITH

TESLA CENTER CAPITOLA

TRT ID: 15462
1475 41ST AVE CAPITOLA CA 95010

CODE / PROJECT INFORMATION

AUTHORITY HAVING JURISDICTION:

BUILDING CODE:	CALIFORNIA BUILDING CODE	2022
LOCAL AMMENDMENTS:	O	OWNER-TESLA PM
ELECTRICAL CODE:	CALIFORNIA ELECTRICAL CODE	2022
PLUMBING CODE:	CALIFORNIA PLUMBING CODE	2022
MECHANICAL CODE:	CALIFORNIA MECHANICAL CODE	2022
ENERGY CODE:	CALIFORNIA ENERGY CODE	2022
FIRE CODE:	CALIFORNIA FIRE CODE	2022
ACCESSIBILITY CODE:	ADA STDS FOR ACCESS. DESIGN	2010

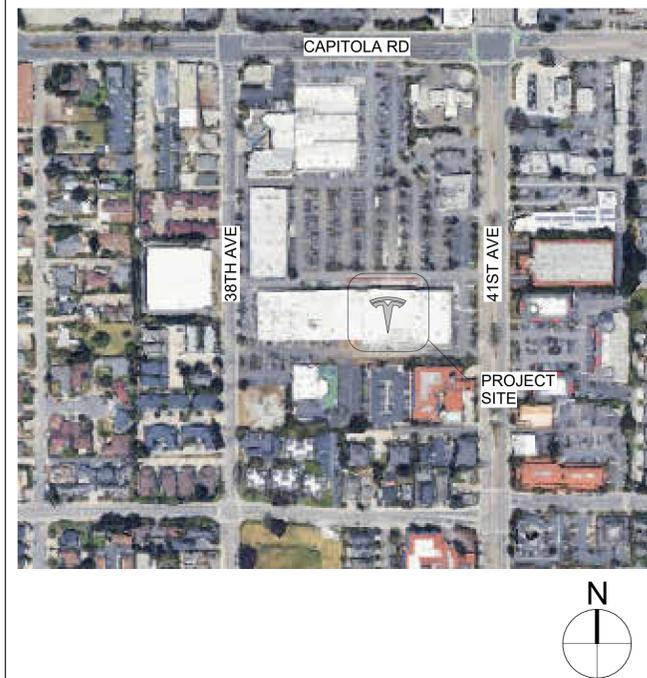
EXISTING

PROPERTY AREA:	557,132 SF
MAIN BLDG AREA:	21,440 SF
PARKING SPACES:	683

PROPOSED

REMODEL/TENANT IMPROVEMENT AREA:	21,440 SF
OTHER: TRASH ENCLOSURE	369 SF
PARKING SPACES:	679
OCCUPANCY GROUP:	B1: BUSINESS, S1: STORAGE
CONSTRUCTION TYPE:	IIIA
NUMBER OF EXITS REQUIRED:	2
SPRINKLERED:	YES
FIRE ALARM:	YES
SEISMIC ZONE:	SEISMIC CATEGORY D
ZONING USE:	B-3 COMMERCIAL DISTRICT

VICINITY MAP



DEFERRED PERMITS

- SIGNAGE
- FIRE SPRINKLER
- FIRE ALARM

SERVICE INTENT/ DESCRIPTION

TESLA, INC. OPERATES AN ELECTRIC AUTOMOBILE REPAIR / SERVICE CENTER. SERVICING AN ELECTRIC AUTOMOBILE IS DIFFERENT FROM SERVICING A GAS-POWERED CAR. TESLA'S VEHICLES HAVE NO INTERNAL COMBUSTION ENGINE. THIS VEHICLE IS EXCLUSIVELY ELECTRIC AND IS NOT HYBRID. ACCORDINGLY, THERE IS NO EXHAUST SYSTEM, NO FUEL TANKS, NO LIQUID FUEL USAGE, NO NEW OR USED MOTOR OIL, NO NOISE FROM THE VEHICLE, AND NO EMISSIONS LIKE HYDROCARBON AND CARBON MONOXIDE THAT ARE EMITTED FROM AN AUTOMOBILE POWERED BY AN INTERNAL COMBUSTION ENGINE. INSTEAD OF AN ENGINE, AN ELECTRIC MOTOR POWERS TESLA'S VEHICLES. ELECTRIC MOTORS REQUIRE LITTLE TO NO MAINTENANCE.

REFERENCE SYMBOLS

Name Elevation	DATUM POINT	1' - 0" A.F.F.	CEILING TAG
0	COLUMN BUBBLE AND GRID	00	WALL TAG
	CUT LINE	W 000	FIXTURE / EQUIP. TAG
℄	CENTER LINE SYMBOL	CT-1G	FINISH TAG
	SPOT ELEVATION	RM Nm. 000 Note Dept. 150 SF	ROOM TAG
ALIGN	ALIGN	4	KEYNOTE
### AI-###	ELEVATIONS	1, 2, 3, ETC. 1A, 2A, 3A, ETC.	STALL # STALL #/SECTION LETTER
1 A101	SECTION	1 A101	CALL OUT / DETAIL
1 A101	SECTION	1 A101	SECTION DETAIL

