

City of Capitola

Planning Commission Meeting Agenda

Thursday, March 02, 2023 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Susan Westman

Commissioners: Courtney Christiansen, Paul Estey, Gerry Jensen, Peter Wilk

Notice is hereby given that public hearing item 5.D for 4401 Capitola Road will be heard at 7 p.m. sharp.

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

1. Roll Call and Pledge of Allegiance

Commissioners Susan Westman, Courtney Christiansen, Paul Estey, Gerry Jensen, Peter Wilk

2. Oral Communications

A. Additions and Deletions to the Agenda

B. Public Comments

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

C. Commission Comments

D. Staff Comments

3. Approval of Minutes

[A.](#) December 1, 2022 - Planning Commission Meeting Minutes

[B.](#) January 19, 2023 - Planning Commission Meeting Minutes

[C.](#) February 2, 2023 - Planning Commission Meeting Minutes

4. Consent Calendar

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

[A.](#) 203 Esplanade

Permit Number: 23-0046

APN: 035-211-04

Coastal Development Permit and Historic Alteration Permit for window replacement at Zelda's Restaurant located at 203 Esplanade in the Mixed Used Village (MU-V) zoning district.

Environmental Determination: Categorical Exemption 15331

Property Owner: Jill Ealy, Zelda's Restaurant

Representative: Jill Ealy, Zelda's Restaurant

5. Public Hearings

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

A. 2000 Wharf Road – Park at Rispin Mansion

Permit Number: #23-0021

APN: 035-371-01

Conditional Use Permit, Historic Alteration Permit, and Coastal Development Permit for a public park located within the P/OS (Parks and Open Space) zoning district and VS (Visitor Serving) overlay district.

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

Environmental Determination: EIR Addendum

Property Owner: City of Capitola

Representative: Kailash Mozumder, Filed: 02.06.23

B. 207, 209, 209A, 211 Esplanade

Permit Number: 23-0104

APN: 035-211-03

Guidance on Emergency Coastal Development Permit and future Historic Alteration Permit and Design Permit for façade modifications at 207, 209, 209A, and 211 Esplanade.

Environmental Determination: N/A

Property Owner: Chuck Hammers

Representative: Dan Gomes, Fuse Architects

C. 520 Riverview Drive

Permit Number: #22-0056

APN: 035-081-10

Design Permit and Accessory Dwelling Unit Permit to remodel a two-story residence, construct an attached ADU, and Variance request for the required minimum setbacks. The project is located within the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Tarra Gundersgaard

Representative: Martha Matson, Filed: 02.22.22

D. 4401 Capitola Road – This item will be heard at 7 pm sharp.

Permit Number: #22-0244

APN: 034-123-05 & 034-124-18

Design Permit, Conditional Use Permit, Density Bonus, and Coastal Development Permit request for a 36-unit, 100% affordable housing project on an approximate 0.81-acre site on the northeast corner of Capitola Road and 44th Avenue. The project includes a mix of 1-bedroom, 2-bedroom and 3-bedroom apartment units, configured in two 3-story buildings. The project includes a density bonus request pursuant to California Government Code sections 65915 – 65918.

Environmental Determination: Categorical Exemption 15332 - In-fill Development

Applicant: CRP Affordable Housing & Community California, LLC

6. Director's Report

7. Commission Communications

8. Adjournment

Notice of In-Person & Remote Access

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/channel/UCJgSsB5qqoS7CcD8lq9Yw1g>

To Join Zoom Application or Call in to Zoom:

Meeting link:

<https://us02web.zoom.us/j/84769092900?pwd=anpVWVlQamFzT3BGUm54QStJWtJWtdwQT09>

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

Meeting ID: **847 6909 2900**

Meeting Passcode: **379704**

To make a remote public comment:

Via Zoom Application: Use participant option to “raise hand”. The moderator will unmute you.

Via Zoom phone call: Dial *9 on your phone to “raise hand”. The moderator will unmute you.

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

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

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

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

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

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

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

City of Capitola

Planning Commission Meeting Minutes

Thursday, December 01, 2022 – 7:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Susan Westman

Commissioners: Courtney Christiansen, Paul Estey, Gerry Jensen, Peter Wilk

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

1. Roll Call and Pledge of Allegiance

The meeting was called to order at 7:00 PM. In attendance: Commissioners Routh, Christiansen, Newman, Westman, and Chair Wilk.

2. Oral Communications

A. Additions and Deletions to the Agenda – Additional materials were distributed for items 6B and 6E.

B. Public Comments – None

C. Commission Comments:

Newman: Thanked the Commission and Staff for their efforts during his time on the Planning Commission.

Chair Wilk: Thanked outgoing Commissioners for their efforts.

D. Staff Comments – None

3. Director's Report – Update on City Hall tree removal, accepting feedback on the 2023 Meeting Calendar.

4. Approval of Minutes

A. Approve October 20, 2022, Regular Planning Commission Meeting Minutes

B. Approve November 3, 2022, Regular Planning Commission Meeting Minutes

Motion to approve the 10/20 and 11/3 minutes: Commissioner Westman

Seconded: Routh

Voting Yea: Commissioners Routh, Christiansen, Newman, Westman, and Chair Wilk

5. Consent Calendar

A. 121 Cabrillo Street

Permit Number: #22-0221

APN: 036-185-10

Design Permit and Accessory Dwelling Unit (ADU) for a new single-family residence and attached ADU located within the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption
Property Owner: Chris & Lee Heck
Representative: Kurt Useldinger, Filed: 06.08.22

Motion to approve the Consent Calendar: Commissioner Newman
Second: Commissioner Christiansen
Voting Yea: Commissioners Christiansen, Newman, Routh, Westman, and Chair Wilk

6. Public Hearings

A. 2210 Derby Avenue

Permit Number: #22-0264

APN: 034-223-07

Design Permit for first- and second-story additions to an existing single-family residence and Minor Modification for the required parking space dimensions. The project is located within the R-1 (Single-Family Residential) zoning district.

This project is not in the Coastal Zone.

Environmental Determination: Chris Buich
Property Owner: David Mendoza, Filed: 07.14.22
Representative: Categorical Exemption

Associate Planner Sean Sesanto presented the staff report.
Commissioner comments included a discussion of canopy coverage and parking space modifications.

Motion to approve the design permit and minor modification to the required parking space dimensions: Commissioner Newman
Second: Commissioner Westman
Voting Yea: Commissioners Christiansen, Newman, Routh, Westman, and Chair Wilk

B. 123 Monterey Avenue

Permit Number: 22-0391

Location: Sidewalk in front of El Toro Bravo

Coastal Development Permit, Design Permit, and Major Encroachment Permit for Sidewalk Dining at 123 Monterey Avenue in the Mixed-Use Village zoning district.

Environmental Determination: Categorically Exempt
Property Owner: Delia Rey
Representative: Jon Baron, Business Owner

City Planner Brian Froelich presented the staff report.
Commissioner comments included a discussion of the eating surface, rent amount, requirements for sidewalk area, color of umbrellas, and conditions of approval.

Motion to approve the Coastal Development Permit, Design Permit, and Major Encroachment Permit for sidewalk dining with the following conditions: 1) umbrellas must not encroach the set boundaries; and 2) umbrella color must be approved by the Community Development Director: Commissioner Routh
Second: Commissioner Christiansen
Voting Yea: Commissioners Christiansen, Routh, Westman
Voting Nay: Chair Wilk and Commissioner Newman

C. 111 Capitola Avenue

Permit Number: 22-0436

Location: 2 parking spaces in front of English Ales

Coastal Development Permit, Design Permit, and Major Encroachment Permit for Custom Street Dining Deck for English Ales at 111 Capitola Avenue in the Mixed-Use Village zoning district.
Environmental Determination: Categorically Exempt
Property Owner: Karen Blackwell-Harrison
Representative: Peter Blackwell, Business Owner

City Planner Brian Froelich presented the staff report.
Commissioner comments included a discussion of bike racks, parklets, and building colors.

Motion to deny the Coastal Development Permit, Design Permit, and Major Encroachment Permit: Commissioner Routh
Second: Commissioner Westman
Voting Yea: Commissioners Routh and Westman
Voting Nay: Commissioner Christiansen
Abstaining: Commissioner Newman and Chair Wilk

D. 311 Capitola Avenue

Permit Number: 22-0502

Location: 1 Parking Space in front of 311 Capitola Avenue

Coastal Development Permit, Design Permit, and Major Encroachment Permit for Custom Street Dining Deck for Reef Dog Deli at 311 Capitola Avenue in the Mixed-Use Village zoning district.
Environmental Determination: Categorically Exempt
Property Owner: Lawrie & Lawrie
Representative: Anthony Kresge, Business Owner

City Planner Brian Froelich presented the staff report.
Commissioner comments included a discussion about the deck materials, bike parking, and storm drainage.

Motion to deny the Coastal Development Permit, Design Permit, and Major Encroachment Permit: Commissioner Westman
Second: Commissioner Christiansen
Voting Yea: Commissioners Christiansen, Routh, Westman
Abstaining: Commissioner Newman and Chair Wilk

E. 401 Capitola Avenue

Permit Number: #22-0282

APN: 035-131-11

Conditional Use Permit, Parking Variance, and Coastal Development Permit to establish a restaurant that serves beer and wine with no onsite parking in the MU-N (Mixed Use Neighborhood) zoning district.

This project Coastal Development Permit which is appealable to the Coastal Commission.

Environmental Determination: Categorical Exemption 15303

Property Owner: Amy Cheng

Representative: Richard Emigh Filed: 07.06.2022

City Planner Brian Froelich presented the staff report.

Public Comments Received:

- **3 letters of opposition**
- **2 letters of support**
- **Public speakers in support: 7**

Commissioner comments included a discussion of the business plan, parking concerns, following the City’s General Plan and guidelines.

Motion to deny the Conditional Use Permit, Parking Variance, and Coastal Development Permit: Commissioner Routh

Second: Commissioner Christiansen

Voting Yea: Commissioners Christiansen, Routh, Westman

Abstaining: Commissioner Newman and Chair Wilk

- 7. **Commission Communications – None**
- 8. **Adjournment – Adjourned at 8:55 PM to the next regularly scheduled meeting on January 19, 2023.**

ATTEST:

Julia Moss, City Clerk

City of Capitola

Planning Commission Meeting Minutes

Thursday, January 19, 2023 – 7:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Peter Wilk

Commissioners: Courtney Christiansen, Paul Estey, Gerry Jensen, Susan Westman

1. Roll Call and Pledge of Allegiance

The meeting was called to order at 7:10 PM. In attendance: Commissioners Estey, Jensen, Westman, and Chair Wilk. Commissioner Christiansen was absent.

2. New Business

A. Swearing-in of New Planning Commissioners - *City Clerk Moss swore in Commissioners Estey and Jensen via Zoom.*

B. Nomination and Election of Chair and Vice Chair

Motion to appoint Susan Westman as Chair: Commissioner Wilk

Seconded: Commissioner Estey

Vote: 4-0-1 (Christiansen - Absent)

Motion to appoint Courtney Christiansen as Vice Chair: Commissioner Wilk

Seconded: Commissioner Jensen

Vote 4-0-1 (Christiansen - Absent)

3. Oral Communications - None

A. Additions and Deletions to the Agenda

Community Development Director Herlihy explained that, in accordance with AB 361, the lack of internet at City Hall during this meeting caused a disturbance which required that Items 4A, 5A, and 5B be continued to a later meeting date. Staff recommended continuing Items 4A and 5A to January 25, 2023, at 7 PM; and continuing Item 5B to the next regularly scheduled meeting date, February 2, 2023, at 7 PM.

Motion to continue Items 4A and 5A be continued to January 25th at 7 PM, and Item 5B be continued to February 2nd at 7 PM: Commissioner Wilk

Seconded: Commissioner Estey

Vote: 4-0-1 (Christiansen - Absent)

4. Consent Calendar

A. 517 Oak Drive

Permit Number: #22-0394

APN: 035-082-06

Variance for the required parking dimensions to construct first-story additions without meeting current parking standards. The project is located in the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Michael & Sara Moore

Representative: Michael & Sara Moore, Filed: 10.20.22

Continued to January 25, 2023, at 7 PM.

5. Public Hearings

A. 4401 & 4525 Capitola Road

Permit Number: #22-0244

APN: 034-123-05 & 034-124-18

Design Permit, Conditional Use Permit, Density Bonus, and Coastal Development Permit request for a 36-unit, 100% affordable housing project on an approximate 0.81-acre site on the northeast corner of Capitola Road and 44th Avenue. The project includes a mix of 1-bedroom, 2-bedroom and 3-bedroom apartment units, configured in two 3-story buildings. The project includes a density bonus request pursuant to California Government Code sections 65915 – 65918.

Environmental Determination: Categorical Exemption 15332 - In-fill Development

Applicant: CRP Affordable Housing & Community California, LLC

Continued to January 25, 2023, at 7 PM.

B. Introduction to Housing Element Update

Permit Number: #23-0019

APN: Citywide

Environmental Determination: Categorical Exemption 15332 - In-fill Development

Applicant: CRP Affordable Housing & Community California, LLC

Continued to February 2, 2023, at 7 PM.

6. Director's Report - None

7. Commission Communications:

Commissioner Wilk requested that the Planning Commission consider changing the start time of regular meetings to 6 PM. Direction provided to staff to change the start time beginning after the February 2nd meeting.

8. Adjournment – The meeting was adjourned at 7:23 PM to a continuance on January 25th, 2023, at 7 PM.

ATTEST:

Julia Moss, City Clerk

City of Capitola

Planning Commission Meeting Minutes

Thursday, February 02, 2023 – 7:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Susan Westman

Commissioners: Courtney Christiansen, Paul Estey, Gerry Jensen, Peter Wilk

1. Roll Call and Pledge of Allegiance

The meeting was called to order at 7:00 PM. In attendance: Commissioners Estey, Jensen, Wilk, Christiansen, and Chair Westman.

2. Oral Communications

A. Additions and Deletions to the Agenda - None

B. Public Comments - None

C. Commission Comments

Commissioner Wilk spoke about residential application requirements regarding color and materials. Expressed interest in removing these requirements from application requirements.

Chair Westman apologized for her absence at the last meeting and requested that staff include Commissioner communications related to the continued item in the agenda packet.

D. Staff Comments

City Clerk Moss advised Commissioners of training requirements and reminded Commissioners that the Brown Act regulations will be changing shortly in compliance with the Governor's Emergency Declaration and AB361.

Community Development Director Herlihy provided an update on Item 5.1B, clarification on noticing requirements in the City's Municipal Code, and an update on outdoor parking.

3. Approval of Minutes

A. January 25, 2023 - Planning Commission Meeting Minutes

Motion to approve the January 25, 2023, meeting minutes: Commissioner Wilk

Seconded: Commissioner Estey

Voting Yea: Vice Chair Christiansen, Commissioner Estey, Commissioner Jensen, Commissioner Wilk

Abstaining: Chair Westman

4. Consent Calendar

A. 524 Pilgrim Drive

Permit Number: #22-0372

APN: 035-103-04

Design Permit for a single story addition and remodel. The addition will both enclose the existing front porch, extend off the rear of the building, and includes a portion of the attic for a total increase of 379 square feet. The project requires Planning Commission review due to the proposed roof height exceeding 15 feet tall.

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

Environmental Determination: Categorical Exemption 15301(e)

Property Owner/Representative: Udesch Naicker

Filed: 08.22.22

**Motion to approve the Consent Calendar: Commissioner Wilk,
Seconded: Vice Chair Christiansen
Voting Yea: Chair Westman, Vice Chair Christiansen, Commissioner Estey,
Commissioner Wilk
Abstaining: Commissioner Jensen**

5. Public Hearings

A. 203 Esplanade

Permit Number: 23-0046

APN: 035-211-04

Guidance on Emergency Coastal Development Permit and future Historic Alteration Permit for window replacement at Zelda’s Restaurant

Environmental Determination: N/A

Property Owner/Representative: Jill Ealy, Zelda’s Restaurant

Community Development Director Herlihy presented the staff report.

Planning Commissioners Wilk and Westman provided direction to staff and the applicant.

B. 117 Saxon Avenue

Permit Number: #22-0484

APN: 036-131-01

Design Permit to legalize an internal attic conversion located in the R-1 (single-family) zoning district.

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

Environmental Determination: Categorical Exemption 15301(a)

Property Owner/Representative: John Shenk

Filed: 10.18.22

City Planner Brian Froelich presented the staff report.

John Shenk, applicant, spoke in favor of staff's recommendation.

Commissioner Wilk spoke in opposition to Condition of Approval #13.

Vice Chair Christiansen agreed with Commissioner Wilk and inquired if frosted window have been required in the past. Staff responded affirmatively.

Commissioner Jensen inquired as to where similar conditions of approval have been required.

Motion to approve the permit with the removal of Condition of Approval #13:

Commissioner Wilk

Seconded: Vice Chair Christiansen

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

Abstaining: Commissioner Estey

C. 1555 Lincoln Avenue

Permit Number: #21-0561

APN: 034-041-13

Design Permit, Historical Alteration Permit, and Variance for additions to a historic single-family residence and the demolition of a non-historic accessory structure 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 15331 and 15332

Property Owner: Suzie Gleeson and Tara Zorovich

Representative: Peter Spellman

City Planner Sean Sesanto presented the staff report.

Tara Zorovich, applicant, spoke in favor of staff's recommendation.

Motion to approve the permit: Commissioner Jensen

Seconded: Commissioner Estey

Voting Yea: Chair Westman, Vice Chair Christiansen, Commissioner Estey,

Commissioner Jensen, Commissioner Wilk

D. 517 Oak Drive

Permit Number: #22-0394

APN: 035-082-06

Variance for the required parking dimensions to construct first-story additions without meeting current parking standards. The project is located in the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption 15332

Property Owner: Michael & Sara Moore

Representative: Michael & Sara Moore, Filed: 10.20.22

City Planner Sean Sesanto presented the staff report.

Commissioner Wilk inquired about precedent for acceptance of variances based on lot size. Staff clarified that precedent exists in the Depot Hill neighborhood.

Michael Moore, Applicant, spoke in favor of staff's recommendation. Taylor Darling, Project Contractor, spoke in favor of staff's recommendation.

Motion to approve the permit: Commissioner Wilk

Seconded: Commissioner Jensen

Voting Yea: Vice Chair Christiansen, Commissioner Estey, Commissioner Jensen, Commissioner Wilk

Abstaining: Chair Westman

E. Citywide Housing Element

Permit Number: 23-0019

APN: Citywide

Introduction to Housing Element Update

Environmental Determination: TBD

Property Owner: Citywide

Representative: Brett Stinson and Diane Bathgate, RRM Design Group; Veronica Tam, VTA, Inc.

Community Development Director Herlihy, and Bret Stinson, RRM Design, and Veronica Tam, Veronica Tam and Associates, presented the staff report.

Commissioner discussion included clarification on the "Commercial Corridor," RHNA allocation, community outreach efforts.

Public Speakers:

John Mulry, resident, spoke about the possibility of a residential flex zone.

6. **Director's Report** - *Community Development Director Herlihy provided a reminder about meeting start time (6:00 PM).*
7. **Commission Communications** - *None*
8. **Adjournment** - *Adjourned at 9:19 PM to the next regularly scheduled meeting on March 2, 2023.*

ATTEST:

Julia Moss, City Clerk

Capitola Planning Commission

Agenda Report

Meeting: March 3, 2023

From: Community Development Department

Address: 203 Esplanade



Permit Number: 23-0046

APN: 035-211-04

Coastal Development Permit and Historic Alteration Permit for window replacement at Zelda's Restaurant located at 203 Esplanade in the Mixed Used Village (MU-V) zoning district.

Environmental Determination: Categorical Exemption 15331

Property Owner: Jill Ealy, Zelda's Restaurant

Representative: Jill Ealy, Zelda's Restaurant

Applicant Proposal: Request to replace windows on the historic structure located at 203 Esplanade (Zelda's Restaurant) due to storm damage. The current proposal is to install a sliding window system within each of the three window sections on the sea facing facade. The sliding windows would look similar to the previous windows with the same ribbon design and the same number of window openings in each section. The thickness of the mullions and the height off the floor would not match existing. The applicant is seeking an emergency coastal development permit and historic alteration permit for the proposed modifications to the rear façade.

Background: Zelda's Restaurant, located at 203 Esplanade, was severely damaged during the recent atmospheric river storms. The rear wall must be replaced due to the impacts of waves and debris on the structure. On January 25, 2023, Building Official Robin Woodman issued a demolition permit to remove portions of the existing rear wall for further investigative work by a structural engineer regarding stability of the building to building the wall back.

On February 2, 2023, the Planning Commission provided preliminary directions to the applicant in support of a historic alteration permit to allow a modification to the windows.

Discussion: The structure at 203 Esplanade is included in Capitola's Historic Context Statement and included in the 2005 Historic Structures List; therefore, all modifications to an existing structure require approval of a historic alteration permit by the Planning Commission.

The rear façade of Zelda's Restaurants previously had three sections of ribbon windows set side by side in groups of three and four windows creating a horizontal band. The window sections were separated by large ornate curved architectural supports, a character defining feature of the building.

The previously existing windows had been altered over time with varying dimensions and the removal of transom windows on the eastern end of the rear elevation. Capitola's Historic Context Statement does not include separate descriptions of each structure but describes the entire block of buildings from 199 Esplanade (Tacos Morenos) to 231 Esplanade (Margaritaville) as follows:

"1999 – 231 Esplanade. Eclectic Capitola Esplanade. The Esplanade has evolved since the 1920's to its present configuration. This restaurant row is in a continual state of remodeling from changing ownerships and periodic storm damage. The Bandstand is the oldest continuing operation."

During the recent storm, all windows except the two smaller windows at the west end of the elevation were destroyed. The proposed sliding window system will not be an in-kind replication and will introduce

new materials but would look similar when viewed from a distance with the same number of windows in the same openings. The proposal includes several differences in window detail as follows:

- The windows to be four inches higher to align the lower sill with the table heights.
- The proposed windows would fill the area of the existing fixed windows plus the area of the previous transom windows above to create a single, larger window that occupies the same wall space.
- The wood framing of the previous windows were four inches wide between each window and now the proposed sliding windows have two- and 1/16-inch-wide aluminum mullions between window panels.

Staff contacted Architectural Historian Seth Bergstein of Past Consultants for preliminary feedback on the applicant's request. After reviewing a 1950s photo and a recent photo of the structure, Mr. Bergstein found that the windows have been altered over time. He also noted that the request is not for the primary façade but the secondary façade on the rear of the building, which allows more flexibility related to the Secretary of Interior Standards review. Mr. Bergstein suggested that alteration could be supported as long as the overall window spacing stayed consistent, which it does.

Staff reviewed the proposal for consistency with the Secretary of Interior Standards for Rehabilitation. Of the ten criteria, the window replacement request is relative to standards 1, 2, and 9, as follows:

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

Staff Analysis: 203 Esplanade will continue to be utilized as a restaurant yet will have improved air circulation through the proposed sliding glass window system. The sliding glass windows will retain the same number of window openings in the same location maintaining the spatial relationships for the window to wall ratio along the façade.

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

Staff Analysis: The character defining features on the rear façade of the building are the three sections of ribbon windows and the large ornate curved architectural supports. The proposed sliding windows will update the function of the windows but maintain the overall pattern and spatial relationships of windows to wall.

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

Staff Analysis: The sliding windows are compatible with the overall architecture of the building and do not modify the scale or massing. The new windows maintain the spatial relationship of windows to walls along the sea facing façade.

CEQA: Section 15331 of the CEQA Guidelines exempts projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. This project involves an addition to an existing historic resource located at 203 Esplanade in the Mixed-Use Village zoning district. As conditioned, the project conforms to the Secretary of the Interior's Standards for Rehabilitation. No adverse environmental impacts were discovered during review of the proposed project.

Recommendation: Approve the Coastal Development Permit and Historic Alteration Permit for 203 Esplanade, as conditioned.

Attachments:

1. Photo Comparison
2. Sliding Window Proposal
3. Sliding Window Details
4. Secretary Of Interior Standards for Rehabilitation

Conditions of Approval

1. The project approval is for a Coastal Development Permit and Historic Alteration permit for sliding glass windows on the rear façade of 203 Esplanade. No modifications to the Floor Area Ratio is proposed. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on March 2, 2023, 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 a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Santa Cruz County Environmental Health Department, Water District, and Central Fire Protection District.
7. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
8. Prior to 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.

9. 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.
10. 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.

Historic Alteration Permit Findings:

- A. The historic character of a property is retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property is avoided.**
Community Development Staff and the Planning Commission have reviewed the proposed window modification and determined it will retain and preserve the historic character.
- B. Distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property are preserved.**
Community Development Staff and the Planning Commission have reviewed the proposed window modification and determined that distinctive design will be preserved by maintaining the window pattern along the rear façade.
- C. Any new additions complement the historic character of the existing structure. New building components and materials for the addition are similar in scale and size to those of the existing structure.**
Community Development Staff and the Planning Commission have reviewed the proposed window modification and determined that the proposed sliding windows are to scale and size of those previously and will complement the historic character of the existing structure.
- D. Deteriorated historic features are repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature matches the old in design, color, texture, and, where possible, materials.**
Community Development Staff and the Planning Commission have reviewed the proposed window replacement and the new sliding windows will maintain the pattern of previous windows.
- E. Archeological resources are protected and preserved in place. If such resources must be disturbed, mitigation measures are undertaken.**
Community Development Staff and the Planning Commission have reviewed the proposed window replacement and determined archeological resources will not be disturbed.
- F. The proposed project is consistent with the general plan, any applicable specific plan, the zoning code, and the California Environmental Quality Act (CEQA) and is subject to Section 753.5 of Title 14 of the California Code of Regulations.**
Community Development Staff and the Planning Commission have reviewed the proposed window replacement and determined the project is consistent with the general plan and the zoning code for historic preservation. Section 15331 of the CEQA Guidelines exempts rehabilitation projects of historic resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving,

Rehabilitating, Restoring, and Reconstructing Historic buildings. The proposed project is consistent with the Secretary of the Interior's Standards and no adverse environmental impacts were discovered by Planning Staff during the review of the proposed project.

Coastal Findings:

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

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

B. The project maintains or enhances public views.

The proposed project is located on private property at 203 Esplanade. 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 203 Esplanade. The modification to the windows will not impact the vegetation, natural habitats, and natural resources.

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

The project involves a window replacement at 203 Esplanade and will not negatively impact low-cost public recreational access. Public access is maintained along the exterior of the building with the sliding windows.

E. The project maintains or enhances opportunities for visitors.

The project involves a window replacement from fixed to sliding windows. The project will enhance the visitors experience as public access is maintained around the exterior of the building.

F. The project maintains or enhances coastal resources.

The project involves a window replacement 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 Mixed-Use Village (MU-V) zone.

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

The project involves a window replacement within a restaurant located on the Esplanade. The project is consistent with the LCP goals for appropriate coastal development and land uses. The use is an allowed use consistent with the MUV zoning district.

Circa 1940 - 1960



2020



Transom
Window to
be removed



2 Remaining
Windows



4-inch Trim
Between
Windows



Windows Sections to be
Replaced with Sliding Windows



SHANECO SHOWER DOOR & GLASS

Phone: 831-475-1597

PROPOSAL #75, DETAIL REPORT version 2

SHANECOGLOSS.COM

(Prices honored if received by Fleetwood by 1/31/2023)

ver: 2

Quote# 75



Notes: **Frames Only**

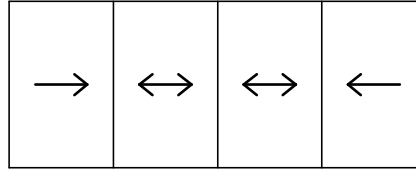
ITEM: 1-0 SERIES 3070 XXXX

QTY

Viewed from Exterior
FRAMES ONLY
NFW=180 x NFH=72

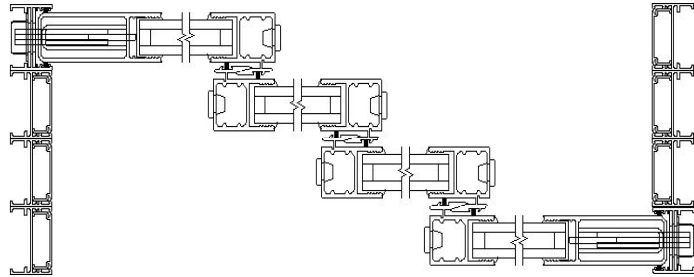
2

Weight/lb: 380.13 **Cube/ft:** 95.89



Plan View

Option Name	Option
Caution:	Keyed cylinder may collide with Interlocker
COMPONENTS	All (per configuration)
Customer	Sillpan- spliced, field joined and sealed
Customer	No Hardware/Strike only
Customer	Field sill pans allowed
Customer	Field drains disallowed
Customer	NFW does not include Sill Pan (1/4in.)
Customer	Consider frame fillers for improved weather perf.
Energy_Simulated	U-Value:0.47_SHGC:0.08
Flush_Stack	Yes_Stacks_to_Left



EXTERIOR

- FRAMES ONLY!
- 1 inch glass shown
- Frame depth: 7.632 inches
- Review drawings online for additional dimensions
- CUSTOMER TO CONFIRM STACKING AND CONFIGURATION

Premium Features	
Leak Protection Sill Pan	
Available Proprietary Features:	
ADC, AEP, AHL, ALH, ALP, ARS, ASP, ATI, FPA, FPP, SFD-3	

**REQUIRED SIGNATURE: Date: _____

FLEETWOOD CERTIFIED PROPOSAL

Item 4 A.

SHANECO SHOWER DOOR & GLASS

Phone: 831-475-1597

PROPOSAL #75, DETAIL REPORT version 2

SHANECOGLOSS.COM

(Prices honored if received by Fleetwood by 1/31/2023)

ver: 2

Quote# 75



Notes: **Frames Only**

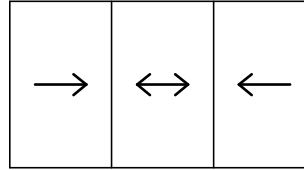
ITEM: 2-0 SERIES 3070 XXX

QTY

Viewed from Exterior
FRAMES ONLY
NFW=132 x NFH=72

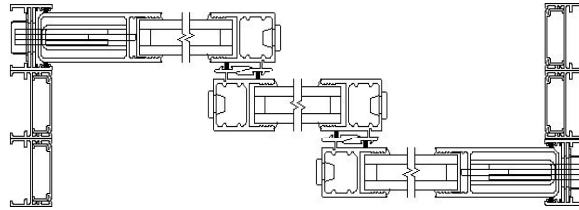
1

Weight/lb: 126.06 **Cube/ft:** 35.42



Plan View

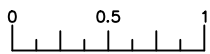
Option Name	Option
Caution:	Keyed cylinder may collide with Interlocker
COMPONENTS	All (per configuration)
Customer	No Hardware/Strike only
Customer	Field sill pans allowed
Customer	Field drains disallowed
Customer	NFW does not include Sill Pan (1/4in.)
Customer	Consider frame fillers for improved weather perf.
Energy_Simulated	U-Value:0.49_SHGC:0.08
Flush_Stack	Yes_Stacks_to_Left
Premium Features	
Leak Protection Sill Pan	
Available Proprietary Features:	
ADC, AEP, AHL, ALH, ALP, ARS, ASP, ATI, FPA, FPP, SFD-3	



EXTERIOR

- FRAMES ONLY!
- 1 inch glass shown
- Frame depth: 5.724 inches
- Review drawings online for additional dimensions
- CUSTOMER TO CONFIRM STACKING AND CONFIGURATION

**REQUIRED SIGNATURE: _____ Date: _____



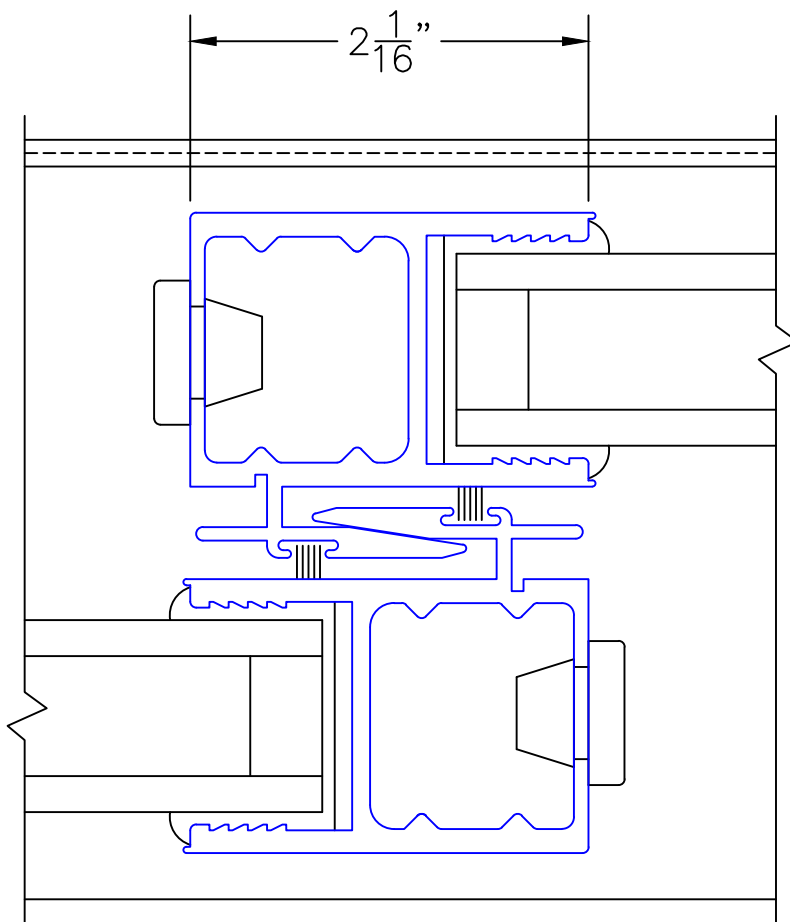
(USE RULER TO SCALE DIMENSIONS IN INCHES)

SCALE: FULL

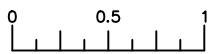
OX DOOR

7

INTERLOCKERS



EXTERIOR



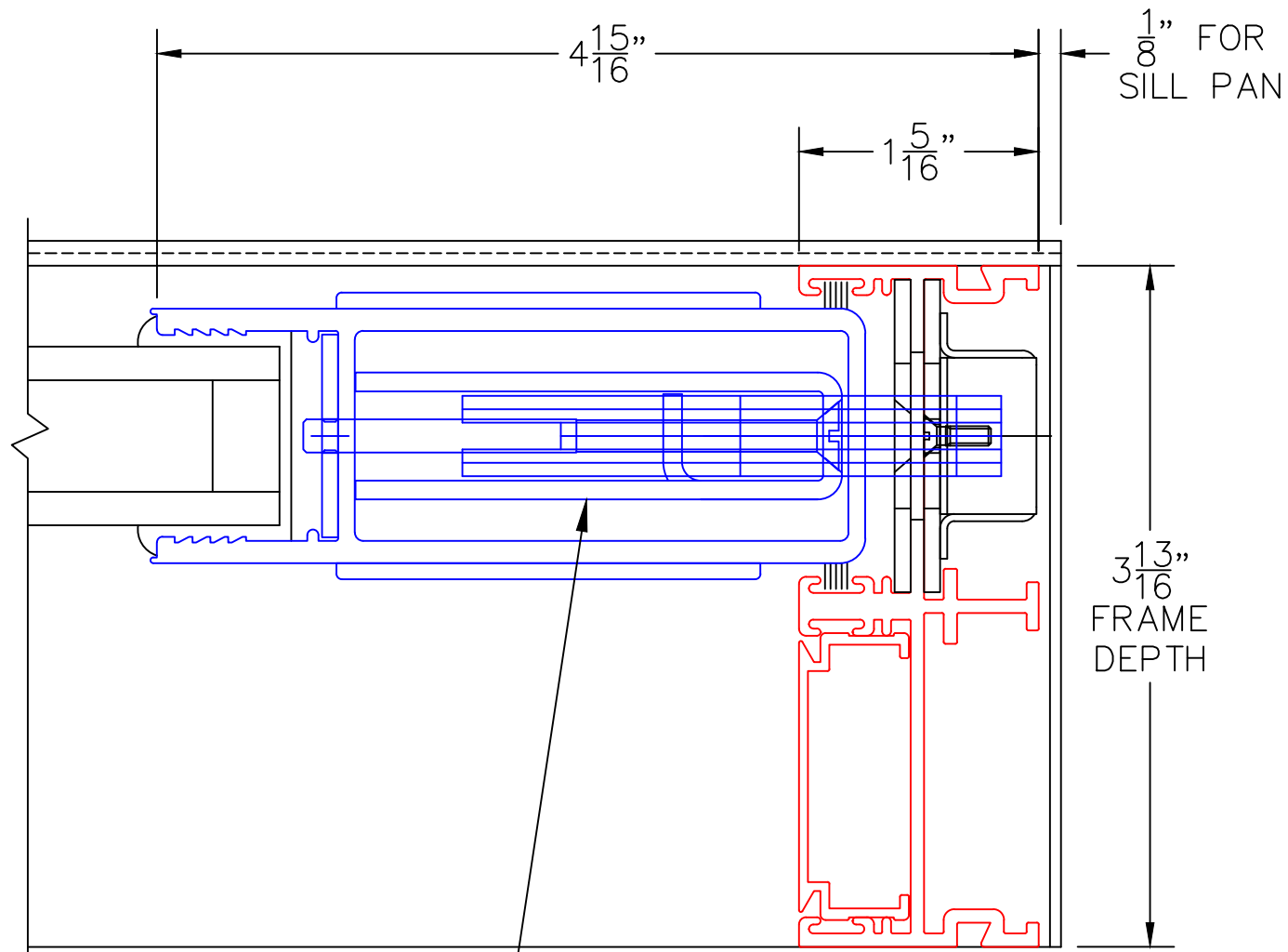
(USE RULER TO SCALE DIMENSIONS IN INCHES)

SCALE: FULL

OX DOOR

8

LOCK JAMB



ARCHETYPE LATCH WITH
FLUSH PULL HANDLES

EXTERIOR

Secretary Of Interior Standards for the Treatment of Historic Properties

Standards for Rehabilitation

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

Capitola Planning Commission

Agenda Report



Meeting: March 2, 2023
From: Community Development Department
Topic: 2000 Wharf Road – Park at Rispin Mansion

Permit Number: #23-0021

APN: 035-371-01

Conditional Use Permit, Historic Alteration Permit, and Coastal Development Permit for a public park located within the P/OS (Parks and Open Space) zoning district and VS (Visitor Serving) overlay district.

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

Environmental Determination: EIR Addendum

Property Owner: City of Capitola

Representative: Kailash Mozumder, Filed: 02.06.23

Applicant Proposal:

This is a request for a Conditional Use Permit, Design Permit, and Coastal Development Permit (CDP) to allow restoration of the grounds at Rispin Mansion to create an approximately .86-acre public park. The property is located in the P/OS (Parks and Open Space) and VS (Visitor Serving) overlay district and is designated as Public/Quasi-Public by the General Plan. This application allows the for the continued restoration of the grounds at Rispin Mansion as a historic site and as a community park.

Background:

In 2014, the City of Capitola was awarded with a \$383,000 grant from the California Housing Related Parks Program to restore the Rispin Mansion grounds and to construct Americans with Disabilities Act (ADA) compliant pathways through the park. The City Council approved conceptual design plans for the park on May 28, 2015 (Attachment 1).

On October 1, 2015, the Planning Commission approved a conditional use permit, design permit, and CDP (application #15-151) to construct ADA compliant pathways and turn the Rispin Mansion (Mansion) grounds into a .86-acre community park. The project also included the restoration of several historic features.

On October 22, 2015, the City Council considered options for the wall along Wharf Road and the Amphitheater location and directed staff to proceed with the design included in the current application.

On October 1, 2017, the planning permits expired due to inactivity. Work discontinued following the completion of the first phase, which finished in 2016.

On February 11, 2021, City Council approved a revised conceptual plan for the project.

On July 28, 2022, City Council approved the revised plans and amended budget for the construction of the park.

Discussion:

The current application under review matches the 2015 application with the final Wharf Road wall design and amphitheater design as directed by City Council. The proposed project would restore the Mansion grounds to create an approximately .86-acre community park that provides primarily passive recreational opportunities with a focus on the site's cultural, historical, and open space resources. The project has been designed to be consistent with the historic architectural style of the mansion and provide public awareness of the Mansion's contribution to Capitola's history.

The original project was approved with multiple design options for the treatment of the exterior perimeter wall which runs along Wharf Road and for the size and location of the proposed amphitheater. In 2015, the City Council directed staff to pursue the following options:

- Perimeter Wall Option 1: Portions of the wall would be removed to improve visibility, access, and public safety, while restoring and preserving other segments to retain the historical ambiance of the site. Sections of the wall would be lowered to 30-inches with a decorative, 30-inch wrought iron fence placed on top of the remaining wall. The archway above the entry staircase would be retained.
- Amphitheater Option 1: Construct an approximately 430-square-foot amphitheater as shown in the plans.

Since the original approval in 2015, the Public Works department has completed new ADA pathways at the Peery Park entrance via the Nob Hill shopping center, and at the Wharf Road/Clares Street intersection, which included the partial removal of the perimeter wall.

The current application includes the restoration of several historic features of the property, including the entry staircase, grand staircase, reflection pool, sundial, fountain, arbor, interior walls, and other ornamental elements. New amenities proposed for the park include an amphitheater, a bocce ball court, a children's nature play area, chess tables, benches, planters, bike racks, a drinking fountain, security lighting, interpretative displays and signage, ADA compliant pathways, gardens, trash receptacles, and landscaping, including a native oak demonstration garden and a Monarch butterfly demonstration garden. Site development would require approximately 380 cubic yards of earthwork (cut/fill/offhaul). There are no improvements or alterations proposed to the Mansion.

Historic Resources/Alteration Permit

To ensure the proposed park design would be consistent with the historic context of the Rispin Mansion, the City commissioned Archives and Architecture, LLC to evaluate the proposed project for consistency with the Secretary of Interior's Standards and compatibility with the district's historical and cultural character. Their findings are presented in the *Proposed Rispin Mansion Park Landscape Rehabilitation Project at the Historic Rispin Mansion* (Attachment 2).

Based on their review of the proposed design, Archives and Architecture concluded the project was consistent with the U.S. Secretary of Interior's Standards for the Treatment of Historic Properties and that the project would not result in a significant impact on historic resources as defined by the California Environmental Quality Act (CEQA). Archives and Architecture found that the project would require minimal changes to the property's distinctive materials, features, spaces, and spatial relationships while providing a catalyst for restoration and interpretation of the historic grounds. The authors also stated that proposed alterations were respectful of the

historic fabric while replacement and new elements are compatible, yet differentiated, from original materials and form.

Archives and Architecture also concluded that the proposed demolition and modification of portions of the perimeter wall along Wharf Road would be consistent with the U.S. Secretary of Interior's Standards for the Treatment of Historic Properties, and therefore, would not constitute a potentially significant impact to historic resources under CEQA.

Conditional Use Permit

A public park within the Visitor Serving overlay district requires a conditional use permit (CUP). In considering an application for a CUP, the Planning Commission must consider characteristics of the proposed use, including operational characteristics, availability of public services and infrastructure, potential impacts to the natural environment, and physical suitability of the subject site for the proposed use (§17.124.060).

There are no additional requirements for public parks within the zoning ordinance. In issuing the CUP for the public park, the Planning Commission may impose requirements and conditions with respect to location, design, siting, maintenance, and operation of the use as may be necessary for the protection of the adjacent properties and in the public interest. The proposed park improvements would enhance an existing public property for passive recreational uses which is consistent with community character and the historic context of the Rispin Mansion property. The conditions of approval incorporate the previously adopted mitigation measures in the Addendum EIR and are also consistent with development standards for visitor serving zones (§17.28.030) and for development in the Rispin-Soquel Creek area as identified in the City's environmentally sensitive habitats areas (§17.64.050).

CEQA:

An Addendum to the Rispin Mansion Environmental Impact Report (Attachment 3) has been prepared for the project.

Recommendation:

Staff recommends the Planning Commission **adopt** the 2015 EIR Addendum (previously adopted in 2015) and **approve** application #23-0021 based on the following Conditions and Findings for Approval. This item does not require City Council approval.

Attachments:

1. Park at Rispin Mansion – 2022 Plan Set
2. Rispin Mansion Park Landscape Rehabilitation – 2015 Historic Review
3. EIR Addendum for the Park at Rispin Mansion - 2015
4. List of Previously Adopted and Currently Proposed Mitigation Measures

Conditions of Approval:

1. The project approval consists of a Conditional Use Permit, Coastal Development Permit, and Historic Alteration Permit for a public park located on the Rispin Mansion property. The proposed use and development is approved as indicated on the final plans reviewed and approved by the Planning Commission on the March 2, 2023, except as modified through the conditions imposed by the Planning Commission during the hearing.
2. 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. The Conditions of Approval shall be printed in full on the cover sheet of the construction plans.
4. All construction shall be done in accordance with Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP).
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any changes must be consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties.

Aesthetics/Visual Quality

6. All site improvements, including signs, fences, walls, entry gates, and other park features must be designed consistent with the character of the Mansion and the historic district.
7. Lighting must be designed to minimize off-site glare. The type, height, and spacing of lighting shall be approved by the City. Lighting must be directed downward and away from Soquel Creek and residences to the east. Lights must be of minimum intensity necessary for safety lighting. Light standards shall be a maximum of 15 feet high.