REQUIRED SUBMITTALS

- GC TO REVIEW AND APPROVE PRIOR TO ROUTING TO AOR/EOR FOR REVIEW. FINAL REVIEW BY TESLA CONSTRUCTION PM THEN DESIGN MANAGER.
- AOR/EOR ARE RESPONSIBLE FOR DETAILING ALL POINTS OF CONNECTIONS BETWEEN GC SCOPE OF WORK AND VENDORS SCOPE OF WORK AND EQUIPMENT POINT OF CONNECTIONS.
- FIRE SPRINKLER / ALARM SHOP DRAWINGS
 - STOREFRONT SHOP DRAWINGS
 - GLASS SHOP DRAWINGS
 - OVERHEAD DOOR / ROLL UP DOOR SHOP DRAWINGS
 - HVAC (ALL TIMES ON SCHEDULE)
 - SECURITY
 - EXTERIOR SIGNAGE
 - TOILET PARTITIONS
 - COMPRESSOR AND AIR LINES
 - ELECTRICAL
 - STEEL (IF APPLICABLE)
 - PAINT BRUSHOUTS (FOR ALTERNATES ONLY)
 - PLUMBING (FOR ALTERNATES ONLY)
 - DOORS / HARDWARE (FOR ALTERNATES ONLY)
 - TOILET ACCESSORIES (FOR ALTERNATES ONLY)
 - MILLWORK (FOR ALTERNATES ONLY) U.O.N.
 - STOREFRONT METAL PANELS AND GLASS
 - BREAKROOM MILLWORK

EQUIPMENT COUNT

EQUIPMENT	QUANTITY
EXHAUST FAN	6
HIGH VOLUME LOW SPEED FAN	2
NEMA 14-50s	2
WALL CONNECTOR - GEN3	8

PROJECT DIRECTORY

TENANT:	TESLA, INC 901 PAGE AVENUE FREMONT, CA 94538	STRUCTURAL AUE 13228 NE 20TH ST #100, BELLEVUE, WA 98005 CONTACT : ALEX HABLSTON PHONE : 425.502.5078 E-MAIL : ALEXH@AU-ENG.COM
CONSTRUCTION PM:	LIAM MORGAN PHONE : 415.919.2862 E-MAIL : LIMORGAN@TESLA.COM	MEP : ARCVISION 1950 CRAIG RD SAINT LOUIS, MO 63146
DESIGN MANAGER:	LUCIE LEE PHONE: 415.805.6116 E-MAIL: LUCILEE@TESLA.COM	CONTACT : ANTHONY RICHARDSON PHONE : 314.415.2400 E-MAIL : ARICHARDSON@ARCV.COM
LANDLORD:	OW COMMERCIAL 1601 41ST AVE #202 CAPITOLA, CA 95010	CONTACT : BENJAMIN OW PHONE : 831.247.1175 E-MAIL : BENJAMINOW@GMAIL.COM
ARCHITECT	ARCVISION 1950 CRAIG RD SAINT LOUIS, MO 63146	CONTACT : DION BRUCE PHONE : 314.415.2400 E-MAIL : DBRUCE@ARCV.COM

PROJECT SCOPE / NOTES

20,913 SF TENANT IMPROVEMENT FOR "TESLA, INC." AUTO SALES, DELIVERY AND VEHICLE SERVICE.

INDEX OF DRAWINGS

SHEET #	SHEET NAME
CUP A0.00	COVER PAGE
A1.01	ARCHITECTURAL SITE PLAN
A1.07	DUMPSTER ENCLOSURE DETAILS
A2.02	FURNITURE, FIXTURES, EQUIPMENT AND SIGNAGE PLAN
A2.02a	FURNITURE, FIXTURES, EQUIPMENT AND SIGNAGE PLAN
A4.00	ROOF PLAN
A4.01	EXTERIOR ELEVATION
A4.02	MATERIAL BOARD
A4.03	BUILDING SECTION
ALTA.1	EXISTING LAND SURVEY
ALTA.2	EXISTING LAND SURVEY



PROTOTYPE USED: MAY 2025

ARCVISION
INCORPORATED
ARCHITECTURE ENGINEERING STORE PLANNING
SAINT LOUIS / DALLAS / LAS VEGAS / ORLANDO
1950 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63146
PH: (314) 415-2400 FAX: (314) 415-2400 www.arcv.com

CAPITOLA

TRT# 15462
1475 41st AVE, CAPITOLA, CA
95010

ISSUE / REVISION	
1	CUP Set ISSUE
	9/05/2025
BEFORE BID AWARD	
AFTER BID AWARD	

DRAWING TITLE
**COVER, ABBREVIATIONS
AND INDEX OF DRAWINGS**

SCALE: 12" = 1'-0"
PROJECT NUMBER: 250013

CUP A0.00

AREA CALCULATIONS

TYPE OF CONSTRUCTION (EXISTING): III-A, SINGLE STORY, SPRINKLERED
ALLOWABLE AREA CALCULATION (SECTION 507.4):
 OCCUPANCY TYPE: S-1 (MAIN OCCUPANCY), AND B OCCUPANCIES (ACCESSORY OCCUPANCIES)
 NO. OF STORIES: SINGLE STORY
 SPRINKLERED: NFPA-13, FULLY SPRINKLERED
OCCUPANCY CALCULATIONS (PER 507.4 AND 507.1.1)
 S-1: 17,244 SF MAIN OCCUPANCY
 B: 2,947 SF
 ACCESSORY OCCUPANCY (SECTION 508.2) 543 SF / 21,440 = 2.5% < 10%