Air Quality

8. Require implementation of construction practices to minimize exposed surfaces and generation of dust that include the following measures, at a minimum:
 - Exposed earth surfaces shall be watered during clearing, excavation, grading, and construction activities. All construction contracts shall require watering in late morning and at the end of the day.
 - Grading and other earthmoving shall be prohibited during high wind.
 - Cover all inactive storage piles.
 - Maintain at least 2 feet of freeboard for all loaded haul trucks.
 - Throughout excavation activity, haul trucks shall use tarpaulins or other effective covers at all times for off-site transport.
 - Install wheel washers at the entrance to construction sites for all exiting trucks.
 - Sweep streets if visible soil material is carried out from the construction site.
 - Upon completion of construction, measures shall be taken to reduce wind erosion.
 - Revegetation shall be completed as soon as possible.
 - Post a publicly visible sign that specifies the telephone number and person to contact regarding dust complaints and who shall respond to such complaints, and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 (nuisance).

Biological Resources

9. Pre-construction surveys for nesting raptors shall be performed by a qualified biologist to be retained by the applicant. If raptor nests are located during pre construction surveys, a 300-foot buffer shall be established around each nest for the duration of the breeding season (August 1st, or until such time as the young are fully fledged as determined by a qualified biologist in coordination with the California Department of Fish and Game) to prevent nest harassment and brood mortality. Every effort shall be made to avoid removal of, or impact to,

known raptor nests within project boundaries. If trees known to support raptor nests cannot be avoided, limbing or removal of these trees may only occur during the non-breeding season.

10. The applicant shall take proper measures to avoid damage to oaks, cypress and redwood trees. Specifically, grading or construction shall not occur within 15 feet of the base of all oak, cypress and redwood trees unless performed under the supervision of a qualified on-site arborist.
11. Prior to commencement of site preparation, a certified arborist shall be retained to review the construction plans and to provide recommendations to protect trees and their root zones from construction activities. Trees which are removed or mortally damaged during site preparation and construction activities shall be replaced with appropriate native species at a minimum 2:1 ratio.
12. Landscape and ground maintenance workers must be informed of conservation issues regarding overwintering monarch habitat. Leaf blowers shall not be used in monarch habitat areas or outside designated park areas.
13. Site preparation (e.g., tree trimming, tree removal, grading, excavation, and construction) on the project site shall not occur when monarchs are potentially present (October 1 through February 28) unless a qualified monarch biologist determines that monarchs are not present or that activities would not disturb overwintering populations.
14. Use of biological insecticides (including bacteria, viruses, protozoans and nematodes) that are effective in the control of all lepidoptera shall be prohibited throughout the habitat. Chemical insecticides shall not be applied during the overwintering season (October 1 through February 28). Use of chemical insecticide agents during the non-roosting season may be done only if approved by the consulting butterfly expert. Grounds maintenance workers shall be made aware of monarch habitat conservation requirements as they pertain to grounds management.
15. The following measures, at a minimum, shall be implemented during the time when monarchs are potentially present in the habitat (October 1 through February 28, or as determined by the monarch biologist):
 - All pedestrians/visitors/guests shall be kept outside of the monarch roosting area by monarch biologist approved fencing.
 - Outdoor events will be limited to designated portions of the Mansion property (i.e., amphitheater and developed park areas) to avoid roosting area disruption.
 - Outside night-lighting shall utilize low wattage bulbs and fixtures that are mounted close to ground level and directed away from the roosts. In addition, lighting shall not be directed toward Soquel Creek or on-site riparian vegetation.
16. The removal of any riparian or upland trees on the Rispin site that provide shade to Soquel Creek shall not be allowed unless immediately replaced. The amount of shading within the creek currently supplied by Rispin property trees shall be established as a baseline, and any actions reducing this percentage shall require management to improve stream shading by a City approved forester/botanist. Such management shall include planting of native riparian tree species along the creek (i.e. big-leaf maple, sycamore, alder, cottonwood, box elder, willow), to provide shade and aid in cooling of the creek, and to enhance habitat.

17. Protect the eucalyptus grove and patches of redwood trees as valuable sources of shade to the stream, erosion prevention on the steep slope, and as monarch butterfly habitat.
18. The addition of impermeable surfaces at the Rispin Mansion site shall be accompanied with an effective drainage plan. This drainage plan shall ensure the capture of any increase in runoff on the bench (as much as is feasible), without additional overland movement of water down the steep slope toward the creek (to minimize erosion and sedimentation, and the introduction of pollutants).
19. Replace the fence above the retaining wall of the Rispin Mansion to exclude people from accessing the creek through created footpaths.
20. To avoid disturbance to steelhead (and other aquatic or semi-aquatic wildlife), nighttime lighting of the riparian habitat and/or Soquel Creek shall not be allowed. On-site lighting required for Mansion grounds shall not be oriented towards the creek.

Cultural Resources

21. In the event that any archaeological or paleontological resources or human remains are discovered during grading or construction anywhere on the site, work shall be ceased within 150 feet of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented in accordance with CEQA Section 15064.5. All identified archaeological sites should be evaluated using the California Register of Historical Resources criteria, established by the State Office of Historic Preservation. Any discoveries shall be reported to the City Planning Director.
22. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps shall be taken:
 - 1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
 - A. The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and
 - B. If the coroner determines the remains to be Native American:
 1. The coroner shall contact the Native American Heritage Commission within 24 hours.
 2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent from the deceased Native American.
 3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains, and any associated grave goods as provided in Public Resources Code Section 5097.98, or
 - 2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.

- A. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the Commission.
- B. The descendent identified fails to make a recommendation; or
- C. The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

Noise

23. Construction activity shall be subject to a noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
24. Events and entertainment provided on the property shall meet the following conditions:
 - Hours of operation for events and live entertainment must be restricted to 8:00 a.m. to 10:00 p.m. (consistent with Chapter 9.12 of the Municipal Code, the Noise Ordinance).
 - Hours of operation for amplified outdoor music use or microphones shall be restricted to 8:00 a.m. to 9:00 p.m.
 - Events shall be limited to four hours or less per day.
25. The City shall require that the construction contractor implement noise control measures (Best Construction Management Practices) during project construction, as outlined below:
 - Require use of construction equipment and haul trucks with noise reduction devices, such as mufflers, that are in good condition and operating within manufacturers' specifications.
 - Require selection of quieter equipment (e.g., gas or electric equipment rather than diesel-powered equipment), proper maintenance in accordance with manufacturers' specifications, and fitting of noise-generating equipment with mufflers or engine enclosure panels, as appropriate.
 - Prohibit vehicles and other gas or diesel-powered equipment from unnecessary warming up, idling, and engine revving when equipment is not in use and encourage good maintenance practices and lubrication procedures to reduce noise.
 - Construct temporary plywood barriers around particularly noisy equipment or activities at appropriate heights.
 - Locate stationary noise sources, when feasible, away from residential areas and perform functions such as concrete mixing and equipment repair off-site.

Public Services

26. The applicant shall apply for water connection approval ("will serve" letter) from the SCWD.
27. The number and size of all water meters shall be determined by SCWD.
28. The final design shall satisfy all conditions for water conservation required by SCWD at the time of application for service (as detailed in their water efficiency checklist package), including the following:

- Plans for a water efficient landscape and irrigation system that meet SCWD's conservation requirements;
- All interior plumbing fixtures shall be low-flow and all applicant-installed water-using appliances (e.g., dishwashers, clothes washers, etc.) shall have the EPA Energy Star label;
- Inspection by SCWD staff of the completed project for compliance with all conservation requirements prior to commencing water service.

Stormwater & Drainage

29. The owner/developer/applicant shall obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.

The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be developed and amended or revised by a Qualified SWPPP Developer (QSD). The SWPPP shall be designed to address the following objectives:

- All pollutants and their sources, including sources of sediment associated with construction, construction site erosion and all other activities associated with construction activity are controlled;
 - All storm water discharges are identified and either eliminated, controlled, or treated;
 - Site Best Management Practices (BMPs) are effective and result in the reduction or elimination of pollutants in storm water discharges and authorized non-storm water discharges from construction activity to the BAT/BCT(best available technology/best conventional technology) standard;
 - Calculations and design details as well as BMP controls for site run-on are complete and correct, and;
 - Stabilization BMPs installed to reduce or eliminate pollutants after construction are completed. To demonstrate compliance with requirements of this General Permit, the QSD shall include information in the SWPPP that supports the conclusions, selections, use and maintenance of BMPs. Section XIV of the Construction General Permit describes the elements that must be contained in the SWPPP.
30. 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). (Disconnect direct discharge of drainage). The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
31. Grading during the rainy season (October 1 – April 30) shall be restricted to the approval, installation, and maintenance of an erosion and sediment control plan.
32. Graded slopes shall be revegetated with appropriate native plant species immediately following completion of grading.

33. The use of fertilizers and herbicides applied to the Rispin landscaping and gardens shall be minimized to the extent possible. Utilize slow-release chemical fertilizers and herbicides and avoid application prior to scheduled irrigation. The use of fertilizers and herbicides on-site must not conflict with the relevant mitigation intended to protect monarch butterflies.
34. The City of Capitola shall continue its efforts to implement the Soquel Creek Lagoon Enhancement project, and work with the County to ensure that other storm drain and water quality improvements are implemented to reduce cumulative watershed impacts.

Conditional Use Permit Findings:

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

The proposed public park is a principally permitted use within the P/OS (Parks and Open Space) zoning district and a conditionally allowed use within the VS (Visitor Serving) overlay district. The use is therefore allowed with the approval of a Conditional Use Permit.

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.

Planning Commission have reviewed the proposed public park and determined it complies with all development standards and meets the intent and purpose of the P/OS (Parks and Open Space) zoning district and VS (Visitor Serving) overlay district zoning district.

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 Planning Commission reviewed the application and determined the improvements and planned use will be compatible with the surrounding neighborhood.

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

The Planning Commission reviewed the project and imposed conditions to ensure the construction and operation of the proposed park will not be detrimental to the public health, safety, or welfare.

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

The proposed park is located on the Rispin Mansion grounds along Wharf Road within the city and will be adequately served by existing services and infrastructure.

Historic Alteration Permit Findings:

A. The historic character of a property is retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property is avoided.

The Planning Commission reviewed the proposed park and determined that the proposed community park project requires minimal changes to distinctive materials, features, spaces, and spatial relationships. Furthermore, the project enhances access and opportunity for interpretation on historic grounds.

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

The proposed project will preserve numerous character-defining features of the Rispin Mansion site, including but not limited to: A large portion of the full-height perimeter wall,

the front entry arch and its side walls, the existing front entry gate will be removed and stored for display, the Overlook columns and base wall, the reflecting pool, the majority of the grand staircase.

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

The project has been designed to protect the historic fabric of the larger historic resource while replaced elements and new site elements/features are compatible and differentiated.

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

Deteriorated historic features have been identified on drawings for repair and replacement, as appropriate for the condition of each element. Other historic materials and features are to be preserved.

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

Conditions and mitigation measures have been included to ensure adequate protections are afforded to discovered archeological resources.

Coastal Development Permit Findings:

F. 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.

G. The project maintains or enhances public views.

The proposed project is located at the Rispin Mansion property along Wharf Road. The project will enhance public views through site restoration, new improvements, and increased public access.

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

Conditions of approval and mitigation measures have been included to ensure the protection of vegetation, natural habitats, and natural resources. The project has been conditioned to avoid, minimize, and mitigate potential impacts to monarch butterfly habitat as documented in an Addendum to a previously certified Environmental Impact Report.

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

The project will positively impact low-cost public recreational access through new and enhanced access and new amenities.

J. The project maintains or enhances opportunities for visitors.

The project involves a public park which is designed to enhance on-site visitor serving opportunities.

K. The project maintains or enhances coastal resources.

The property will remain open to the public as a public park. The project will not negatively impact coastal resources.

L. 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 project and operating characteristics are consistent with all applicable design guidelines, area plans, and development standards. The operating characteristics are consistent with the underlying zones.

M. 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 the restoration of the historic Rispin Mansion for use as a public park. The project is consistent with the LCP goals for appropriate coastal development and land uses. The use is a conditionally allowed use consistent with the P/OS (Parks and Open Space) zoning district and VS (Visitor Serving) overlay district.

CEQA Findings:

A. The proposed project is consistent with the general plan, any applicable specific plan, the zoning code, and the California Environmental Quality Act (CEQA) and is subject to Section 753.5 of Title 14 of the California Code of Regulations.

The Planning Commission reviewed the proposed park and determined the project is consistent with the general plan and zoning code. The proposed project will not result in any new or more severe environmental impacts than what was previously evaluated and reported in the certified Rispin Mansion EIR (September 2004) as documented in the attached EIR Addendum (2015) for the Rispin Park project.

Prepared by: Sean Sesanto

SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

**PROPOSED RISPIN MANSION PARK
LANDSCAPE REHABILITATION PROJECT**

at the

HISTORIC RISPIN MANSION

2000 Wharf Road at Clares Street
(Parcel Numbers 35-011-07, 035-031-32 and 37, and 035-042-30)
Capitola, Santa Cruz County
California

For:

Michael Arnone, Landscape Architect
Michael Arnone + Associates
3370 Samuel Place
Santa Cruz CA 95062

Prepared by:

ARCHIVES & ARCHITECTURE LLC
PO Box 1332
San Jose, CA 95109
408.369.5683 Vox
408.228.0762 Fax

Leslie A. G. Dill, Partner and Historic Architect

May 26, 2015

INTRODUCTION

Summary

The currently proposed landscape rehabilitation, reuse, and community park project for the historic Rispin Mansion meets the *Secretary of the Interior’s Standards for the Treatment of Historic Properties – Rehabilitation Standards* (Standards). The project design is compatible with the historic resource, and the proposed alterations will not permanently impact the historic Rispin Mansion. It is the professional opinion of Archives & Architecture that the City of Capitola can make a determination that the project will not have an adverse effect on an historic resource per the California Environmental Quality Act (CEQA).

Report Intent

Archives & Architecture, LLC (A&A), was retained by Michael Arnone to prepare a Secretary of the Interior’s Standards Review of the community park and landscape rehabilitation project proposed for the grounds of an historic former residence known as the Rispin Mansion, at 2000 Wharf Road, Capitola, California. Archives & Architecture was asked to review the site plan, master plan, landscape plans, materials, elevations, details, and site furniture of the proposed rehabilitation project. For the review, the project was evaluated for compliance with the *Secretary of the Interior’s Standards for Rehabilitation* (Standards). The Standards are understood to be a common set of guidelines for the review of historic buildings and are used by many communities during the environmental review process to determine the potential impact of a project on an identified resource.

The specific relevance of Standards review for this project is in reference to the California Environmental Quality Act (CEQA). According to the California Office of Historic Preservation (<http://www.ohp.parks.ca.gov/pages/1054/files/ts01ca.pdf>), “a project that has been determined to conform with the *Secretary of the Interior’s Standards for the Treatment of Historic Properties* can generally be considered to be a project that will not cause a significant impact (14 CCR § 15126.4(b)(1)). In fact, in most cases if a project meets the Secretary of Interior’s Standards for the Treatment of Historic Properties it can be considered categorically exempt from CEQA (14 CCR § 15331).” If the Rispin Mansion Community Park and Landscape Rehabilitation Project meets the Standards, City of Capitola Planning staff can make a determination that the project will not have an adverse effect on an historic resource per CEQA.

Qualifications

Leslie A. G. Dill, Partner of the firm Archives & Architecture, has a Master of Architecture with a certificate in Historic Preservation from the University of Virginia. She is licensed in California as an architect. Ms. Dill is listed with the California Office of Historic Preservation as meeting the requirements to perform identification, evaluation, registration, and treatment activities within the professions of Historic Architect and Architectural Historian in compliance with state and federal environmental laws. The state utilizes the criteria of the National Park Service as outlined in 36 CFR Part 61.

Review Status and Methodology

For this report, Leslie Dill reviewed historical documentation and evaluations, including the *National Register Nomination* written by Robert L. Rivers of the City of Capitola, dated 09/15/1990; the *Historical and Architectural Assessment* prepared by Archives & Architecture LLC, dated 09/14/2010, and the *Rispin Gardens Park Concept Plan* by M. Sandoval Architects, Inc., dated 10/26/2010. These reports present the historical significance of the house and its immediate setting, and outline the character-defining features of the resource, as well as provide historic photographs. Ms. Dill also referred to the *Historic Context Statement for the City of Capitola* by Carolyn Swift, dated June 24, 2004, for additional background. From these evaluations, Ms. Dill extracted the list of character-defining features of the

mansion and its grounds, along with the significance of the historical associations.

Michael Arnone of Michael Arnone + Associates Landscape Architecture, the landscape architect of the project, met with Leslie Dill at the site, February 10, 2015, where they discussed the existing historic elements of the Rispin Mansion, as well as possible design approaches with regard to the Standards. Mr. Arnone provided A&A with an initial design, in the form of a set of progress prints dated April 11, 2015; Ms. Dill provided some feedback with some minor recommendations for consideration. The landscape architect revised and refined the drawings; then electronically forwarded the design for review. Ms. Dill provided some minor feedback for clarification, and the final submittal set, dated April 24, 2015, (fourteen sheets, titled CS, L-1.0 through L-1.12) was reviewed for this report.

Disclaimers

This report addresses the project plans in terms of historically compatible design of the exterior elements of the project. The consultant is documenting the proposed plan designed by others with respect to commonly accepted historic preservation analysis. The consultant has not undertaken and will not undertake an evaluation or report on the structural conditions or other related safety hazards that might or might not exist at the site and building, and will not review the proposed project for structural soundness or other safety concerns. The Consultant has not undertaken analysis of the site to evaluate the potential for subsurface resources.

PROJECT DESCRIPTION:

Character and Significance of the Existing Resource

Per the National Register Nomination:

The Rispin Mansion is significant in the development history of the community of Capitola under Criterion B for the association with Henry Allen Rispin, who resided in the house from 1921 until 1929. Rispin made his first land purchase in Capitola in 1918 and would eventually own and control nearly all of the community until his economic collapse in 1929. He was responsible for transforming a sleepy little summer campground into a year-round seaside tourist attraction.

and

The “Rispin Years” began with Rispin’s dream of transforming Capitola into the “Riviera of the New World”. Rispin promptly renamed the town Capitola-by-the-Sea and soon commenced construction on the 10,000 square foot mansion, a significant architectural landmark located on the banks of Soquel Creek – a site from which Rispin could observe his wharf and beach area.

The building and grounds are described at length in the nomination forms. The following are the sections that describe the grounds and setting:

The Rispin Mansion is a 22-room, 10,000-square foot house on a 6.5-acre estate located on the banks of Soquel Creek in the community of Capitola. The house was constructed in 1921 in a Mission/Spanish Colonial Revival style for Henry Allen Rispin, a wealthy oil baron who was responsible for much of the development of Capitola during the 1920s. Building into the side of a hill, the four-level house is distinguished by concrete walls with plaster finish, hip and gabled tiled roofs, balustrade terraces, arched portico, and a massive chimney with six flues. The grounds include a concrete pool and fountain, and rock walls and steps. There is also a well house located along Wharf Road at the southwest corner of the property. The

mansion was left vacant by one of its owners over 30 years ago, and since that time vandals have stripped off or otherwise destroyed interior features. The grounds have not been maintained and are overgrown with poison oak, weeds, berry bushes, and other vegetation. The building, nevertheless, retains its integrity for the purposes of the National Register. The essential features of the exterior design are intact, having suffered no significant alterations or additions.

Major physical characteristics of the mansion [and grounds] include... a concrete pool and fountain, and rock walls and steps. There is also a well house located along Wharf Road at the southwest corner of the property. The 750 square foot well house has wood shingle siding and was built ca. 1922 in conjunction with the construction of the mansion...

The mansion's decorative exterior features include rock walls and steps, along with walkways leading to the once exquisitely landscaped grounds. Mediterranean-style pillars surround the portico and balcony above. The courtyard and terraces separate the stairs leading from the portico to the upper garden with its concrete pool and ornamental fountain...

Summary of the Proposed Project

The proposed project is described on the project cover sheet, in excellent detail, as follows:

Discussion of Intent

The project goals for Rispin Park are to create a community park that provides passive recreation and focuses on the cultural, historical, and open space resources that are unique to the Rispin Mansion Site. The intent of the restoration is to provide examples of the architectural style of the mansion and to create a public awareness of the significance of the Mansion building and grounds as part of the history of the City of Capitola. It should be stated that the park is not intended to be an exact replication of the mansion grounds during the time it was the residence of Henry Rispin. A summary of the existing historic elements and the proposed modifications are explained below and noted on the Site Plan.

Wharf Road Wall, Entry Arch and Entry Staircase:

- Portions of the Existing wall along Wharf Road will remain unchanged, while some sections of the existing wall height will be reduced to 30" with a 30" decorative metal fence on top. One portion of the wall at the southern end of the road frontage will be removed to allow a new universally accessible entrance to the park. The section to be removed will incorporate a new column to match the existing last column at the southern terminus of the wall. Bollards and metal fencing will be added to the new park entrance
- Steps and side walls of the staircase at the entry will be rebuilt and repaired. The Arch and side walls will be painted to match the Mansion
- Existing wood gate to be removed and stored for display with other artifacts

Arbor:

- New columns will match historic columns found on site in height and architectural detail
- Spacing of columns and location will be changed to accommodate new universally accessible path, and mature oaks on site
- New vine species compatible with native oaks will be selected

Sundial:

- Existing sundial base will remain in its present location. Pedestal will be rebuilt according to archive photographs. New, contemporary sundial/compass will be chosen, no archive photos are available that show the sundial piece.

Overlook:

- Existing overlook columns and base wall to remain. All caps and balustrades to be rebuilt according to archive photographs and existing artifacts on-site
- New benches in same location as historical shown in archive photographs, architectural details not discernable in photos. New benches will be simple without ornamentation

Reflecting Pool:

- Existing location and size of pool will remain unchanged. Depth of pool will be reduced to maximum of 6 inches. Repairs will be made to coping, pool sides and bottom. Plumbing and bottom of pool will be retrofitted to incorporate rainwater harvesting system.
- Brick path around pool will be installed, consistent with archive photos.
- New sculpture in center of pool will replace water feature(s) shown in archive photos. New sculpture will be distinctly different in style than those of the Rispin period.
- A tile mosaic is proposed for the bottom of the fountain. Mosaic will be commissioned by Capitola Arts Commission.

Wall Fountain and Lower Sitting Area behind Wall Fountain:

- Existing fountain will be repaired to working condition. Missing parts will be reconstructed using archive photographs and site artifacts.
- Urn will be selected to match historic using archive photographs.
- New fountain spout will be selected, historical fountain spout style not discernable in photos. New fountain spout will be simple without ornamentation.
- Lower seating area behind fountain and balustrade wall from grand staircase will be repaired according to archive photographs and existing artifacts on-site. Pathway from brick landing to seating area will be rebuilt.

Grand Staircase:

- All walls, columns, column caps, brick landings, to be repaired according to archive photographs and existing artifacts on-site. Steps to be rebuilt
- A new metal handrail as per code will be added on each side, mounted in ground outside of cheek wall.

Miscellaneous Garden Features:

- 12" high concrete wall along old walkway at northwest corner of park to remain
- Rock fossil walls by staircase to remain
- Stone wall at north end of park by new ramp to remain
- Existing 18" wide red concrete steps north of arbor to remain; add handrail as per code
- Existing 4' wide concrete steps by Game Table area to remain; add chain barricade and sign to close off

Additional Scope of Note, Not Listed on the Title Page:

- Nature play
- Bocce ball
- Murals at the boarded-up mansion windows

SECRETARY’S STANDARD’S REVIEW:

The *Secretary of the Interior’s Standards for Rehabilitation* (Standards), originally published in 1977 and revised in 1990, include ten standards that present a recommended approach to repair, while preserving those portions or features that convey a resource’s historical, cultural, or architectural values. Accordingly, Standards states that, “Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.” Following is a summary of the review with a list of the Standards and associated analysis for this project:

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

ANALYSIS: The new use as a community park requires minimal changes to this property’s distinctive materials, features, spaces, and spatial relationships, and also acts as the catalyst for restoration and interpretation of the historic grounds. The project will repair many damaged original elements and restore or interpret many missing historic features.

The new use does require some alteration to original fabric and inclusion of new elements, to provide security and safety to the public and for other proposed programming needs. As per the following specific rehabilitation analysis, these alterations are compatible with the Standards.

Because the overall character and specific character defining features are preserved in this proposal, and because all new elements and alterations are compatible with the Standards, the proposed use is compatible with the historic character of the resource, and the project meets Standard 1.

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

ANALYSIS: The overall historic character of the landscape setting for the Rispin Mansion will be preserved in this project. The overall spatial character, in particular, is proposed to be preserved and restored. The more formal, open elements of the landscape—the oval lawn, the pool, walkways, balustrades, fountains, etc.—will be preserved within the larger, more dense and natural setting.

The integration of the historic house (not proposed for alteration in this project) and its setting will be preserved in the project. One example is the proposed maintenance of the pathways, drives and steps that link the house to the landscape. Another example of this is the preservation of the landscape elements that match the house materials and its eclectic-revival style, including such features as the concrete and plaster classical balusters and the fountain.

One major historic element is proposed for some alterations. Segments of the historic wall along Wharf Road will be lowered for improved views into the property for security, and one end segment of the historic wall will be removed for improved community access. The historic spatial relationship and clear intent of this element was to provide a visual division between the residential grounds and the rest of the City (especially Wharf Road). Even with the alterations to the wall to provide de-facto visual access between the street and the park, the new design of the historic wall will provide a strong visual image of separation and continue to represent the historic design associations. Specifically, the preservation of almost the full length of the lower portion of the original wall, the preservation of the full-height grand main arch entrance, the preservation of a long segment of the original full-height wall to the north, as well as the addition of new materials that suggest separation—while providing visual access—between the grounds and the sidewalk, maintain the character-defining spatial relationship between the park and the community at large (see also Standard 9).

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

ANALYSIS: There are no proposed new elements that might be mistaken for original features. The majority of the proposed building elements, including balusters, cap rails, steps, walls, and fountains, are existing and proposed to be preserved, or are replacements-in-kind that have adequate physical and photographic documentation. Some new features (such as the materials and forms of the amphitheater area) are subtly differentiated from the original design, so will not create a false sense of history from presenting a false appearance of original fabric.

Other new features, such as the site furniture (trash bins, bollards, game tables, etc.), are compatible yet differentiated from the historic materials (See also Standard 9). In particular, these elements are all consistent with each other as being painted metal, as will be the required new handrails and new main wall railings. The consistency of the new design vocabulary creates a well-defined visual identification of the new elements, providing further clarity as to the true sense of historical development over time.

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

ANALYSIS: It is understood that no existing changes to the residence have acquired historic significance in their own right; nevertheless, none of the post-Rispin alterations are proposed for removal. Instead, these elements are proposed to be integrated into the rehabilitation plan. Specifically, the concrete steps and foundation slabs that were built during the tenure of the Order of the Poor Clares will be retained as landscape features (see also Standard 9).

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

ANALYSIS: The features and finishes that characterize the historic landscape design are shown as preserved on the proposed drawings. Specifically, this includes elements that will be preserved in place, broken or worn elements that will be repaired, and missing elements that are proposed to be restored using adequate documentation.

Existing to be Preserved

Each of the following elements has been identified as a character-defining feature of the Rispin Mansion. All of the following are proposed for preservation in-place:

- One large portion of the existing full-height Wharf Road Wall, at the north end, will be preserved.
- Portions of the remainder of the Wharf Road Wall will be preserved and altered (see Standard 9)
- The existing Front Entry Arch and immediate side walls will be preserved and painted to match the Mansion.
- The existing wood Front Entry gate is proposed to be removed and stored for display with other artifacts
- The existing Overlook columns and base wall are proposed to remain
- The existing location and size of the Reflecting Pool is shown to be preserved

The Grand Staircase walls, columns, column caps, and brick landings will be preserved

Not identified as historically significant, but also proposed for preservation are the following:

The low concrete wall along old walkway at the northwest corner of park is planned for continued use

The rock fossil walls by the staircase will be preserved

The stone wall at north end of park, by the new ramp, is proposed to remain

The existing 18" wide red concrete steps north of arbor are planned to remain

Existing to be Repaired/Replaced in-kind

The following historic character-defining features are extant, but in disrepair or partially missing. Each of them is proposed to be rebuilt (see also Standard 6). Where the parts are missing, the broken elements will be restored based on the existing element (see “restored” list below):

The steps and side walls of the staircase inside the Front Entry Arch will be repaired and rebuilt according to existing parts on-site

All caps and balustrades at the Overlook to be repaired and rebuilt according to archive photographs and existing artifacts on-site

At the Reflecting Pool, repairs will be made to coping, pool sides and bottom (see also Standard 9 for alterations)

Existing Wall Fountain will be repaired to working condition (see also Standard 9 for alterations)

Lower Seating Area behind fountain and balustrade wall from grand staircase will be repaired
Steps to be rebuilt

To Be Restored (based on historic photographs and physical evidence at the site)

The following elements are proposed to be rebuilt or restored, based on historic photographic evidence and on physical evidence (existing whole or broken parts) at the site:

Based on historic photographs and physical evidence, the new Arbor columns will be fabricated to match existing historic columns on site in height and architectural detail

Existing sundial base will remain in its present location. Pedestal will be rebuilt according to archive photographs

Missing Overlook caps and balustrades will be fabricated to match the original, based on existing elements on site

Brick path around Reflecting Pool will be installed, consistent with archive photos, and based on existing elements on site

Existing Wall Fountain will be repaired to working condition. Missing parts will be reconstructed using archive photographs and based on existing elements on site

Missing Lower Seating Area elements will be restored according to archive photographs and existing artifacts on-site

Missing Urns will be selected to match historic urns using archive photographs

Missing Pathway from brick landing to Lower Seating Area will be rebuilt according to archive photographs and existing artifacts on-site

Each of these treatments is in keeping with the Standards, based on the historic documentation available and the existing physical evidence available.

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

ANALYSIS: Deteriorated historic features are indicated clearly on the drawings for repair and replacement, as appropriate for the condition of each element and as noted in Standard 5. The remainder of the historic materials and features are proposed to be preserved in the project drawings. The intent of this Standard is met in the proposed design.

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

ANALYSIS: No chemical treatments are shown as proposed in this proposed phase of work.

The project does include some painting of historic elements; this is an appropriately gentle treatment for materials that were originally painted.

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

ANALYSIS: Archeological resources are not evaluated in this report.

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

ANALYSIS: As listed in the analysis in Standard 5 and 6 above, the project scope includes some features that will be preserved, repaired, and restored. The scope also includes some original features that will be altered and some features that are identified in the historic design, but not fully documented. The project includes some new elements, as well.

In general, the alterations are respectful of the historic fabric in the larger historic resource while the replacement elements and new elements are compatible yet differentiated per this Standard. Furthermore, these alterations and new elements are treated consistently within the overall project scope, providing a coherent, understandable composition that blends the historic resource with the new use.

Alterations

The following elements are proposed for alteration to accommodate the new use of the grounds as a community park. Each element listed has specific analysis:

Portions of the existing wall along Wharf Road will be reduced to 30” with a 30” decorative metal fence on top. One portion of the wall at the southern end of the road frontage will be removed to allow a new universally accessible entrance to the park. The section to be removed will incorporate a new column to match the existing last column at the southern terminus of the wall.

ANALYSIS: Per the analysis in Standard 2, the alterations to the Wharf Road Wall will preserve the spatial relationship between the mansion and grounds, and between the grounds and the larger surrounding community. The proposed metal fence infill sections are compatible with the design because they have a compatible scale—the relatively long stretches of repetitive elements will appear substantial, similar to the scale and visual strength of the original wall. The balustrades will be differentiated by their materials and their permeability.

Spacing of arbor columns and the arbor location will be altered from the historic design to accommodate new universally accessible path and mature oaks on site.

ANALYSIS: The original arbor is not extant, so the relocation of the columns will not destroy historic fabric. The relocation is compatible with the original design by emulating the footprint. It will be differentiated through its total integration with the surrounding new elements of the project, including new plants, pavement, etc.

The reflecting pool will be reduced to a maximum of 6 inches deep. Plumbing and bottom of pool will be retrofitted to incorporate rainwater harvesting system. Existing location and size of pool will remain unchanged. A new tile mosaic is proposed for the bottom of the fountain. Mosaic will be commissioned by Capitola Arts Commission.

ANALYSIS: The proposed pool design will be compatible with the historic grounds, as it will remain a reflecting pool. It will be differentiated by its new materials—the tile floor can be expected to be differentiated because it will be an art project.

A new metal handrail as per code will be added on each side of the Grand Staircase, mounted in ground outside of cheek wall. Existing 18” wide red concrete steps north of arbor to remain; add handrail as per code.

ANALYSIS: The handrails will be compatible physically with the original materials, as they will be secured adjacent to the historic fabric, rather than damaging the original cap rails. They will be visually compatible by their simple, arching form. The proposed handrails will be differentiated from the original historic fabric by its material choice.

Replacement Elements

The following elements are missing at the site, but have an historic basis in the original design. They are seen in historic photographs; however, the photographs do not provide adequate documentation for an accurate restoration. These missing elements are proposed to be interpreted with varying, appropriate levels of differentiation:

New, contemporary sundial/compass will be chosen, no archive photos are available that show the sundial piece.

ANALYSIS: The new compass is proposed to be differentiated through its modern materials

New overlook benches will be located as shown in archive photographs. The details of the missing benches are not discernable in photos. New benches will be simple without ornamentation

ANALYSIS: The benches are proposed to be compatible with the known historic benches by the choice of materials. They will be appropriately differentiated from the original

design through their simplified design.

New sculpture in center of reflecting pool will replace water feature(s) shown in archive photos. New sculpture will be distinctly different in style than those of the Rispin period.

ANALYSIS: Because the sculpture is proposed to be distinctly different, the element meets the intent of this Standard.

New head for the wall fountain spout will be selected, historical fountain spout style not discernable in photos. New fountain spout will be simple without ornamentation.

ANALYSIS: The new spout is proposed to be differentiated through its modern materials

New Elements

The following elements are not a part of the historic design of the Rispin Mansion. They are proposed as part of the rehabilitation of the property for community use. Each new element is analyzed for its compatibility and differentiation from the historic Rispin Mansion:

Amphitheater design and detailing

ANALYSIS: The proposed amphitheater elements are close in materials and size to the historic elements that surround them, so they are clearly compatible. The amphitheater elements will be differentiated subtly, though a different cap rail and step profile.

Metal fencing at the grand staircase

ANALYSIS: Per the handrail analysis noted above, the metal security fencing and gate will be visually compatible with the larger historic balusters by their design being simple and relatively delicate, not ornate or heavy. The fence will be subordinate to the heavier, more ornate historic elements. Also of note, the slight curve in the gates is in keeping with the curves of the historic stair walls. The fence and gate will be differentiated from the original historic fabric because it is painted metal (see also the Modern Site Furnishings analysis, below).

Modern site furnishings –trash/recycling bins, removable bollards, bike bollards, picnic tables, game tables, park benches (in non-historic locations), dog clean-up station, and drinking fountains, park lighting, dance footprint pavers, bocce ball court, and nature play elements.

ANALYSIS: The site furniture is proposed to be compatible in scale and size; the elements are not massive and each has small details, such as slats or fluting, so they will be perceived subordinate to the traditional elements of the historic grounds. They are all also consistently proposed to be differentiated through the use of painted metal, a material not otherwise used at the Rispin Mansion.

Pavement on new and restored pathways

ANALYSIS: The historic design showed a combination of formal and natural surfaces. The restoration of historic brick pavement patterns is reviewed above (see Standard 5). The remaining new pavement surfaces are proposed to be of a form and material that is compatible with the more natural edges of the historic grounds. The new pathways will be differentiated by their modern materials.

Signs and their settings

ANALYSIS: The sign design is only reviewed for approximate scale of their visual elements and their placement around the proposed park. The signs are in keeping with the scale and sightlines of the historic grounds. There is no need to differentiate them.

Note: There are no alterations proposed for the historic residence except paint in the form of murals on the boarded-up windows, not on the historic building walls.

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

ANALYSIS: The proposed design would preserve the essential form and integrity of the history of the property. The alterations will be reversible; specifically, the high wall could be restored using documentation and physical evidence; the reflecting pool remains in its original form beneath the proposed shallow alteration, and other elements could be removed.

Conclusion

The currently proposed Rispin Park project meets the *Secretary of the Interior’s Standards for Rehabilitation of Historic Properties*. It is the professional opinion of Archives & Architecture that staff can make a determination that the project will not have an adverse effect on an historic resource per CEQA.

phase II bid documents for:
THE PARK AT RISPIN MANSION
 CITY OF CAPITOLA
 WHARF ROAD AND CLARES STREET
 February 22, 2023

vicinity map



project area



Clares Street and Wharf Road

project contact information

City of Capitola
 Steve Jesberg, Director of Public Works
 400 Capitola Avenue
 Capitola, CA 95010
 831.475.7300

MA+A Landscape Architects
 Michael Arnone, Project Manager
 3370 Samuel Place
 Santa Cruz, CA 95062
 831.462.4988

Bowman & Williams, Civil Engineer
 Joel Ricca, RCE
 1011 Cedar Street
 Santa Cruz, CA 95060
 831.426.3560

Urfer and Associates, Structural Engineer
 Scott Haggblade
 2715 Porter Street
 Soquel, CA 95073
 831.476.3681

Pacific Crest Engineering, Geotechnical Engineers
 444 Airport Blvd.
 Watsonville, CA 95076
 831.722.9446

Bonjardin Water Works
 Edison Bonjardin
 P. O. Box
 Soquel, CA 95073
 831.476.3079

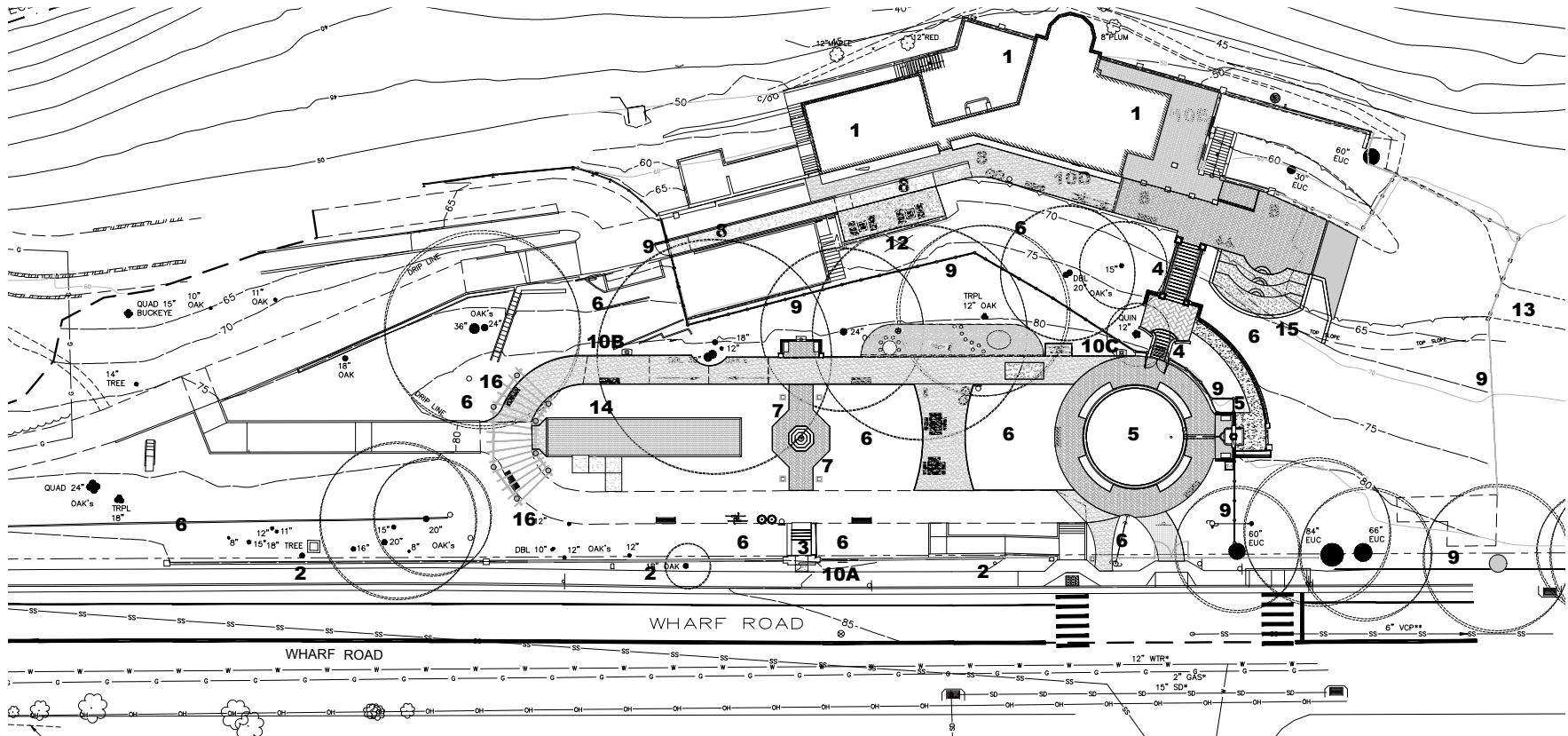
Maureen Hamb, Certified Arborist
 849 Almar Avenue # C
 Santa Cruz, CA 95060
 831.420.1287



sheet index

	CS	cover sheet
	L1.0	site plan and phasing plan
revised	L1.1	hardscape plan and site furnishings
revised	L1.2	hardscape layout south end
revised	L1.3	hardscape layout north end
	L1.4	Wharf Road wall details
	L1.5	wall fountain details
	L1.6	grand staircase and fence details
revised	L1.7	entry gate, arbor, overlook and sundial details
	L1.8	amphitheater and sculpture pedestal details
revised	L1.9	site furnishing photos and sign detail
	L1.10	lighting and fencing plan
	L1.11	nature play, bocce ball plan & details
	L2.0	tree protection plan
	L2.1	planting plan for south end
	L2.2	planting plan for north end
revised	L2.3	planting notes and details
	L3.0	irrigation plan for south end
	L3.1	irrigation plan for north end
revised	L3.2	irrigation legend, notes & details
	WF1.01	water feature notes and symbols
	WF1.02	water feature notes and symbols
	WF1.03	water feature notes and symbols
	WF2.01	water feature details
	C0.0	General Notes & Specifications
	C1.0	Site Plan
	C1.1	Details
	C1.2	City of Capitola & Caltrans Details
	C1.3	Site Sections & Profiles
	C1.4	Ramp Sections
	C2.0	Grading Plan
	C3.0	Drainage Plan
	C4.0	Stormwater Control Plan
	C5.0	Erosion & Sediment Control Plan
	C5.1	Erosion & Sediment Control Details
	S1.1	General Notes / Typical Details
	S2.1	Foundation and Framing Plans
	S3.1	Details
	S3.2	Details
	E1.0	Symbols & Abbreviations
	E1.1	Electrical Specification
	E1.2	Outdoor Title 24
	E2.0	Site Plan
	E2.1	Partial Site Plan
	E2.2	Partial Site Plan
	E3.0	Single Line Diagram
	E4.0	Electrical Details

THE PARK AT RISPIN MANSION
Wharf Road and Clares Street
Capitola, California



© Michael Arnone Landscape Architect - 2023
THIS DRAWING AND INFORMATION IS SOLELY FOR THE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED AND WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.
OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, AND REGULATORY REQUIREMENTS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE ARCHITECT IS NOT RESPONSIBLE FOR OBTAINING SUCH PERMITS, APPROVALS, AND REGULATORY REQUIREMENTS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS AND SPECIFICATIONS.

REVISIONS



SITE PLAN & PHASING PLAN

JOB NO. 201503
SCALE 1/16" = 1' - 0"
DRAWN MA
CHECK JC/MA
DATE 2.22.2023

SHEET

L- 1.0

SHEET 2 OF 20

EXISTING FEATURES AND PROPOSED AMENITIES

(N) denotes new element
(H) denotes existing element found on site

1. RISPIN MANSION BUILDING (H)
2. WHARF ROAD WALL (H)
3. WHARF ROAD ENTRY STEPS (H)
4. GRAND STAIRCASE AND BALUSTRADE (H)
5. FOUNTAIN AND REFLECTION POOL (H)
6. PLANTS AND LANDSCAPE (N)
7. SUNDIAL (H) AND SCULPTURE GARDEN (N)
8. UNIVERSAL ACCESS PATH OF TRAVEL (N)
9. FENCING AND GATES (N)
10. SIGNAGE (N)
11. IMPROVE STRIPING AND CROSSWALKS AT CLARES/WHARF ROAD INTERSECTION (N)
12. MURAL ON CONCRETE WALL OF SAINT CLARES BUILDING (N)
13. INFORMAL SERVICE DRIVE/PEDESTRIAN PATH FROM MANSION TERRACE TO SOUTH ENTRANCE AT WHARF ROAD (H)
14. BOCCIE BALL COURT (N)
15. AMPHITHEATER (N)
16. ARBOR (H)

Summary of Historic Elements found on Rispin Site and Proposed Renovations

Discussion of Intent.

The project goals for Rispin Park are to create a community park that provides passive recreation and focuses on the cultural, historical, and open space resources that are unique to the Rispin Mansion Site. The intent of the restoration is to provide examples of the architectural style of the mansion and to create a public awareness of the significance of the Mansion building and grounds as part of the history of the City of Capitola. It should be stated that the park is not intended to be an exact replication of the mansion grounds during the time it was the residence of Henry Rispin. A summary of the existing historic elements and the proposed modifications are explained below and noted on the Site Plan.