PARKING CALCULATIONS

SUMMARY OF PARKING REGULATION - COMMERCIAL AND INDUSTRIAL BLDGS

PARKING REQUIREMENTS			
OCCUPANCY TYPE	AREA	RATIO	REQUIRED
COMBINED USE (OFFICE, BUSINESS)	4,196 SF	1 / 300 SF	14
STORAGE	17,244 SF	1 / 500	35
TOTAL	21,440 SF	TOTAL # OF SPACES:	49 STALLS

ACCESSIBLE PARKING SUMMARY		
AMERICAN DISABILITIES ACT: ADA CHAPTER 2 SCOPING REQUIREMENTS SECTION 208 PARKING TABLE 208.2 NUMBER OF REQUIRED ACCESSIBLE PARKING SPACES		
USE	REQUIRED	PROVIDED
CUSTOMER - MINIMUM NUMBER OF REQUIRED SPACES PER T.208.02	2	24
ACCESSIBLE VAN - 1 VAN : 6 SPACES	1	4
STANDARD	1	20
NOT PUBLIC		
EV CHARGING	-	3
PARKING TOTAL: 679		

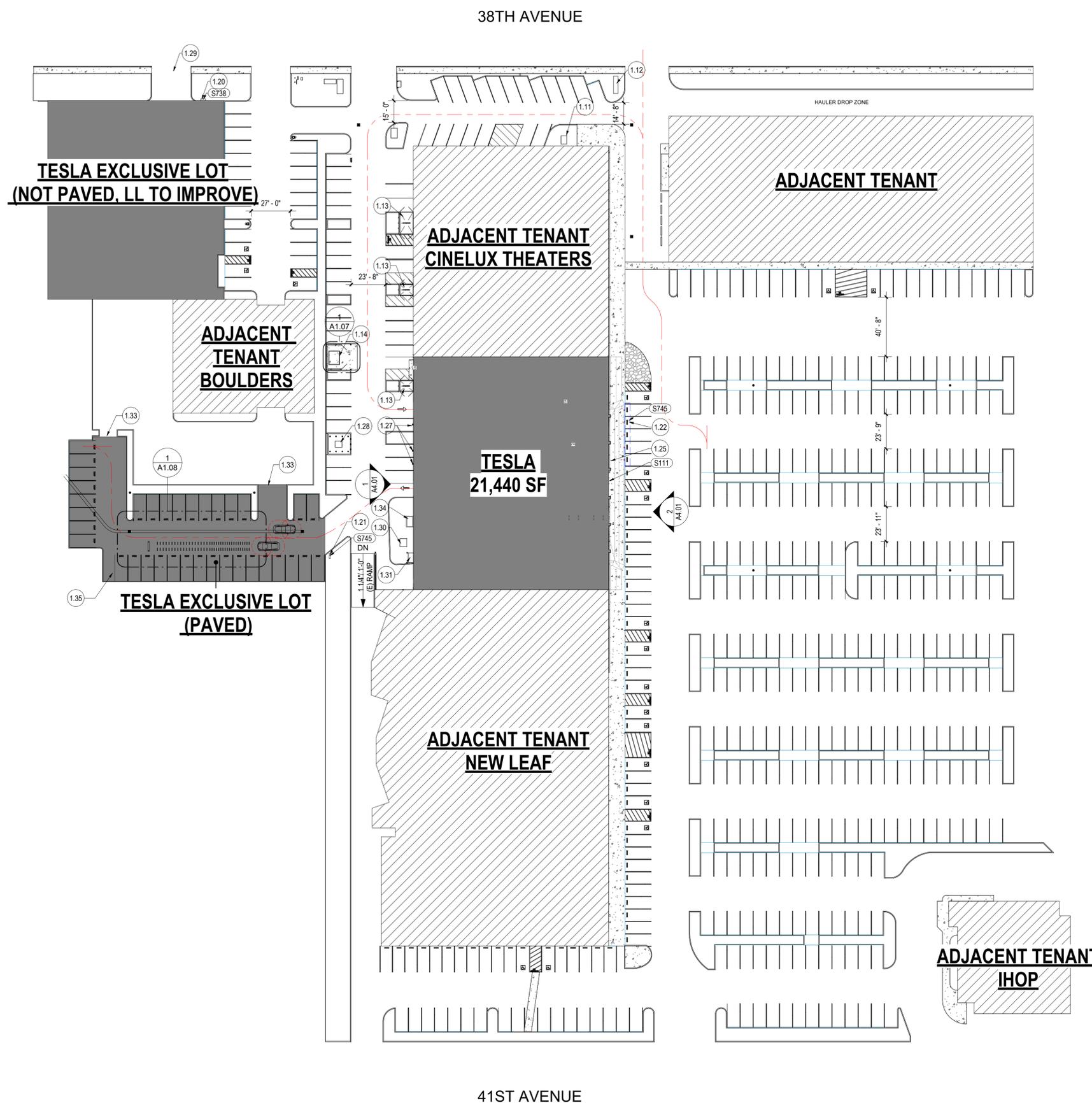
BICYCLE PARKING SUMMARY		
USE	REQUIRED BICYCLE PARKING SPACES	
	SHORT-TERM	LONG-TERM
NON RESIDENTIAL USE	10% OF REQUIRED AUTOMOBILE SPACES	1 PER 20 REQUIRED AUTOMOBILE SPACES FOR USES 10,000 SQFT OR GREATER
REQUIRED	5 STALLS	3 STALLS
PROVIDED	5 STALLS	22 STALLS