Wharf Road Wall, Entry Arch and Entry Staircase:

- Portions of the Existing wall along Wharf Road will remain unchanged, while some sections of the existing wall height will be reduced to 30' with a 30' decorative metal fence on top. One portion of the wall at the southern end of the road frontage will be removed to allow a new universally accessible entrance to the park. The section to be removed will incorporate a new column to match the existing last column at the southern terminus of the wall. Bollards and metal fencing will be added to the new park entrance.
- Steps and side walls of the staircase at the entry will be rebuilt and repaired. The Arch and side walls will be painted to match the Mansion.
- Existing wood gate to be removed and stored for display with other artifacts

Arbor:

- New columns will match historic columns found on site in height and architectural detail.
- Spacing of columns and location will be changed to accommodate new universally accessible path, and mature oaks on site.
- New vine species compatible with native oaks will be selected.

Sundial:

- Existing sundial base will remain in its present location. Pedestal will be rebuilt according to archive photographs. New, contemporary sundial/compass will be chosen, no archive photos are available that show the sundial piece.

Overlook:

- Existing overlook columns and base wall to remain. All caps and balustrades to be rebuilt according to archive photographs and existing artifacts on-site.
- New benches in same location as historical shown in archive photographs, architectural details not discernable in photos. New benches will be simple without ornamentation.

Reflecting Pool:

- Existing location and size of pool will remain unchanged. Depth of pool will be reduced to maximum of 6 inches. Repairs will be made to coping, pool sides and bottom. Plumbing and bottom of pool will be retrofitted to incorporate rainwater harvesting system.
- Brick path around pool will be installed, consistent with archive photos.
- New sculpture in center of pool will replace water feature(s) shown in archive photos. New sculpture will be distinctly different in style than those of the Rispin period.
- A tile mosaic is proposed for the bottom of the fountain. Mosaic will be commissioned by Capitola Arts Commission.

Wall Fountain and Lower Sitting Area behind Wall Fountain:

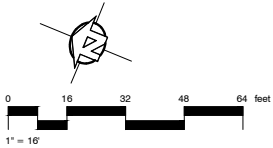
- Existing fountain will be repaired to working condition. Missing parts will be reconstructed using archive photographs and site artifacts.
- Urn will be selected to match historic using archive photographs.
- New fountain spout will be selected, historical fountain spout style not discernable in photos. New fountain spout will be simple without ornamentation.
- Lower seating area behind fountain and balustrade wall from grand staircase will be repaired according to archive photographs and existing artifacts on-site. Pathway from brick landing to seating area will be rebuilt.

Grand Staircase:

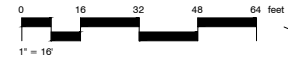
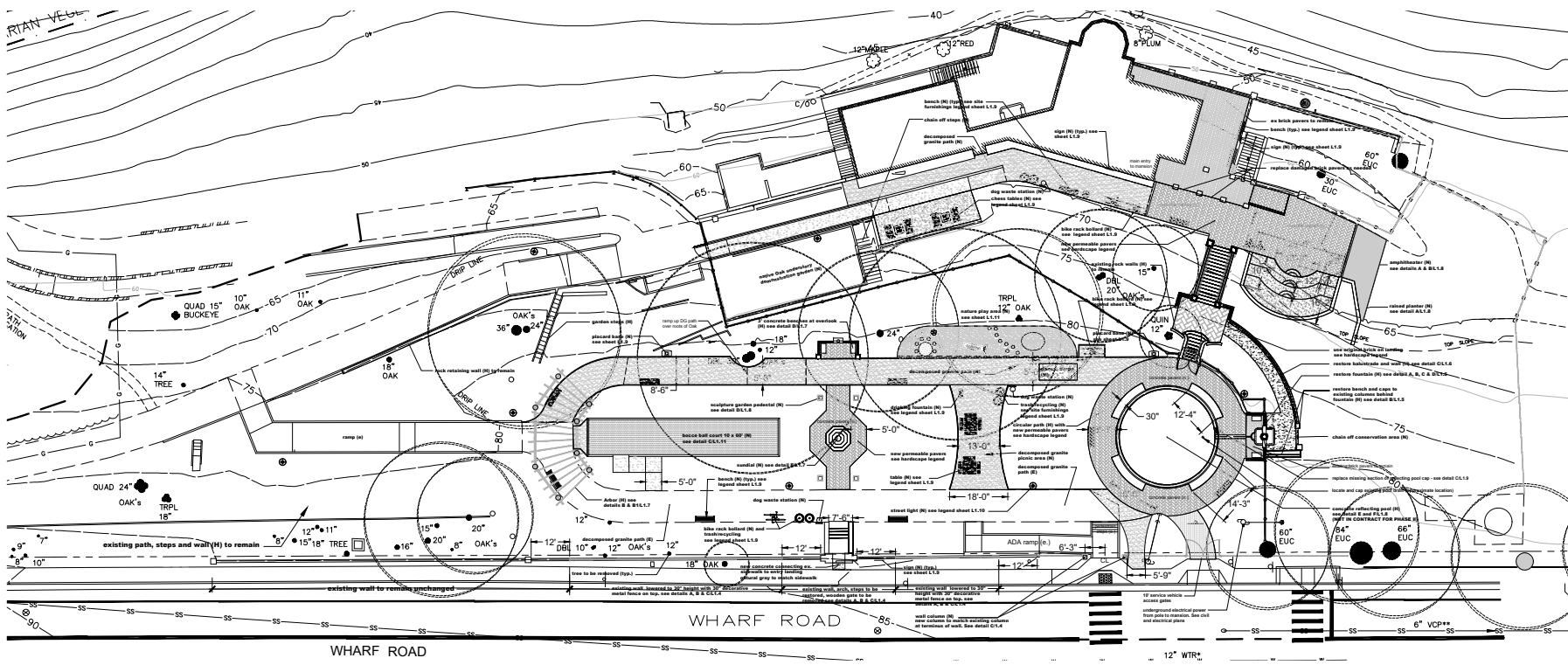
- All walls, columns, column caps, brick landings, to be repaired according to archive photographs and existing artifacts on-site. Steps to be rebuilt.
- A new metal handrail as per code will be added on each side, mounted in ground outside of cheek wall.

Miscellaneous Garden Features

- 12" high concrete wall along old walkway at northwest corner of park to remain.
- Rock fossil walls by staircase to remain.
- Stone wall at north end of park by new ramp to remain.
- Existing 18" wide red concrete steps north of arbor to remain; add handrail as per code
- Existing 4' wide concrete steps by Game Table area to remain; add chain barricade and sign to close off



THE PARK AT RISPIN MANSION
Wharf Road and Clares Street
Capitola, California



© Michael Arnone Landscape Architect - 2023
THIS DRAWING AND INFORMATION IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OF THIS DRAWING OR INFORMATION FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF MICHAEL ARNONE + ASSOCIATES IS STRICTLY PROHIBITED. THE USER OF THIS DRAWING OR INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING OR INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DRAWING OR INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Key	Description	Quantity	Manufacturer/Distributor	Model #	Color/Finish
□	3' Concrete Bench for fountain and outlook	4	A. Silveri Company asilveri.com 415.228.9990 info@asilveri.com	Bench 0251 18"11 x 30" W x 17"D	Terre Cotta
□	Container w/ Color for fountain and outlook	2	Puttery Planet 831.465.9216 2900 Soquel Ave. Santa Cruz	"Square Redwood Rim Square Plate 21"11 x 25" W x 17.5" SQ Base"	Terre Cotta
○	Container w/ Color for fountain and outlook	2	Puttery Planet 831.465.9216 2900 Soquel Ave. Santa Cruz	circle um 18" x 30"	Deep Red
see detail	Arcade Fountain Emitter	1	Black Oak Foundry 949.305.7392 www.fountainartique.com	No. M6022-ORB	10.5" diameter Oil Rubbed Bronze, 3 GPM flow
see detail	Oak Leaf Fountain Emitter	1	Black Oak Foundry 949.305.7392 www.fountainartique.com	No. M2029-ORB	8" square in Oil Rubbed Bronze 2 GPM flow
☐	Accessible Chess Table with two Benches	2	Kenneth Lynch & Sons 203.204.2631 www.klynchandsons.com	6732 (chess table) 6737C (bench)	Concrete table top with metal legs Wood slats with metal legs
○	Pelican Sundial	1	No. 2554 Hourglass and Pelican Sundial		11 1/2" diameter Bronze
🚲	Bike Post Bollard	4	Reliance Foundry 888.735.5680 www.reliance-foundry.com	R-7530-B Cudde Iron Bike Bollard	39" High w/ two loops, Black Textured Semi Gloss finish
⊕	Historical Series Accessible Pedestal Drinking Fountain	1	Most Dependable Fountains, Inc. www.mostdependable.com 800.552.0331	2008 SM	
☐	5' Metal Bench with armrest	12	DuMor, Inc. Site Furnishings 800.598.4019 www.dumor.com	Bench 57 - 6DPL - 3AR	6" long recycled plastic bench w/ armrest Deep Red color base w/ Cedar color recycled plastic top
♻️	Trash Receptacle	3	Roceptacle 107	32 gal.	Steel with Deep Red Powder Coat finish
♻️	Recycling Container	3	Roceptacle 107	32 gal.	Steel with Deep Red Powder Coat finish
☐	Table/Benches	1	76 Series PL 4		Deep Red color base w/ Cedar color recycled plastic top with surface plate mount
☐	Accessible Table/Benches	1	76 Series PL 3		Deep Red color base w/ Cedar color recycled plastic top with surface plate mount
⊕	Street Light fixture on Light Pole	8	SEE ELECTRICAL PLANS	SEE ELECTRICAL PLANS	SEE ELECTRICAL PLANS
🚰	DOG STATION	3	DOODY CALLS DIRECT doodycallsdirect.com	THE SENTRY STATION	GREEN ANCHOR TO CONCRETE FOOTING
☐	WALL MOUNT SIGN	3	TO BE SELECTED	PORCELAIN ENAMEL	LIGHT CREAM FIELD WITH GOLD TITLE LETTERING SELECTION OF PHOTOGRAPHS AND TEXT TO BE AND DESIGNED FOR APPROVAL BY CITY
☐	PEDESTAL MOUNT SIGN	2	TO BE SELECTED	PORCELAIN ENAMEL	
💡	Post mount down light	12	RAB LIGHTING	SLIM12Y 120V, 12W, 3000K warm	Bronze Anchor mounting bracket to rail posts

SYMBOL	DESCRIPTION	MANUFACTURER	COLOR	FINISH/PATTERN	SQ FT/LN FT
[Symbol]	CONCRETE PAVERS* ON PREPARED BASE SEE CIVIL PLANS	BELGARD AQUALINE SERIES PERMEABLE PAVER AT BASE OF GRAND STAIRCASE & AROUND THE REFLECTING POOL	VICTORIAN	HERRINGBONE	SEE CIVIL PLANS
[Symbol]	ORIGINAL BRICK ON SITE STORED IN MANSION GARAGE	ORIGINAL BRICK ON THE LANDING BETWEEN UPPER & LOWER SECTIONS OF THE GRAND STAIRCASE	ORIGINAL BRICK ON SITE	HERRINGBONE	160 SF
[Symbol]	BRICK PAVER ON CONCRETE	EXISTING TO BE REPAIRED OR REPLACED TO MATCH ORIGINAL	COLOR TO MATCH	MATCH PATTERN AND CUT	SEE CIVIL PLANS
[Symbol]	CONCRETE RAMPS	N/A	NATURAL GRAY	MEDIUM BROOM FINISH	SEE CIVIL PLANS
[Symbol]	CONCRETE STEPS	N/A	COLOR TO MATCH	TO MATCH ORIGINAL	SEE CIVIL PLANS
[Symbol]	CAL GOLD DECOMPOSED GRANITE	N/A	CALIFORNIA GOLD	WITH STABILIZER	SEE CIVIL PLANS
[Symbol]	CRUSHED OYSTER SHELL BOCCIE BALL COURT	N/A	GRAY	RAKED	648 SF
[Symbol]	12" DEPTH OF FIBER ENGINEERED BARK FOR NATURE PLAY AREA	N/A	YELLOW/BROWN	N/A	525 SF

* A SAMPLE OF THE NEW PAVER SHALL BE SUBMITTED FOR APPROVAL OF STYLE, SIZE, AND COLOR BY CITY PUBLIC WORKS STAFF AND LANDSCAPE ARCHITECT

REVISIONS



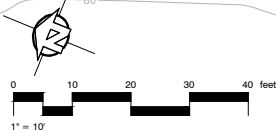
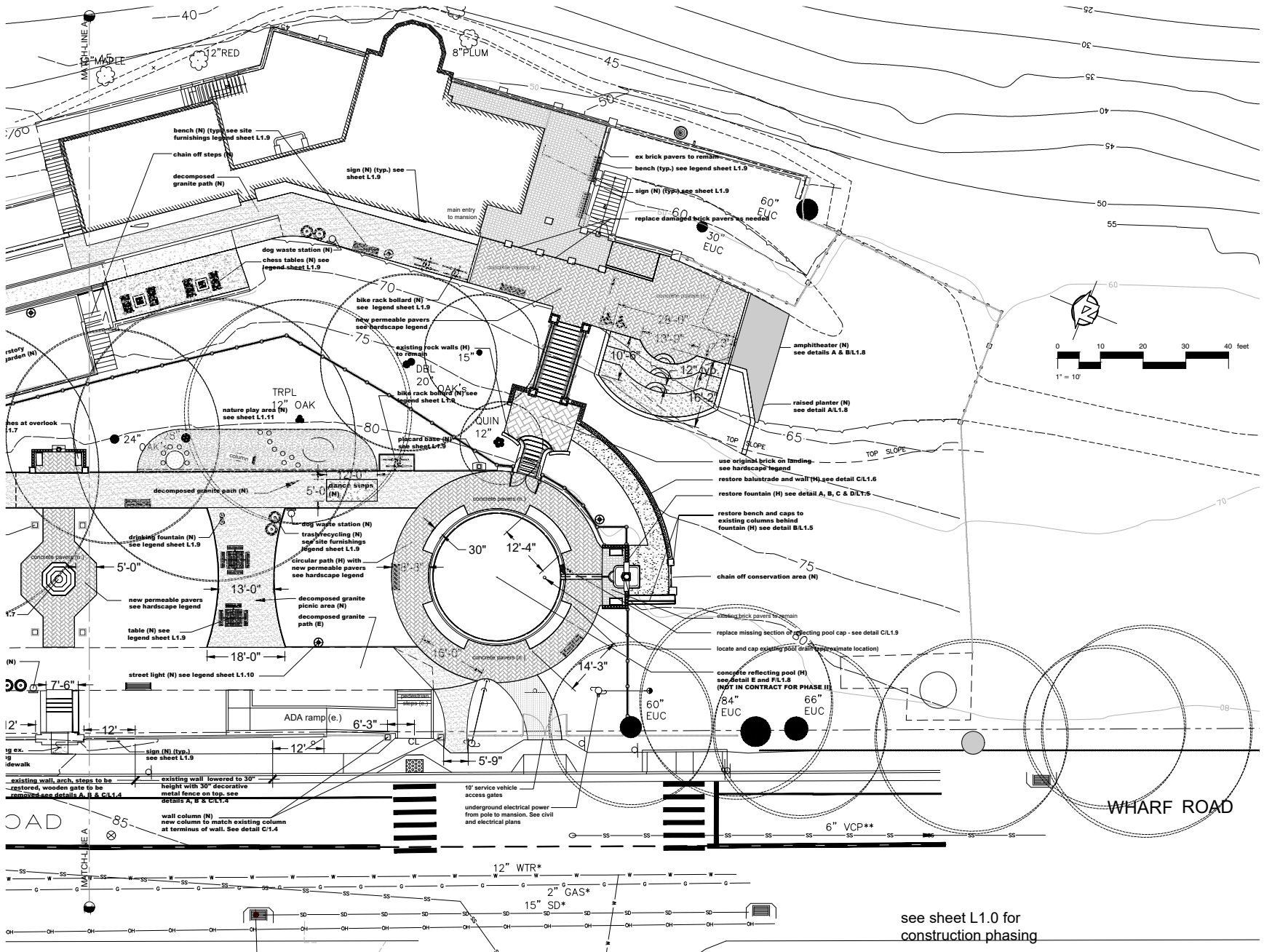
HARDSCAPE PLAN & SITE FURNISHINGS

JOB NO. 201503
SCALE 1/16" = 1' - 0"
DRAWN MA
CHECK JC/MA
DATE 2.22.2023

SHEET
L- 1.1

SHEET 3 OF 20

THE PARK AT RISPIN MANSION
Wharf Road and Clares Street
Capitola, California



© Michael Arnone Landscape Architect - 2023
THIS DRAWING AND INFORMATION IS SOLELY THE PROPERTY OF MICHAEL ARNONE LANDSCAPE ARCHITECTURE. NO PART OF THIS DRAWING OR INFORMATION MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MICHAEL ARNONE LANDSCAPE ARCHITECTURE. THE USER OF THIS DRAWING OR INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER OF THIS DRAWING OR INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER OF THIS DRAWING OR INFORMATION SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

REVISIONS

NO.	DATE	DESCRIPTION

HARDSCAPE LAYOUT SOUTH END

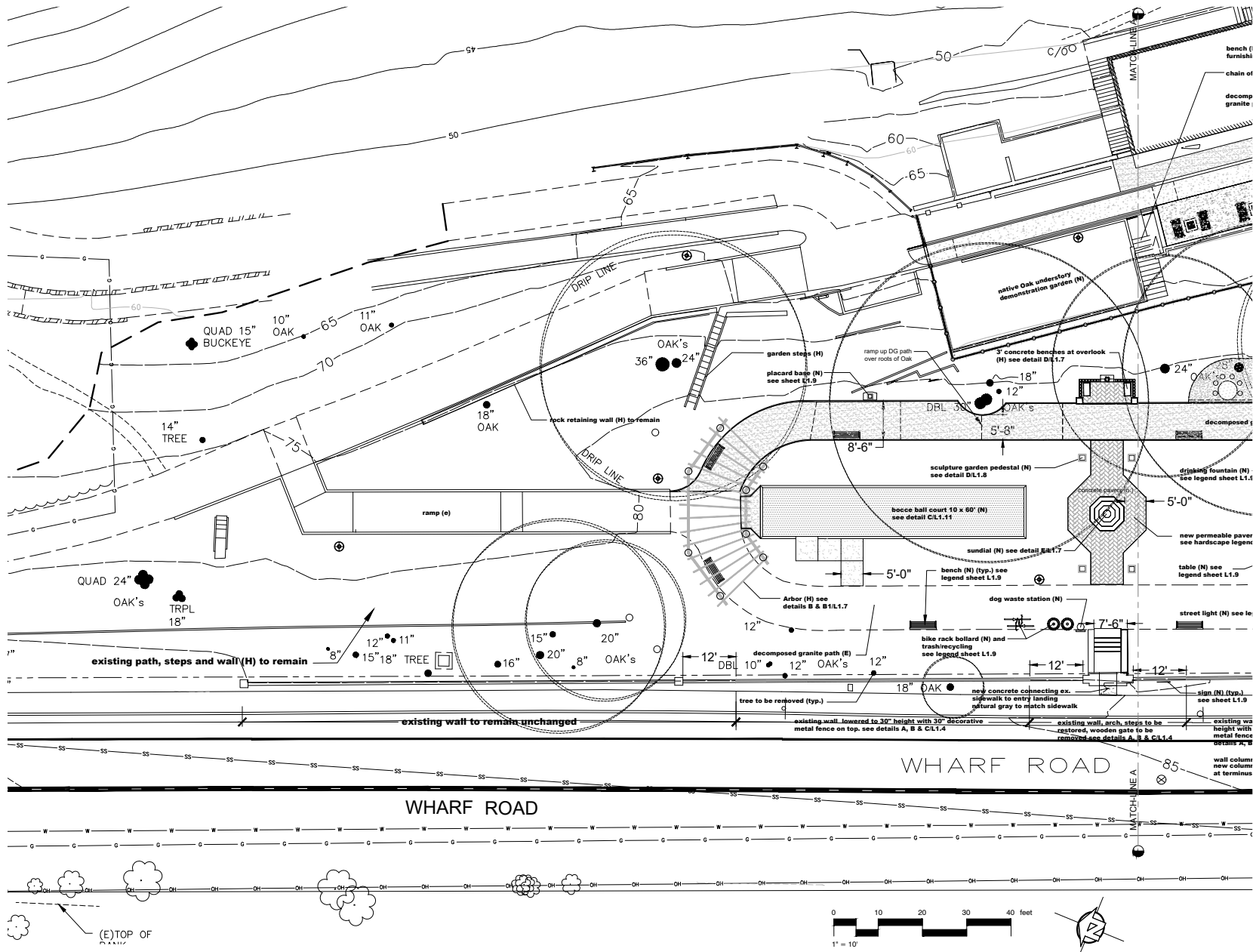
JOB NO. 201503
SCALE 1" = 10'-0"
DRAWN MA
CHECK JC/MA
DATE 2.22.2023

SHEET
L-1.2

SHEET 4 OF 20

see sheet L1.0 for construction phasing

THE PARK AT RISPIN MANSION
Wharf Road and Clares Street
Capitola, California



© Michael Arnone Landscape Architect - 2023
THIS DRAWING AND ANY PARTS OF IT ARE THE PROPERTY OF MICHAEL ARNONE LANDSCAPE ARCHITECTURE. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MICHAEL ARNONE LANDSCAPE ARCHITECTURE. THE LANDSCAPE ARCHITECTURE FIRM SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE. THE LANDSCAPE ARCHITECTURE FIRM SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE. THE LANDSCAPE ARCHITECTURE FIRM SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE LANDSCAPE.

REVISIONS



HARDSCAPE LAYOUT NORTH END

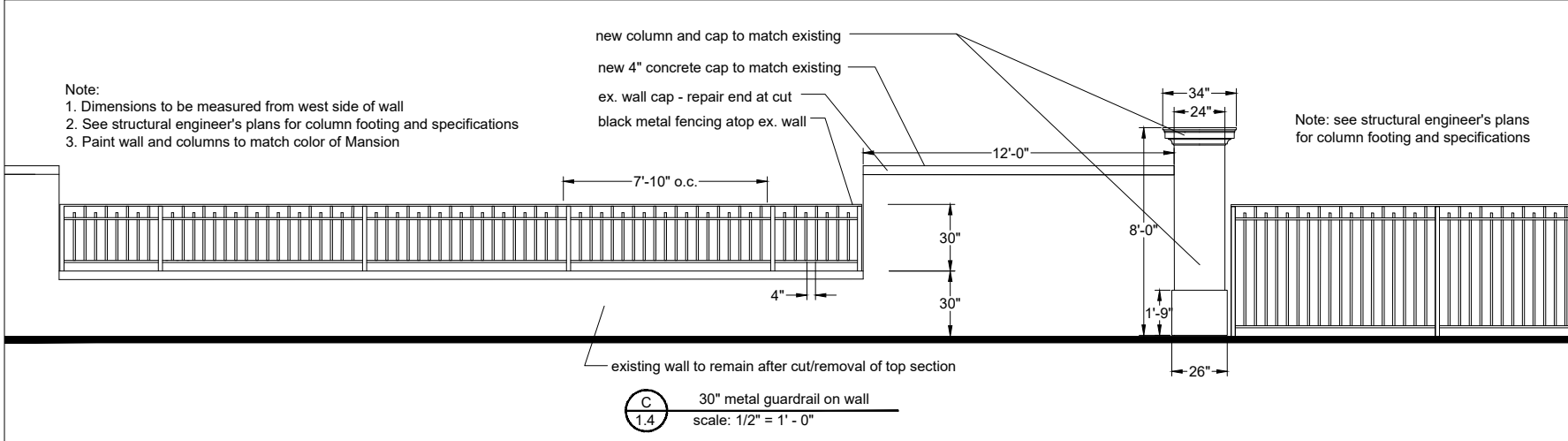
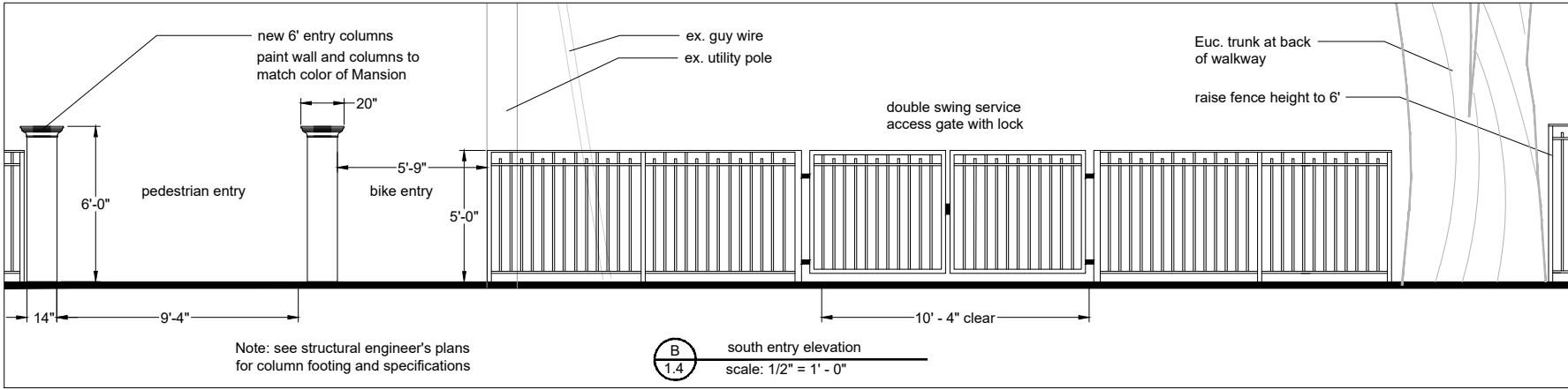
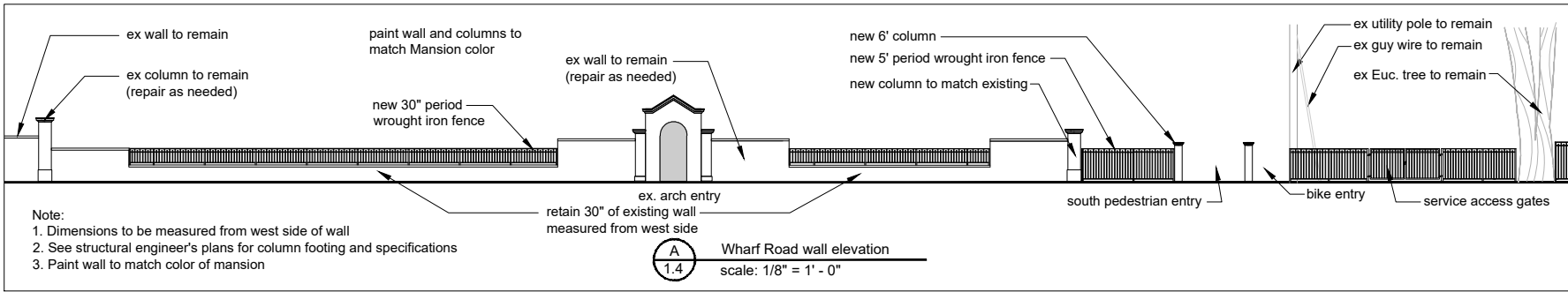
JOB NO. 201503
SCALE 1" = 10' - 0"
DRAWN MA
CHECK JC/MA
DATE 2.22.2023

SHEET

L- 1.3

SHEET 5 OF 20

THE PARK AT RISPIN MANSION
Wharf Road and Clares Street
Capitola, California



© Michael Arnone Landscape Architect - 2023
THIS DOCUMENT IS THE PROPERTY OF MICHAEL ARNONE + ASSOCIATES, INC. (MAA). IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE TITLE BLOCK. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF MAA IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

REVISIONS	

WALL DETAILS & ELEVATIONS	
JOB NO.	201503
SCALE	as noted
DRAWN	MA
CHECK	JC/MA
DATE	2.22.2023
SHEET	
L - 1.4	
SHEET 6 OF 20	

THE PARK AT RISPIN MANSION
Wharf Road and Clares Street
Capitola, California

© Michael Arnone Landscape Architect - 2023
THIS DRAWING AND REPORTS OF SERVICE ARE FOR THE SINGLE USE OF THE
PROJECT AND NOT BE LOANED, REPRODUCED, COPIED, REPRODUCED,
UNLESS THE ARCHITECT, LANDSCAPE ARCHITECT OR ENGINEER HAS BEEN ADVISED BY
THE CLIENT AND APPROVED IN WRITING. THE ARCHITECT AND ENGINEER SHALL BE
RESPONSIBLE FOR THE PROTECTION OF THIS DRAWING AND REPORTS OF SERVICE.
REPRODUCTION OF THIS DRAWING OR REPORTS OF SERVICE BY ANY OTHER
PERSON WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND ENGINEER IS
PROHIBITED AND WILL BE CONSIDERED A VIOLATION OF THE PROFESSIONAL
ETHICS OF THE ARCHITECT AND ENGINEER.

REVISIONS



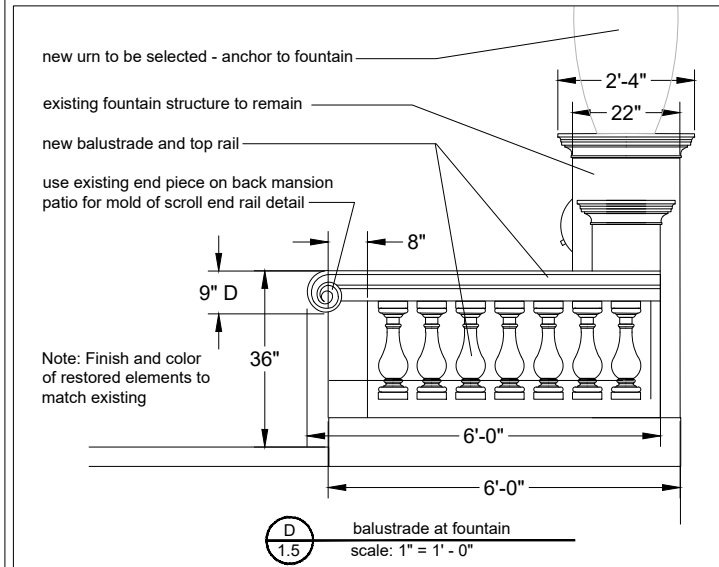
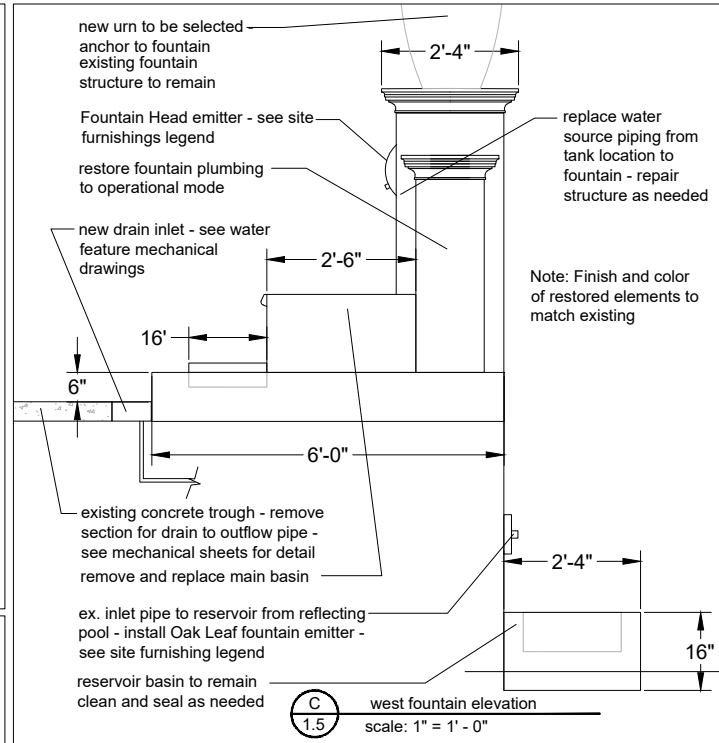
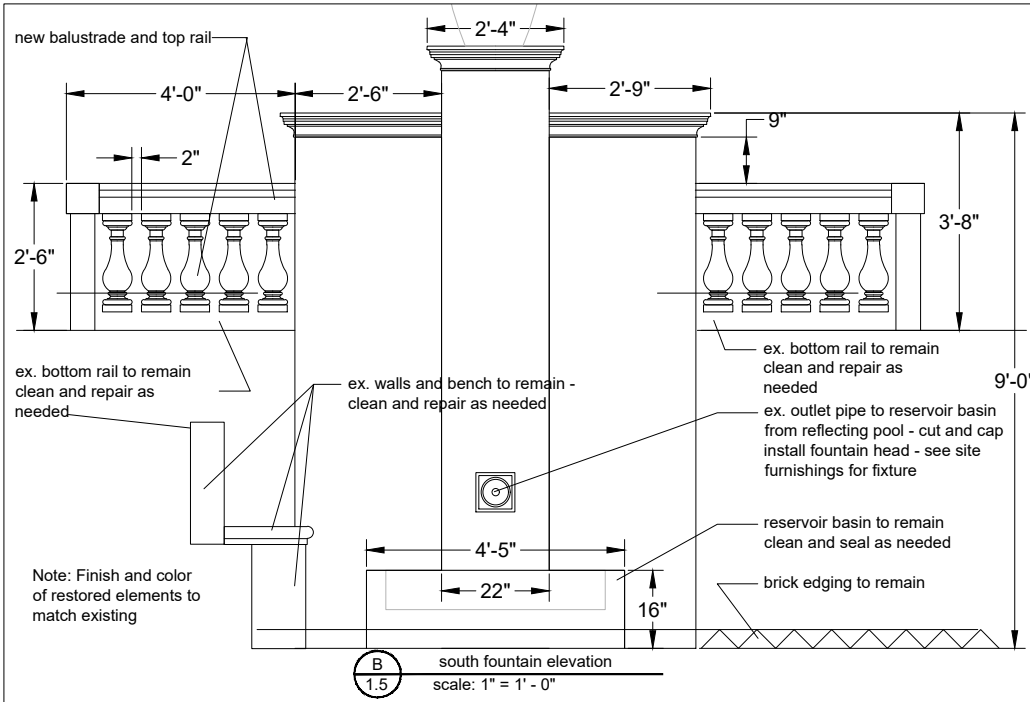
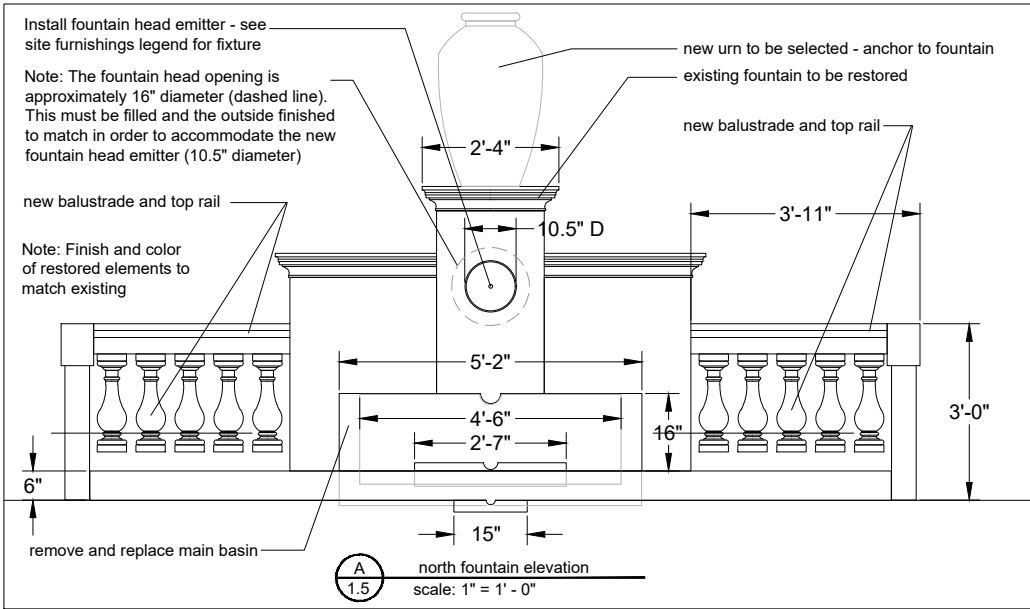
WALL FOUNTAIN
DETAILS

JOB NO. 201503
SCALE 1" = 1' - 0"
DRAWN MA
CHECK JC/MA
DATE 2.22.2023

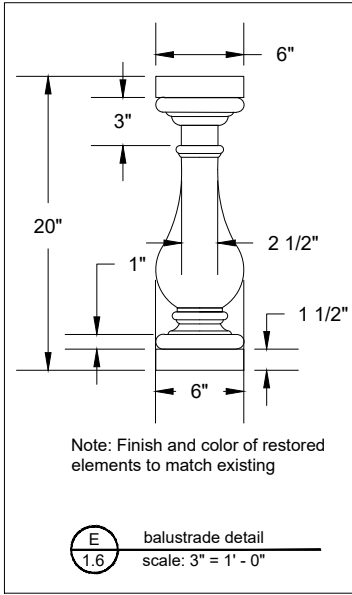
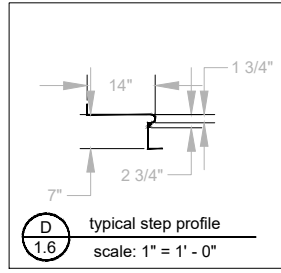
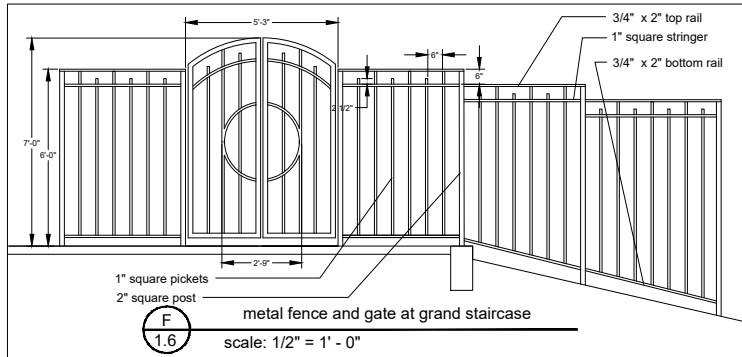
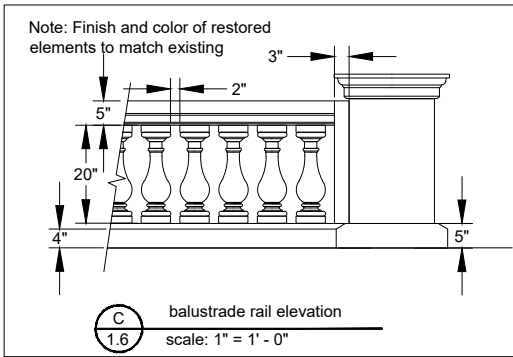
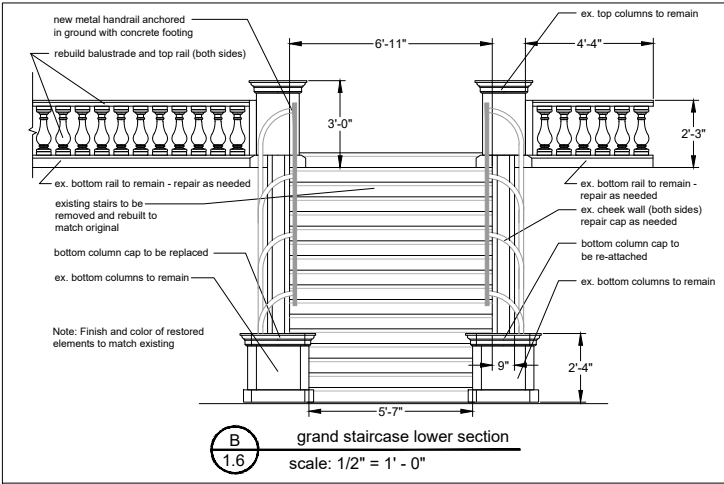
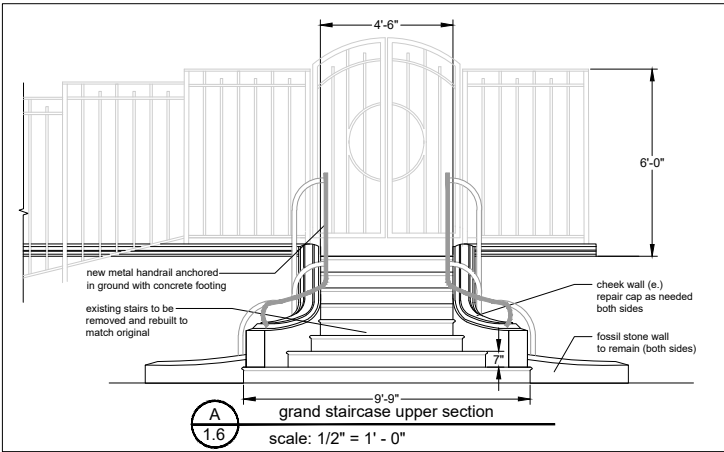
SHEET

L- 1.5

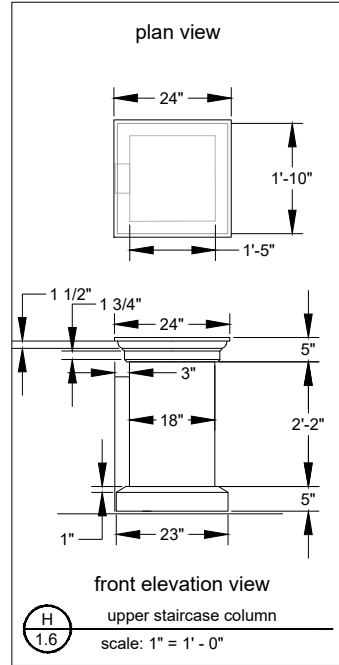
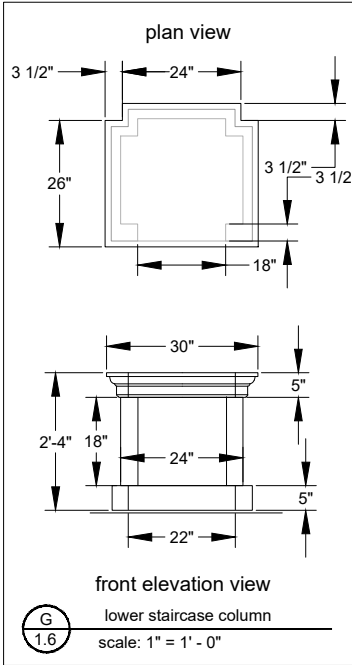
SHEET 7 OF 20



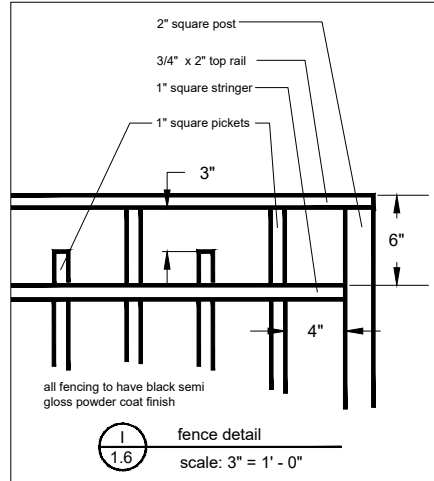
THE PARK AT RISPIN MANSION
Wharf Road and Clares Street
Capitola, California



Note: Finish and color of restored elements to match existing



finish and color of restored elements to match existing
see structural engineer's sheets for details and specifications



all fencing to have black semi gloss powder coat finish

© Michael Arnone Landscape Architect - 2023
THIS DOCUMENT IS THE PROPERTY OF MICHAEL ARNONE LANDSCAPE ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF MICHAEL ARNONE LANDSCAPE ARCHITECTURE IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS DOCUMENT. MICHAEL ARNONE LANDSCAPE ARCHITECTURE SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS DOCUMENT.