LEGEND

	(E) LANDSCAPE AREA		HIGH POWER POST MOUNTED WALL CONNECTOR, SEE DETAIL 1/A8.02 & ELECTRICAL DRAWINGS.
	PROPERTY LINE		COMPACT STALL
	PROPERTY SET BACK		STANDARD PARKING STALL
	ACCESSIBLE PATH OF TRAVEL		ELECTRIC CAR CHARGING STALL
	ACCESSIBLE ROUTE: 4'-0" WIDE MINIMUM, 5'-0" WIDE AT DOORWAYS, 4" WHITE PAINTED STRIPING, SPACED AT 3'-0" ON CENTER, AT 30 DEGREE ANGLE.		ACCESSIBLE PARKING STALL
	NEW PARKING STALL STRIPING		ACCESSIBLE VAN PARKING STALL
			EXISTING TO REMAIN - RESTRIPE TO MATCH EXISTING

KEYNOTES

KEYNOTE	DESCRIPTION
1.11	EXISTING PAD MOUNTED TRANSFORMER
1.12	EXISTING MONUMENT SIGN, SIGNAGE PER SIGN EXHIBIT C, REFER TO FULL EXHIBIT FOR CENTER SIGNAGE
1.13	EXISTING TRASH ENCLOSURE TO REMAIN
1.14	NEW TRASH ENCLOSURE WITH CHAIN LINK GATES
1.20	18"x24", CALIFORNIA TOW AWAY, POLE MOUNTED SIGN
1.21	24"x24", TESLA EMPLOYEES ONLY BEYOND THIS POINT, POLE MOUNTED SIGN
1.22	12"x18", TEST DRIVE VEHICLE PARKING, POLE MOUNTED SIGN (QTY:5)
1.25	48" FACE LIT TESLA WORDMARK, CHANTILLY LACE, MOUNTED TO FACE OF MANSARD ABOVE. SEE EXTERIOR ELEVATIONS ON SHEET A4.01
1.27	NEW WALL MOUNTED HIGH POWER CONNECTOR
1.28	EXISTING PAD MOUNTED TRANSFORMER: SERVING NEW LEAF MARKET
1.29	EXISTING PARKING BY LANDLORD, N.I.C.
1.30	EXISTING PAD MOUNTED TRANSFORMER: SERVING TESLA
1.31	EXISTING PAD MOUNTED TRANSFORMER: SERVING NEW LEAF MARKET
1.33	ADJACENT TENANT ACCESS
1.34	NEW MAIN SERVICE ENTRANCE CABINET, SEE ELECTRICAL
1.35	GC TO CONFIRM FINAL NUMBERING PLAN WITH DM



PROTOTYPE USED: MAY 2025



CAPITOLA
TESLA

TRT# 15462
1475 41st AVE, CAPITOLA, CA
95010

ISSUE / REVISION	DATE
1 CUP Set ISSUE	9/05/2025
BEFORE BID AWARD	
AFTER BID AWARD	
DRAWING TITLE	

ARCHITECTURAL SITE PLAN

SCALE: As indicated
PROJECT NUMBER: 250013



ARCHITECTURAL SITE PLAN SCALE: 1" = 40'-0" 1

A1.01



Operational Letter - Tesla Center in Capitola, CA

Tesla is proposing a Tesla Center at 1475 41st Ave, Capitola, CA 95010. Tesla plans to occupy 21,440 square feet within the King's Plaza Shopping Center. The site is located between New Leaf Grocery Store and Cinelux Theatres. Tesla plans on using this property for Tesla electric vehicle sales, service and delivery of our vehicles.

The Tesla Center will be built-out in the former Rite Aid space. Rite Aid is primarily a pharmacy and a retail store. Their retail sales include a wide range of products and services, including prescription medications, over-the-counter drugs, health and beauty items, and convenience items.

Tesla produces electric vehicles that solely use electricity and no gasoline; it is not a hybrid vehicle. Our vehicles do not have internal combustion engines (ICE); thus, the vehicle doesn't have a fuel tank, use oil, an exhaust system, transmission, or many of the other components that require the storage and use of hazardous materials on site or traditional vehicle ventilation. Our vehicles are extremely environmentally sensitive.

Our showroom will have energy products on display and two vehicles displayed for customers to experience our vehicles. Customers will also be able to perform a demonstration drive with the vehicles, as there will be five (5) demo vehicles on-site. Sold vehicles will be stored in our dedicated south parking lot and taken possession of upon delivery. We are forecasting 3-4 vehicle deliveries per week to this site. There will be no available inventory for sale stored at the property.

The service work that will be done here will be standard servicing of our electric vehicles, which will include software updates, tire replacement, tire balancing, alignment, minor body work (only replacing doors or the rear hatch), topping off water, and an occasional battery replacement.