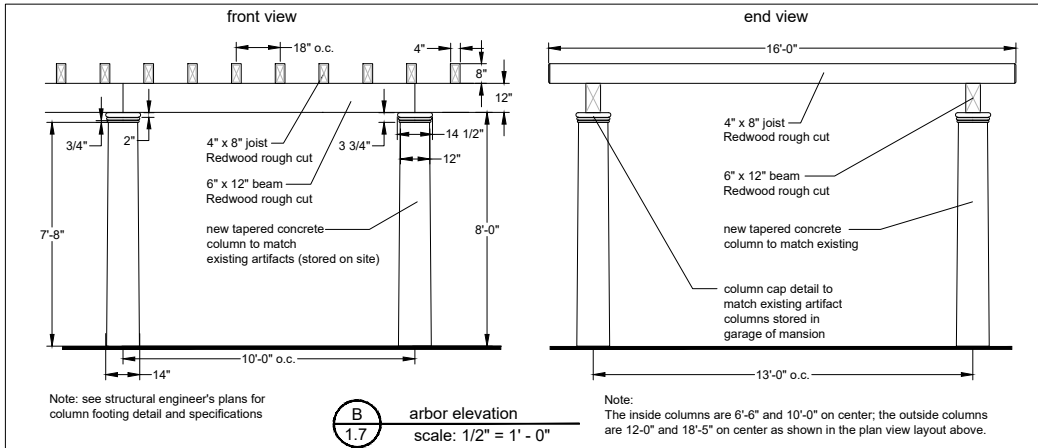
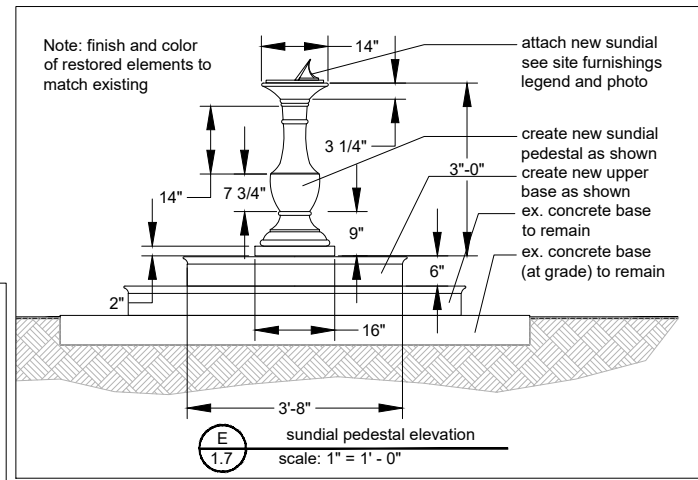
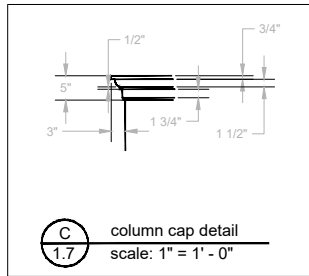
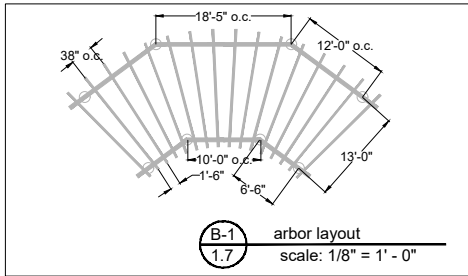
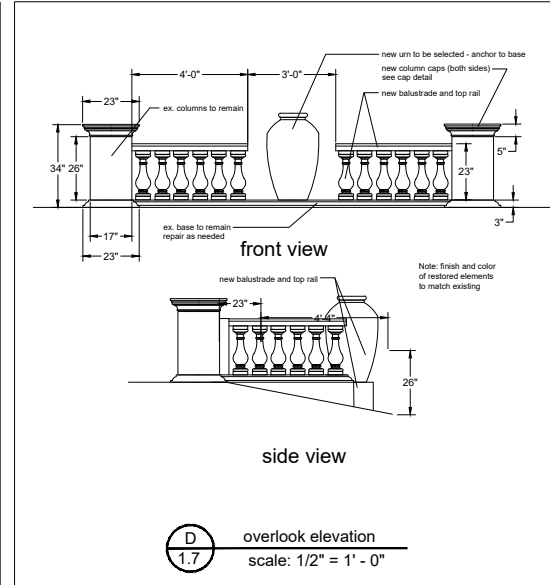
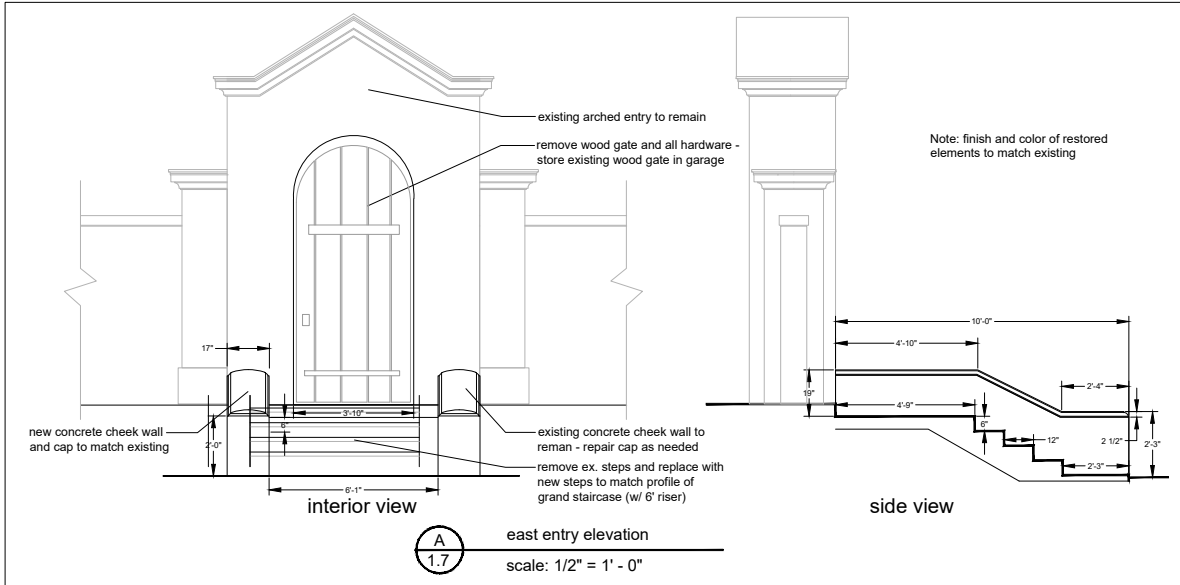
REVISIONS

NO.	DESCRIPTION

GRAND STAIRCASE & FENCE DETAILS

JOB NO. 201503
SCALE as noted
DRAWN MA
CHECK JC/MA
DATE 2.22.2023

THE PARK AT RISPIN MANSION
Wharf Road and Clares Street
Capitola, California



see structural engineer's sheets for details and specifications

© Michael Arnone Architect - 2023
THIS DOCUMENT IS THE PROPERTY OF MICHAEL ARNONE ARCHITECT. REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF MICHAEL ARNONE ARCHITECT, IS PROHIBITED. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

REVISIONS



ENTRY GATE, ARBOR, OVERLOOK & SUNDIAL DETAILS

JOB NO. 201503
SCALE as noted
DRAWN MA
CHECK JC/MA
DATE 2.22.2023

SHEET

L- 1.7

SHEET 9 OF 20

THE PARK AT RISPIN MANSION
Wharf Road and Clares Street
Capitola, California

© Michael Arnone Landscape Architect - 2023
THIS DRAWING IS THE PROPERTY OF MICHAEL ARNONE LANDSCAPE ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF MICHAEL ARNONE LANDSCAPE ARCHITECTURE IS STRICTLY PROHIBITED. THE USER SHALL BEAR RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS PRIOR TO CONSTRUCTION.

REVISIONS

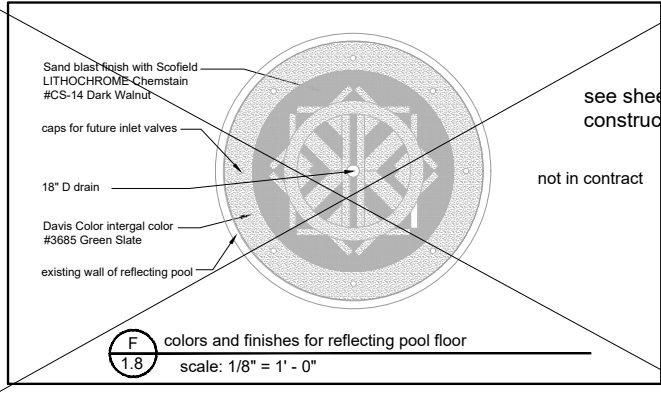
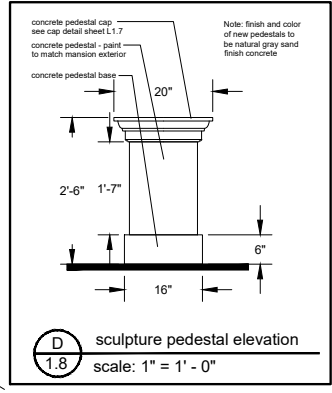
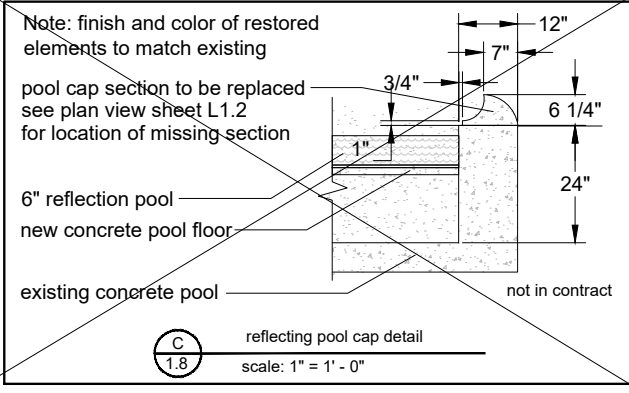
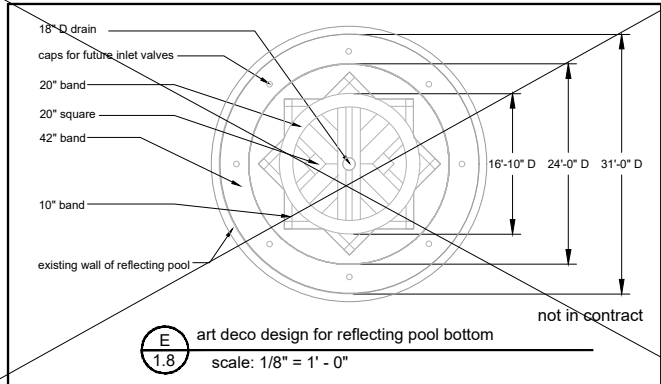
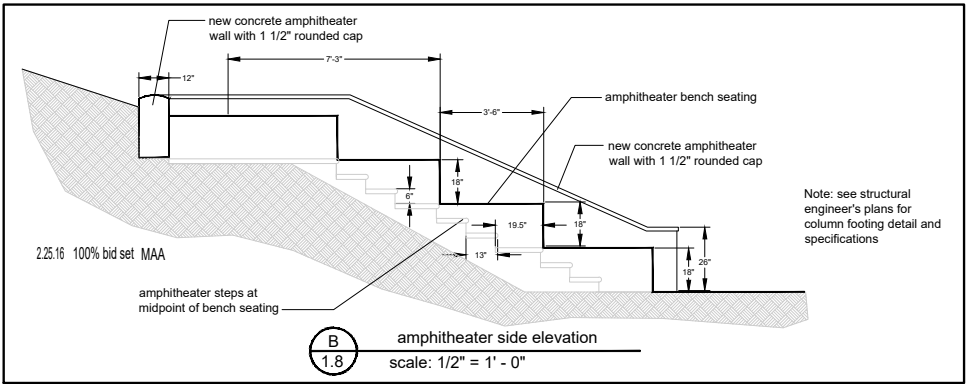
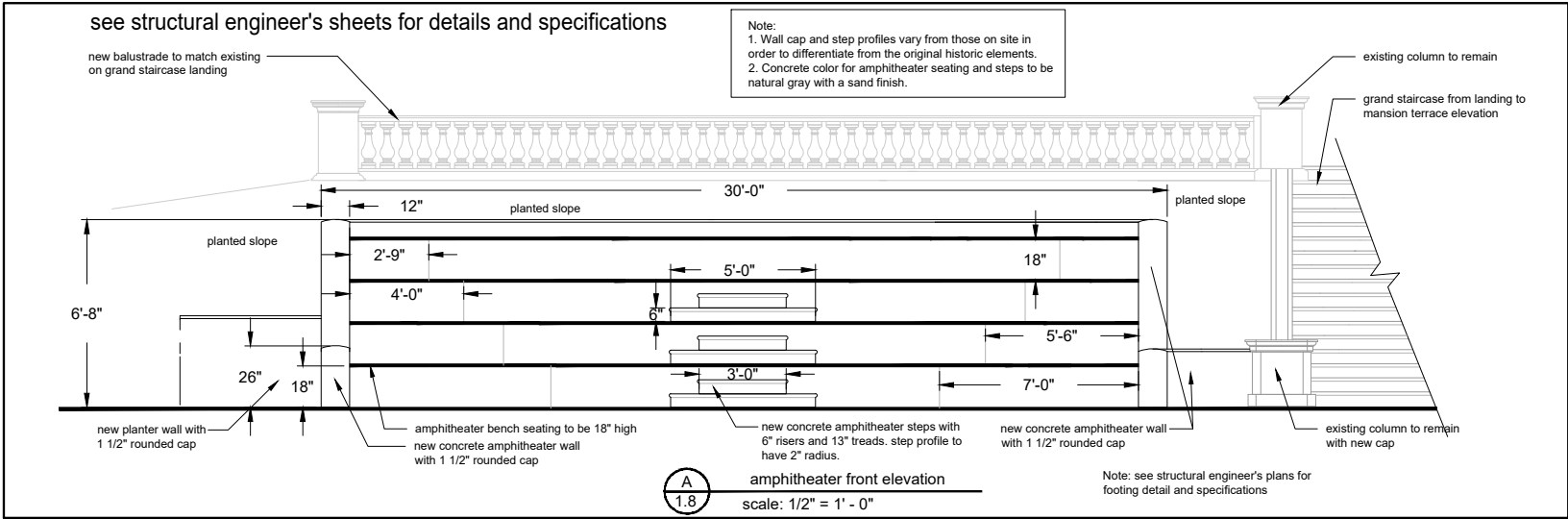


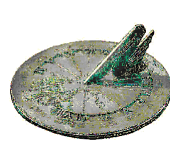
AMPHITHEATER & SCULPTURE
PEDESTAL DETAILS

JOB NO. 201503
SCALE as noted
DRAWN MA
CHECK JC/MA
DATE 2.22.2023

SHEET
L- 1.8

SHEET 10 OF 20





Pelican sundial



Acanto fountain head emitter



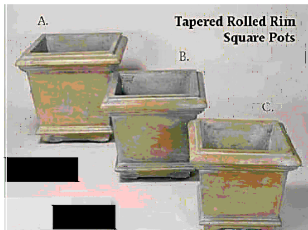
Oak Leaf fountain head emitter



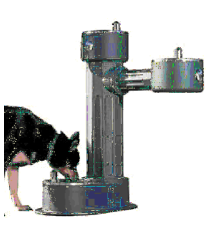
park table



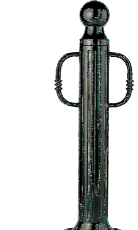
stone bench



square plant container



drinking fountain



bike bollard



park bench

Site Furnishings Legend					
Key	Description	Quantity	Manufacturer/Distributor	Model #	Color/Finish
□	3 Concrete Bench for fountain and outlook	4	A. Silvestri Company a@silvestri.com 415.239.5990 info@silvestri.com	Bench 6261 18" H x 36" W x 17" D	Terre Cotta
□	Container w/ Color for grand staircase columns	6		Tapered Rolled Rim Square Pots 21 1/2" x 25 1/2" x 17.5" SQ Base	Terre Cotta
○	Container w/ Color for fountain and outlook	2	Pottery Planet 831.465.9216 2600 Soquel Ave. Santa Cruz	circle urn 16" x 38"	Deep Red
see detail	Acanto Fountain Emitter	1	Black Oak Foundry 949.305.7372 www.fountainunique.com	No. M522-ORB	10.5" diameter Oil Rubbed Bronze, 3 GPM flow
see detail	Oak Leaf Fountain Emitter	1	Black Oak Foundry 949.305.7372 www.fountainunique.com	No. M529-ORB	8" square in Oil Rubbed Bronze 2 GPM flow
♠	Accessible Chess Table with two Benches	2	Kenneth Lynch & Sons 203.264.2831 www.klynchandsons.com	6732 (chess table) 6737C (bench)	Concrete table top with metal legs Wood slats with metal legs
☉	Pelican Sundial	1	No. 2554 Hourglass and Pelican Sundial		11 1/2" diameter Bronze
⚙	Bike Post Bollard	4	Reliance Foundry 888.735.5680 www.reliance-foundry.com	R-7330-B Cudde Iron Bike Bollard	39" High w/ two loops, Black Textured Semi Gloss finish
⦿	Historical Series Accessible Pedestal Drinking Fountain	1	Most Dependable Fountains, Inc. www.mostdependable.com 800.552.6331	2008 SM	"The Lo" barrier-free antique historic style heavy-duty aluminum alloy pedestal Textured Bergundy powder coat finish
♠	♠ Metal Bench with armrest	12	DuMor, Inc., Site Furnishings 800.598.4018 www.dumor.com	Bench 57 - 60PL - 3AR	♠ long recycled plastic bench w/ armrest Deep Red color base w/ Cedar color recycled plastic top
♻	Trash Receptacle Recycling Container	3		Receptacle 107 32 gal. Receptacle 107 32 gal.	Steel with Deep Red Powder Coat finish Steel with Deep Red Powder Coat finish
♠	Table/Benches	1		76 Series PL 4 with surface plate mount 76 Series PL 3 with surface plate mount	Deep Red color base w/ Cedar color recycled plastic top Deep Red color base w/ Cedar color recycled plastic top
⦿	Street Light fixture on Light Pole	8	SEE ELECTRICAL PLANS	SEE ELECTRICAL PLANS	SEE ELECTRICAL PLANS
🐕	DOG STATION	3	DOODY CALLS DIRECT doodycallsdirect.com	THE SENTRY STATION	GREEN ANCHOR TO CONCRETE FOOTING
🖼	WALL MOUNT SIGN	3	TO BE SELECTED	PORCELAIN ENAMEL	LIGHT CREAM FIELD WITH GOLD TITLE LETTERING
🖼	PEDESTAL MOUNT SIGN	2	TO BE SELECTED	PORCELAIN ENAMEL	SELECTION OF PHOTOGRAPHS AND TEXT TO BE AND DESIGNED FOR APPROVAL BY CITY
⚡	Post mount down light	12	RAB LIGHTING	SLIM12Y 120V, 12W, 3000K warm	Bronze Anchor mounting bracket to rail posts



dog clean up station



Acorn style park light



trash/recycling receptacles

The Charleston

The social step pattern:

Kick step **Twisting feet:**

1. Right leg step back
2. Twirl body right, crossing to the left
3. Left foot forward
4. Right foot, slide forward
5. Repeat from step one

1. Twirl body right, crossing to the left
2. Twirl body left, crossing to the right
3. Twirl body right, crossing to the left
4. Twirl body left, crossing to the right
5. Repeat this pattern in reverse, starting by twirling the feet to the left

Originally a solo dance, the Charleston was created after a actor in South Carolina and his crew came to the 1820s, then moved to his residence in the 1830s. "Dance" which, its fast-paced, zany steps, playful & kits and comical like a circus show have made this an indelible dance step for its time.

To get into the spirit, here are the basic Charleston moves. There are added to the music in 4/4 time. Dance on the balls of your feet, keeping the ankles loose.

Charleston dance steps

THE CHARLESTON

1. The 'kick step' and 'twisting feet' Charleston dance steps shall be created using polished 1/4" stainless steel with engraved numbers as shown.

2. The footprints with numbers and directional arrows shall be placed on top of the 5' x 12' concrete pad shown on plans.

3. The footprints shall be oriented facing east so the 'dancer' would be facing the mansion. The footprints can be a simplified image of the shoeprint shown above.

4. The text for 'The Charleston', 'Kick Step', and 'Twisting Feet' shall be 1/4" polished stainless steel using a readable font (arial or similar).

5. All stainless steel shall be securely attached to the concrete using LOCTITE Metal/Concrete Epoxy or equal product.

6. The commissioned artist shall submit a final layout sketch to be approved by the Landscape Architect and City prior to start of fabrication.



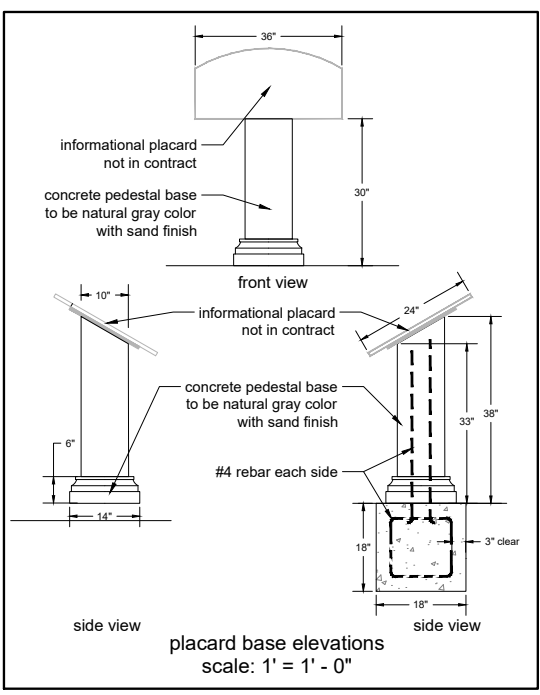
game table



game table with benches



circular urn



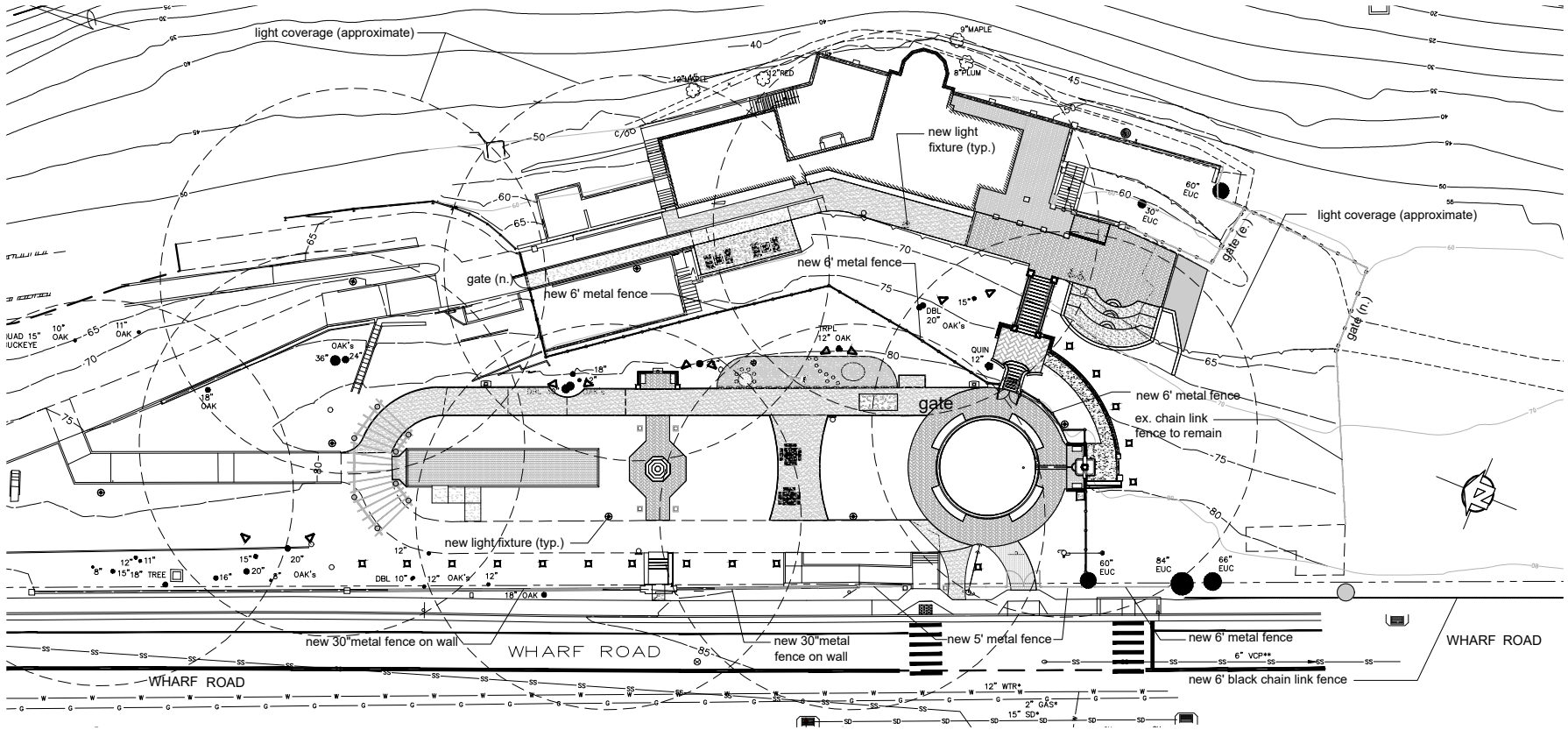
© Michael Arnone Landscape Architect - 2023
THIS DRAWING IS THE PROPERTY OF MICHAEL ARNONE LANDSCAPE ARCHITECTURE. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MICHAEL ARNONE LANDSCAPE ARCHITECTURE. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE CLIENT AGREES TO HOLD THE ARCHITECT HARMLESS FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THIS AGREEMENT OR THIS DRAWING.