Most service repairs are handled within an hour or two. In this case, typically customers make use of the customer lounge while their vehicle is repaired. In the case where vehicle repairs will take several hours, customers have the option of waiting at the center or taking a vehicle from our loaner fleet while they await the repair. Service will operate 14 work bays with 4,781 sq. ft of parts storage. The expected demand for the service center is forecasting 10-15 repairs per day. Hazardous chemicals stored in this facility are extremely minimal quantities, consisting primarily of cleaning materials, no oil, gasoline, or other hazardous substances traditionally part of internal combustion vehicle repairs will be found at this service center. Moving Tesla vehicles within an interior space is extremely environmentally safe, as the vehicles have no exhaust. **Maximum service customers anticipated at any time is 8.**

The expected customer operating Sales hours are 10am-7pm daily and Service hours are Monday through Saturday from 8:00AM to 7:00PM and on Sundays from 11:00AM to 5:00PM. Tesla is anticipating that there will be two service shifts. First shift is from 7am-4pm and a second at 3pm-11pm. All second shift work after 7pm will be performed inside the service shop. No tooling and machinery will be operated outside our shop area. **Maximum sales customers (by appointment) anticipated at any time is 15.**

Total employee count is expected to be about 50 employees between sales and service, 25 of which would be certified technicians (mechanics)/service support staff. There will be 19-25 employees working a shift at any given time. **21 employees at any given time**

For our operations, we will not idle our vehicles. Any Tesla parked vehicles in the main north customer facing parking lot can be identified through our app with our "flash lights" option to mitigate any noise from honking horns.

Tesla will have two parking lots dedicated for Tesla use on the south side of King's Plaza. The existing parking lot will be used exclusively for Tesla operations. The currently non-paved parking lot (1404 38th Ave) will be developed by the Landlord, this lot will be shared with our delivery operations and employee parking. Signage will be added by Tesla at the entries to each lot noted for Tesla Use Only.



Landlord and adjacent tenants have also agreed to five (5) additional parking stalls in the main north parking lot to support with our sales and service operations. These stalls will be dedicated for parking our Test Drive / Demonstration Vehicles.

At Tesla, we strive to achieve an uncompromising approach to our vehicles. Our intention is to provide manufacturer support to every vehicle we build throughout the country. The Capitola area is a vital thoroughfare for our valued customers, and we aspire to be a welcomed addition, reflecting on the city's high standard of quality and lifestyle.

Should you have any questions, or require additional information, please do not hesitate to contact us.

Thank you,

Greg Valdez
Regional Manager, Service

Jeremie Reyes
Regional Manager, Sales



Memorandum

Date: January 23, 2026	
To: Gina Paolini	Organization: City of Capitola
From: RRM Design Group	Title: Design Review Team
Project Name: Capitola On-Call Architectural and Landscape Review	Project Number: 1783-11-PP25
Topic: 1475 41 st Ave Design Review Memorandum	

Dear Gina,

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

Project documents reviewed include the 2nd Submittal Sign Application; 1404 38th Ave Site Plan – 11.7.25; 20251107 2nd Submittal Arch + Survey Plan Set including sheets: Cover Page, Sheet A0.00; Architectural Site Plan, Sheet A1.01; Demolition Floor Plan, Sheet A1.03; Dumpster Enclosure Details, Sheet A1.07; Furniture, Fixtures, Equipment and Signage Plan, Sheet A2.02; Furniture, Fixtures, Equipment and Signage Plan, Sheet A2.02a; Roof Plan, Sheet A4.00; Exterior Elevations, Sheet A4.01; Exterior Elevations, Sheet A4.02; Material Board, Sheet A4.03; Building Section, Sheet A4.04; Existing Land Survey, Sheet ALTA.1; Existing Land Survey, Sheet ALTA.2; 20251107 Signage Plan Set; 20251107 TESLA CUP Operational Letter; and Kings Plaza – Dirt Section – 11.7.25; Landscape Plan – 11.7.25.

Neighborhood Character and Patterns

According to the City of Capitola Zoning Map, the project site is zoned Community Commercial (C-C). The parcel currently contains an existing commercial shopping center, surrounded by commercial businesses and large expanses of parking lots. The area immediately surrounding the project site is characterized by a variety of commercial land uses, including Regional Commercial (C-R) parcels to the north across Capitola Road, Community Commercial (C-C) parcels to the south, Community Commercial (C-C) parcels to the east, and Community Commercial (C-C) parcels to the west.

Project Design Review

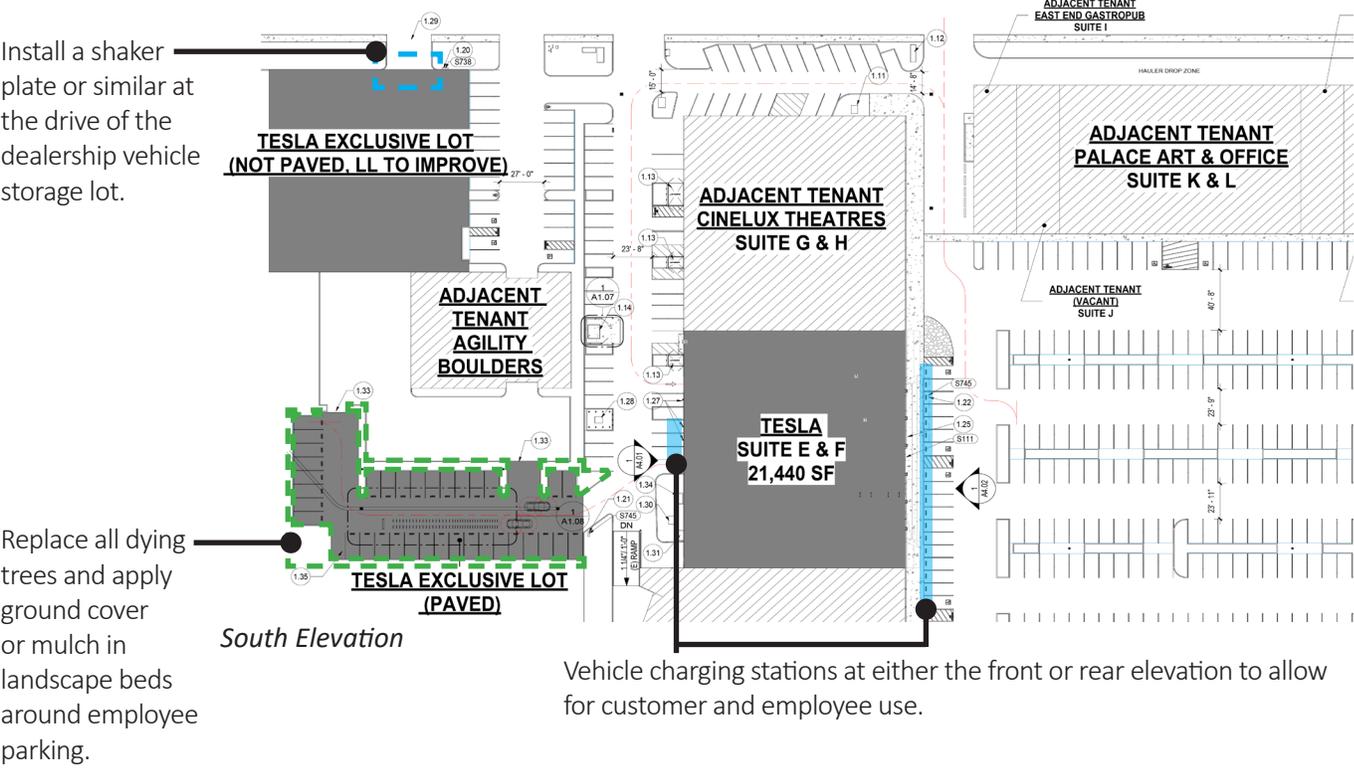
The project proposal consists of exterior façade upgrades on an existing commercial storefront, interior renovations to accommodate a new Tesla dealership and vehicle service center, and installation of a gravel-surfaced storage area on an adjacent vacant lot to facilitate dealership vehicle storage. The project does not identify an architectural style, however, in an effort to be consistent with newly renovated adjacent storefronts elsewhere within the center, the applicant should look for opportunities to incorporate design elements consistent with the “Contemporary” architectural style and/or those consistent with the company branding going forward.



Project Location

Site Planning

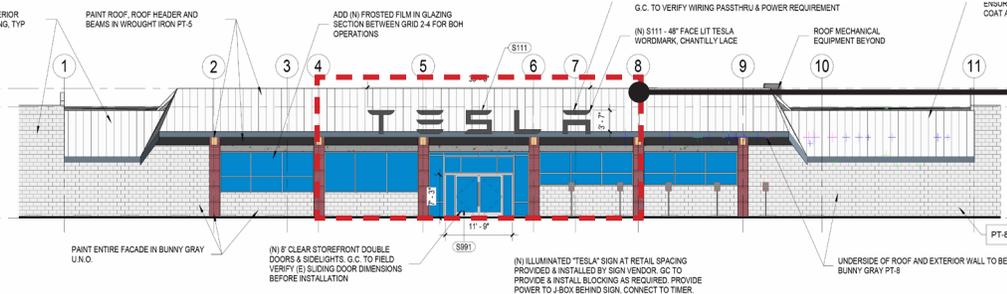
Effective site planning requires thoughtful consideration of building placement and configuration in relation to entries, pedestrian and vehicular circulation, parking, and open space. In review of the Architectural Site Plan shown on Sheet A1.01, the applicant intends to utilize the north elevation storefront to serve as the entrance for both vehicle sales and vehicle service users. The applicant provided site plan indicates visitors intending to visit for service of a vehicle will park adjacent to the Tesla storefront and once vehicle intake is completed, an employee will drive the vehicle around building to either enter the building service area at the rear or to the nearby parking lots. Future users would benefit from the placement of additional signage at both the front and rear elevations to provide clear direction for dealership users and users seeking to service a vehicle. In an effort to accommodate electric vehicle users visiting the future Tesla dealership and vehicle servicing center, the applicant is encouraged to provide electric charging stations at the parking spaces directly adjacent to the commercial storefront or elsewhere on the property.



The project proposal includes one individual parking area and one vehicle storage area situated at the rear of the commercial center. The parking area consists of an existing paved lot to be used for employee parking. The vehicle storage area is a vacant parcel with graded and compacted gravel surface to accommodate dealership vehicle storage and will incorporate a variety of landscaping on the west (38th Avenue) and south edges. The applicant should refresh and replace dying landscaping along the south and east property line of the lot (CMC 17.120.070 M). Additionally, the existing paved lot to be used for employee parking could benefit from replacing dead trees and installing ground cover or mulch to the landscape beds around the exterior of the lot (CMC 17.120.070 M). Lastly, to avoid gravel spilling onto 38th Avenue, the applicant should coordinate with City Public Works to determine if installation of a shaker plate or similar at the dealership parking area entry/exit to remove any rock or sediment from vehicle tires prior to turning onto 38th Avenue.

Architecture

Building massing involves the size, shape, and visual presence of a structure and is a fundamental aspect of architectural design. Minimal changes to the building massing are proposed as part of the project, including the more prominent commercial storefront at the north elevation. The applicant should look for opportunities to incorporate entry elements to further enhance the overall commercial shopping center through further exterior renovations, particularly along the north elevation (CMC 17.120.070 H). This could include an emphasized primary entry or other pedestrian focused design interventions. Successful examples available for the applicant to use as inspiration can be found locally on the adjacent recently renovated New Leaf Market.



Explore existing Tesla dealerships and the adjacent New Leaf Market for entryway inspiration.

Front North Elevation



Recently Renovated Adjacent New Leaf Market

As shown on the Exterior Elevations on Sheet A4.02, the applicant intends to maintain the existing commercial storefront appearance and exclusively add a large, illuminated sign. The minimal design enhancements proposed does not enhance the visual interest and engagement with the public realm and the applicant should look for opportunities to further enhance the project design by improving the entryway. This could include the introduction of additional colors or materials, paneling system, roof changes, creating more of a commercial storefront presence, applying stylistically consistent canopies or awnings over entries, enhanced front door, and/or any design intervention that would assist in proposing a more engaging commercial storefront appearance (CMC 17.120.070 J).



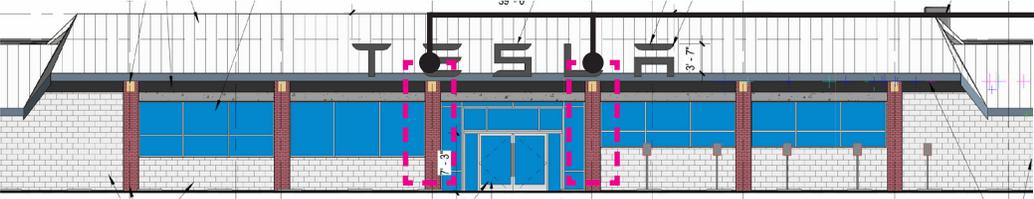
Example of Enhanced Detailing

Look to pre-existing Tesla dealerships for inspiration on architectural detailing such as the red accent color, floor-to-ceiling windows for showrooms, and awnings above entrances.



Example of Articulation with Awnings

Primary entries contribute to the overall identity of buildings by defining architectural style and providing pedestrian connectivity. As currently designed, the primary entry lacks clear definition, visual interest, and general alignment with Tesla branding. The applicant should look for opportunities to further define the primary entrance by incorporating additional colors and materials to the entry to differentiate from the remainder of the storefront.



Front North Elevation

Alter colors and materials on columns adjacent to primary entry to emphasize entrance point to pedestrians and improve overall visual interest of the commercial storefront.



Articulated entrance elevation

Enhanced detailing

Awning

Existing Tesla Dealership Entrance

Windows and doors help define architectural style and add to the visual interest of a development. The applicant is not proposing any changes to the current window and door schedule found on the existing commercial storefront. However, the applicant should look for opportunities to modify the current storefront window application to create a more engaging storefront. Potential design interventions to accomplish this could be replacing the existing windows. Lastly, the applicant should explore applying a color such as the accent red to the proposed roll-up doors shown on the South Exterior Elevations on Sheet A4.01.



Front North Elevation

Look at enhancing entry. Also could expand existing storefront windows to the ground level to enhance visual appearance of the overall primary entry and establish a sense of transparency.



Example of Floor-to-Ceiling Windows at Sales Area of Tesla Dealer

Colors and materials support articulation and reinforce the intended architectural style. The applicant has proposed using the following colors and materials as part of the project: Bunny Gray colored Exterior Paint; and Wrought Iron colored Exterior Paint. While the colors appear consistent with the existing commercial storefront and surrounding uses, the applicant should explore incorporation of additional colors commonly found on Tesla branded dealerships and/or found elsewhere within the center. For example, the accent Tesla red paint could be incorporated as banding or onto the existing columns to assist in emphasizing the primary entry among other potential design interventions.



Red Accent Color Branding

Utilize Tesla red accent color on the proposed project to further enhance the existing commercial storefront.

Design Recommendations

The following recommendations are made to better respond to the proposed “Contemporary” architectural style and desired enhancements of company branding in order to enhance the overall project design.

Site Plan

1. Explore construction of electric vehicle chargers at either the front or rear elevations per Building Code requirements.
2. Coordinate with Public Works to determine if installing a shaker plate or similar at the entrance of the future dealership vehicle storage lot to avoid gravel and sediment being tracked into adjacent 38th Avenue is necessary.

Architecture

3. Incorporate additional architectural detailing on the front north elevation through introduction of additional colors or materials, creating more of a commercial storefront presence, and/or any design intervention that would assist in proposing a more engaging commercial storefront appearance (CMC 17.120.070 J).
4. Further define the primary entrance by incorporating additional colors and materials to the entry to differentiate from the remainder of the storefront.
5. Modify the current window and door schedule to improve entry to enhance the visual appearance of the commercial storefront and better showcase internal Tesla showrooms.
6. Explore applying the accent red color typically found on Tesla dealerships onto the roll up doors of the rear elevation to enhance the overall project design.
7. Incorporate the accent red material commonly found on Tesla branding and dealerships.

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

Very truly yours,

RRM Design Group

Tesla Car Dealership proposal

From Dan and Rene' Denevan <denevan4@hotmail.com>
Date Tue 2/24/2026 12:39 PM
To PLANNING COMMISSION <planningcommission@ci.capitola.ca.us>

Tesla Car Dealership

Please do not grant a permit for a car lot of any type to be built on 38th Ave. between Capitola Rd. and the ocean. This is a residential neighborhood and would be better suited for much needed additional housing or a business/es that would serve the needs of area residents.

It's hard to believe that anyone local and familiar with 38th Ave. - including but not limited to the owners of the property - would even entertain the idea of a car lot there, frankly.

Thank you, Rene Denevan

Sent from my iPhone

SENT FROM MY IPHONE

Item 6 A.

Sent from my iPhone

 Outlook

proposed tesla lot

From Sandy Davie <sandydavie206@gmail.com>

Date Tue 2/24/2026 2:13 PM

To PLANNING COMMISSION <planningcommission@ci.capitola.ca.us>

This is so completely inappropriate for Kings' Plaza.

absolutely not!

 Outlook

In Favor of Tesla Dealership

From Janet Newman <janetnewman615@icloud.com>

Date Tue 2/24/2026 2:32 PM

To PLANNING COMMISSION <planningcommission@ci.capitola.ca.us>

Cc John Gerhardt <jfgerhardt@gmail.com>

Dear Commissioners, as Capitola multi-family property owners and Tesla Model 3 drivers, we voice support for the proposed Tesla dealership at 1475 41st AV. Tesla dealerships are green businesses that would generate thousands of dollars of tax for Capitola. More current and prospective Tesla drivers would use Capitola products and services if they came to 41st AV instead of San Jose or Marina, bringing additional revenue to local businesses. Please approve this application.

Very truly yours,

Janet Newman

John Gerhardt

Partial owners of Capitola Towers on Wharf Rd, Clares St, and 46th Avenue.

831 345-5610 Janet Newman

 Outlook

#25-0464 Tesla Dealership

From TroyBoone@pm.me <TroyBoone@pm.me>

Date Tue 2/24/2026 10:36 PM

To PLANNING COMMISSION <planningcommission@ci.capitola.ca.us>

Hello,

I live next to the Capitola Mall and am very much against having a Tesla facility of any kind in Capitola. Please web search "Elon Musk racist" and read about all the venom he's been spewing around the world to ultimately line his greedy pockets. How can the city of Capitola seriously entertain this sort of enterprise?

Troy Boone

Sent from [Proton Mail](#) for iOS.

 Outlook

Tesla Auto Dealership at Former Rite Aid

From Norene Huber <jnhuber6@gmail.com>

Date Wed 2/25/2026 7:39 AM

To PLANNING COMMISSION <planningcommission@ci.capitola.ca.us>

Please do NOT permit Tesla to open an auto dealership in the former Rite Aid site in Capitola. It is totally unsuitable for that location. We Capitola residents do NOT want it. Please step up and deny this.

Thank you,
Janice Huber
4206 Sea Pines Ct.
Capitola, CA 95010



Support for Approving Tesla Dealership #25-0464

From Jack Brown <jack.b.brown@gmail.com>

Date Wed 2/25/2026 4:48 PM

To PLANNING COMMISSION <planningcommission@ci.capitola.ca.us>

Dear Planning Commissioners,

I am writing to express my strong support for the proposed Tesla dealership planned for the King's Plaza Shopping Center at 1475 41st Avenue and the associated vehicle storage area at 1404 38th Avenue.

This project represents an exciting opportunity for the City of Capitola to strengthen its local economy while embracing the future of transportation. A dealership operated by Tesla will bring new jobs to the area, both directly through dealership operations and indirectly through service, logistics, and supporting businesses.

Just as importantly, the dealership will generate significant sales tax revenue for the city. Electric vehicles represent a rapidly growing segment of the automotive market, and attracting a high-demand brand like Tesla helps ensure that Capitola captures that economic activity locally rather than losing it to neighboring communities.

Tesla's retail locations have demonstrated their ability to drive strong commercial performance. For example, the Tesla showroom at Santana Row is widely recognized as the highest revenue-generating storefronts in the center. Bringing a similar presence to Capitola would strengthen the local retail environment and attract additional visitors to nearby businesses.

Currently, residents of Santa Cruz County who own or are considering a Tesla (such as myself for the last 12 years) must travel over the hill to Silicon Valley or drive south to Monterey for sales and service needs. Establishing a local dealership will greatly improve convenience for current owners while making it easier for prospective buyers to explore electric vehicles without leaving the county.

This project is a clear win for Capitola. It supports job creation, increases local tax revenue, enhances the retail vitality of the 41st Avenue corridor, and helps accelerate the transition to cleaner transportation.

I respectfully encourage the Planning Commission to approve the proposed permits and allow this project to move forward.

Thank you for your consideration.

Sincerely,

Jack Brown
Aptos, CA

 Outlook

Tesla in Capitola

From Surely I am Love <supasqr17@gmail.com>

Date Wed 2/25/2026 11:09 PM

To PLANNING COMMISSION <planningcommission@ci.capitola.ca.us>

Just NO.

 Outlook

Tesla showroom

From Lindsey Keough <linzykeo@gmail.com>

Date Thu 2/26/2026 11:44 AM

To PLANNING COMMISSION <planningcommission@ci.capitola.ca.us>

To whom it may concern, I was raised in Santa Cruz and currently own a home in Capitola. I'm extremely concerned and disappointed that the City of Capitola is considering allowing a Tesla Showroom in our area. Elon Musk is a known white supremacist who has cheated our elections and is actively seeking to destroy democracy around the world. I believe inviting this business in will take us in the wrong direction. It suggests we care more about money than people and values. I strongly urge you to reconsider. Thank you for your time, Lindsey Keough
Sent from my iPhone