REVISIONS

SITE FURNISHING LEGEND, PHOTOS & SIGN DETAILS

JOB NO. 201503
SCALE as noted
DRAWN MA
CHECK JC/MA
DATE 2.22.2023

THE PARK AT RISPIN MANSION
Wharf Road and Clares Street
Capitola, California



see sheet L1.0 for construction phasing

ELEVATION VIEW	PLAN VIEW	DESCRIPTION	LOCATION	LENGTH
		5' DECORATIVE METAL FENCE w/ 6" PICKET SPACING black semi gloss powder coat finish	AT ENTRY OFF WHARF ROAD	64' LF
		6' DECORATIVE METAL FENCE w/ 6" PICKET SPACING black semi gloss powder coat finish	AT TOP OF SLOPE TO FOUNTAIN FROM FOUNTAIN TO WHARF ROAD	266 LF
		30" DECORATIVE METAL GUARDRAIL w/ 4" PICKET SPACING black semi gloss powder coat finish	ON TOP OF SECTIONS OF WALL ALONG WHARF ROAD	100 LF
		6' BLACK CHAIN LINK FENCE	PERIMETER OF PARK AREA	140 LF

Lighting Legend					
Key	Description	Quantity	Manufacturer	Model #	Color/Finish
	Street Light fixture on Light Pole	8 8	SEE ELECTRICAL PLANS	SEE ELECTRICAL PLANS	SEE ELECTRICAL PLANS
	Well light on Italian Cypress & Palms	15	Unique Lighting 209.607.3060 www.uniqueighting.com	Apollo Star APST-12-L1030 12 Volt w/ Flex Gold LED PAR 36	Standard Weathered Brass Grate
	Uplight on existing Oaks	12	Unique Lighting 209.607.3060 www.uniqueighting.com	Bishop BISH-12-L1830 12 Volt w/ Flex Gold LED PAR 36	Standard Weathered Brass Grate
	300 watt 12V transformer	1	Unique Lighting 209.607.3060 www.uniqueighting.com	300W LED Transformer	Stainless Steel Cabinet

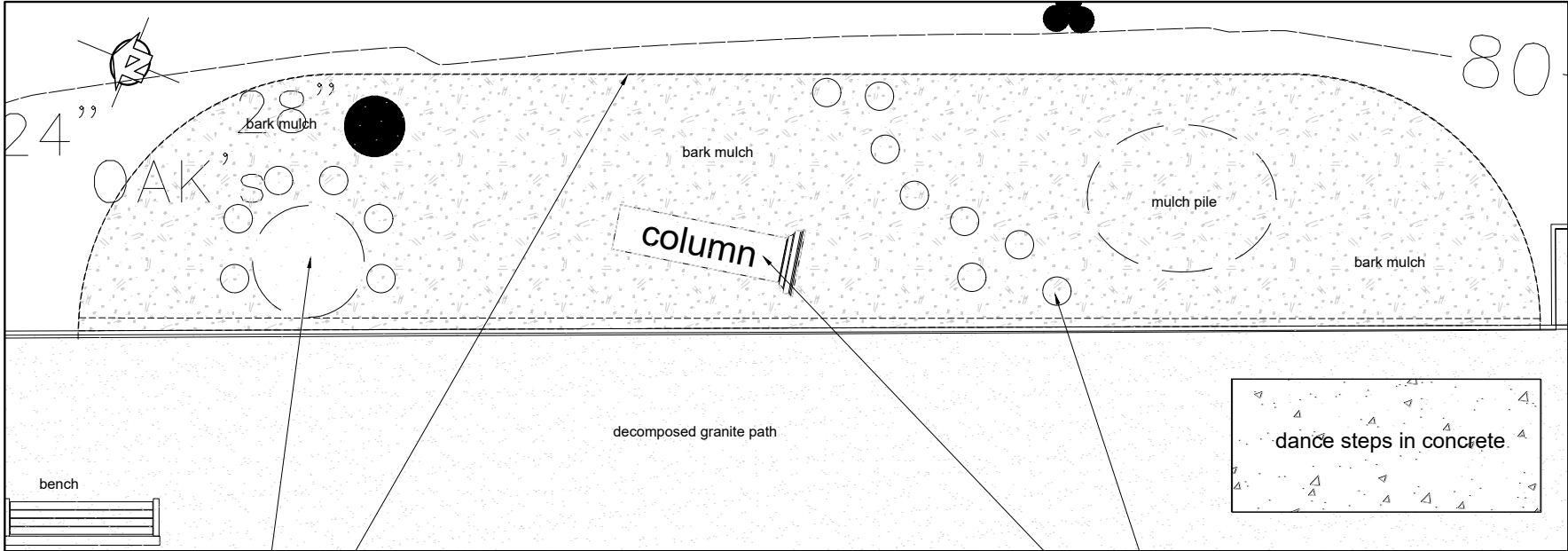
© Michael Arnone Landscape Architect - 2023
THIS DRAWING AND INFORMATION IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFIC TO WHICH IT IS APPLIED. ANY REUSE OF THIS DRAWING OR INFORMATION FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF MICHAEL ARNONE + ASSOCIATES IS STRICTLY PROHIBITED. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY THAT MAY BE CAUSED BY THE USE OF THIS DRAWING OR INFORMATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

REVISIONS

LIGHTING & FENCING PLAN

JOB NO. 201503
SCALE 1/16" = 1' - 0"
DRAWN MA
CHECK JC/MA
DATE 2.22.2023

THE PARK AT RISPIN MANSION
Wharf Road and Clares Street
Capitola, California

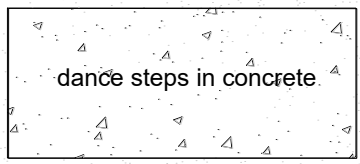


NOTE:
The artifact arbor columns and wall column are stored in mansion garage. They will be moved to nature play area by contractor and located by landscape architect in field.

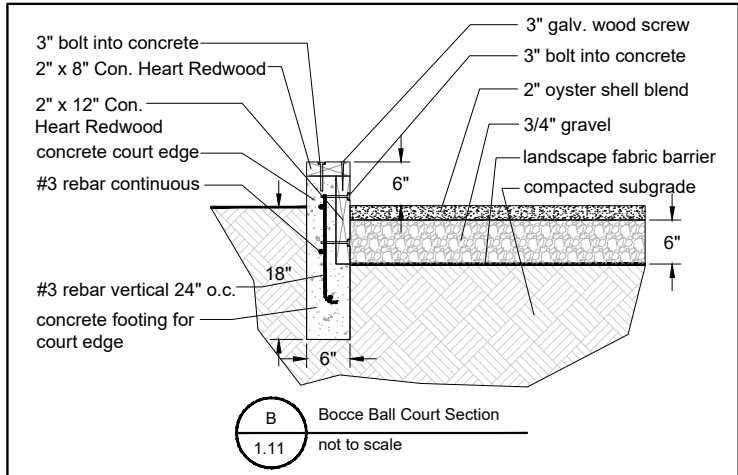
artifact arbor column for seats and climbing, vary height and partially buried
artifact wall column tables for creative play with found object: acorns, sticks, leaves

A Nature Play Area Plan View
1.11 scale: 1/2" = 1' - 0"

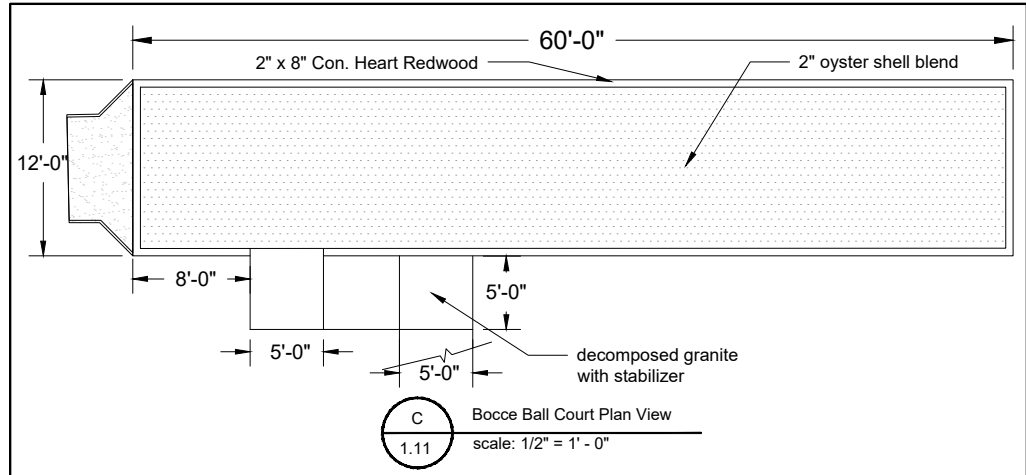
bench
circle gathering space
Boundary of designated Nature Play Area
No edging required



© Michael Arnone Landscape Architect - 2023
THIS DRAWING AND INFORMATION IS TO BE USED BY THE CONTRACTOR FOR THE PROJECT DESCRIBED HEREIN ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.



B Bocce Ball Court Section
1.11 not to scale



C Bocce Ball Court Plan View
1.11 scale: 1/2" = 1' - 0"

REVISIONS

NO. 1	DATE	DESCRIPTION



NATURE PLAY, BOCCIE BALL PLAN & DETAILS

JOB NO. 201503
SCALE as noted
DRAWN MA
CHECK JC/MA
DATE 2.22.2023

SHEET
L- 1.11

SHEET 13 OF 20

© Michael Arnone Landscape Architect - 2023

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE, PREPARED FOR A PARTICULAR CLIENT AND FOR THE USE OF THE CLIENT. THE ENTIRE CONTENTS OF THESE DRAWINGS IS COPYRIGHT © MICHAEL ARNONE LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECTURE IS A PROFESSION AND THE TITLE, NO PART MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE LANDSCAPE ARCHITECT.

OWNER SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL REQUIREMENTS, DEEDS, REGULATIONS AND PROPERTY LINES. OWNER SHALL ACQUIRE ALL NECESSARY PERMITS REQUIRED TO PERFORM WORK SHOWN ON PLANS. BASE INFORMATION HAS BEEN PROVIDED BY THE OWNER. MICHAEL ARNONE LANDSCAPE ARCHITECTURE ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID PROPERTY LINE BOUNDARIES, FENCE LINES OR PROPERTY CORNERS.



TREE PROTECTION PLAN

JOB NO. 201503
SCALE 1" = 20' - 0"
DRAWN MA
CHECK JC/MA
DATE 2.22.2023

SHEET
L- 2.0

SHEET 14 OF 20

Maureen Hamb-IVCISA Certified Arborist WE2280
Professional Consulting Services

February 10, 2016

**Mike Arnone + Associates
Landscape Architecture**
Rlmonen1@hotmail.com

Project: Rispin Mansion Landscape Restoration
Phase: Tree Evaluation

As you requested I have reviewed the plans for the proposed landscape renovation for Rispin Mansion in the City of Capitola.

The project includes restoring the historical features including pathways, fountain and other uses based on the historical plans for the property.

Observations
The property is forested with mature, semi-mature and young coast live oaks (*Quercus agrifolia*). A total of 25 oaks are growing adjacent to the proposed improvements.

In general the trees are healthy and well structured. Several mature trees display the wide and spreading canopies typical of the species.

Potential Impacts
Trees #2-#5 are mature trees adjacent to construction and impacts have been evaluated and recommendations made to protect the trees during the renovation.

Tree #2 is within a few feet of the proposed walkway that circles the site. To reduce impacts to tree roots the path will be placed on natural grade, no excavation will be required.

Trees #3-#5 are adjacent to a new use area and pathway. No detrimental impacts are anticipated; protection fencing and barricades will prevent inadvertent damage to the trees.

Tree #6 and groups #7 and #9 are adjacent to the existing stucco wall that will be partially demolished for the project. Tree #6 cannot withstand the impacts to the root zone and removal will be required. Tree groups #7 and #9 are clusters of small diameter oaks (5 to 9 inches). The trees are inconsistent with the historical design and will be removed and replaced with trees that were present in the original design.

849 Almar Ave, Suite C 6319 Telephone: 831-763-6919
Santa Cruz, CA 95060 Fax: 831-763-7724
email: maureenah@abglobal.net Mobile: 831-234-7735



Tree #8 is growing outside the existing stucco wall. The wall will be retained in this area but its height will be reduced. No impacts to this tree are anticipated. It will be protected with exclusionary fencing and straw bale barricades during the project construction.

Tree group #9 and #10 will also be retained and protect with exclusionary fencing and straw bale barricades. If any tree roots are exposed during excavation or site grading they will be properly pruned under the supervision of the project arborist. All damaged root tissue will be removed using appropriate tools that may include pruners, loppers or sawzall. If the area is to remain open for more than 48 hours the roots will be covered with a layer of moistened burlap. Burlap will be kept moist, not saturated until the area is backfilled.

No sealant or other material will be applied to the pruned roots; moistened burlap will prevent the roots from drying and allow for the trees natural healing process to take place.

Pruning Recommendations
Trees #1-#4 have broad and spreading canopies that extend well beyond the trunks and less than a few feet above natural grade (pictured below). Pruning to provide pedestrian clearance will be completed.



Two to three lower branches will be pruned back to the trunk from each tree. Several other branches higher in the canopy may require length reduction back to an existing lateral branch.

In addition, dead branching greater than one inch in diameter will be removed to reduce the risk of falling branches.

All pruning will be completed by a qualified professional under the supervision of the project arborist.

Tree Protection
Exclusionary fencing will be erected in the areas documented on the attached site plan. Fencing will be orange plastic supported by metal posts embedded in the ground. Posts will be placed no further than five feet apart.

Straw bales laid end to end will be installed just inside the edge of the exclusionary fencing. (Sample pictured at right)

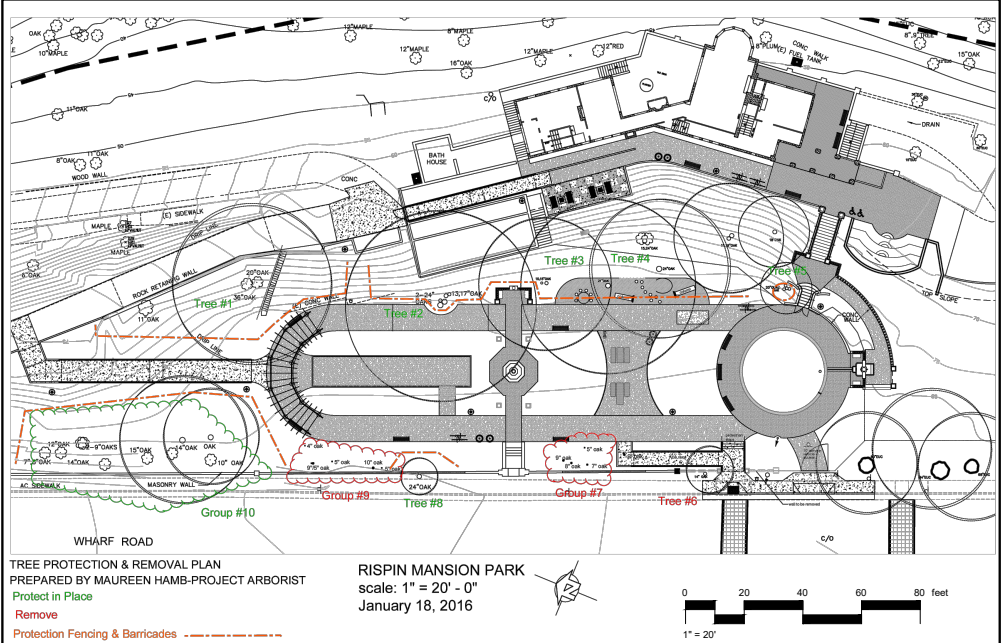
Conclusion
The restoration of the historical gardens at Rispin Mansion can be completed with the removal of one 14 inch coast live oak and two groups of small diameter oaks.

Pruning to provide clearance and improve tree structure will be required. The pruning as described will not adversely affect tree health or structural integrity.

The protection measures must be in place prior to the onset of the project. Exclusionary fencing and straw bale barricade locations will be inspected by the project arborist prior to the onset of site changes.

Please call my office with any questions regarding the trees on this project site.

Respectfully submitted,
Maureen Hamb-Certified Arborist WE2280



TREE PROTECTION & REMOVAL PLAN
PREPARED BY MAUREEN HAMB-PROJECT ARBORIST
Protect in Place
Remove
Protection Fencing & Barricades - - - - -

RISPIN MANSION PARK
scale: 1" = 20' - 0"
January 18, 2016

THE PARK AT RISPIN MANSION
Wharf Road and Clares Street
Capitola, California

© Michael Arnone Landscape Architect - 2023

THESE DRAWINGS AND INSTRUMENTS OF SERVICE, BEING FOR A SPECIFIC CLIENT AND USE BY THE OWNER, THE ENTIRE CONTENTS OF THESE DRAWINGS ARE TO REMAIN THE PROPERTY OF MICHAEL ARNONE LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECTS ARE NOT TO BE HELD RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS WHOSE WORK IS REFERENCED IN ANY PART OF THESE DRAWINGS WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. THE PROFESSIONAL LIABILITY OF MICHAEL ARNONE LANDSCAPE ARCHITECTS IS NOT TO BE HELD RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHER PROFESSIONALS WHOSE WORK IS REFERENCED IN ANY PART OF THESE DRAWINGS WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.

OWNER SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL APPLICABLE SETBACK REQUIREMENTS AND PROPERTY LINES. OWNER SHALL ACQUIRE ALL NECESSARY PERMITS REQUIRED TO PERFORM WORK SHOWN ON PLANS. SITE PREPARATION HAS BEEN PROVIDED BY THE OWNER. MICHAEL ARNONE LANDSCAPE ARCHITECTS ASSUMES NO LIABILITY FOR THE ACCURACY OF ANY PROPERTY LINE INFORMATION, BEING LINES OF PROPERTY CORNER.

REVISIONS



PLANTING PLAN
SOUTH END

JOB NO. 201503
SCALE 1" = 10' - 0"
DRAWN MA
CHECK JC/MA
DATE 2.22.2023

SHEET
L- 2.1

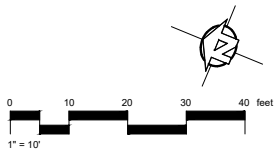
SHEET 15 OF 20

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
CER FOR	Cercis canadensis 'Forest Pantry' TM / Forest Pantry Redbud	24" box	4
CUP STR	Cupressus sempervirens 'Stricta' / Columnar Italian Cypress	24" box	9
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
ACH WYM	Achillea millefolium 'La Luna' / Yarrow	1 gal	54
ACH SAL	Achillea millefolium 'Salmon Beauty' / Salmon Beauty Yarrow	1 gal	32
AGA SLI	Agapanthus orientalis 'Queen Mum' / White Lily of the Nile	5 gal	17
ARC EME	Arctostaphylos uva-ursi 'Emerald Carpet' / Emerald Carpet Manzanita	5 gal	21
ARC REY	Arctostaphylos uva-ursi 'Point Reyes' / Kinnikinnick	5 gal	11
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	38
CAR TUM	Carex tumulicola / Berkeley Sedge	1 gal	6
CAR CAL	Carpenteria californica / Bush Anemone	5 gal	12
CEA HO7	Ceanothus giseus horizontalis 'Carmel Creeper' / Carmel Creeper	5 gal	7
COR PUL	Correa pulchella / Australian Fuchsia	5 gal	48
COR WYN	Correa x 'Wyn's Wonder' / Variegated Australian Fuchsia	5 gal	13
DIE VAR	Dietes vegeta 'Variegata' / Variegated African Iris	5 gal	27
ENC CAL	Encelia californica / California Encelia	1 gal	14
ERI BEA	Erigeron glaucus / Beach Daisy	1 gal	13
GER CAN	Geranium x cantabrigiense 'Blokovo' / Blokovo Cranesbill	1 gal	18
HEL SAP	Helictotrichon sempervirens 'Sapphire' / Blue Cal Grass	1 gal	8
IRI COA	Iris douglasiana 'Pacific Coast Hybrids' / PCH Iris	1 gal	42
LAN ALB	Lantana montevidensis 'Alba' / White Trailing Lantana	5 gal	9
MAH AOU	Mahonia aquifolium / Oregon Grape	5 gal	16
MAH NER	Mahonia nervosa / Oregon Grape	1 gal	8
MAH REP	Mahonia repens / Creeping Mahonia	5 gal	15
MM AUR	Mimulus aurantiacus / Sticky Monkey Flower	5 gal	6
MUH RIG	Muhlenbergia rigens / Deer Grass	1 gal	14
MYR VAR	Myrtus communis 'Compacta Variegata' / Variegated Dwarf Myrtle	5 gal	6
NEP SIX	Nepeta x faasseni 'Six Hills Giant' / Giant Catmint	1 gal	22
POL MUN	Polyschichum munifolium / Western Sword Fern	5 gal	42
RHA CAL	Rhamnus californica / California Coffee Berry	5 gal	4
RHA SE2	Rhamnus californica 'Seaview Improved' / California Coffee Berry	5 gal	11
RIB GLU	Ribes sanguineum glufolium / Red Flowering Currant	5 gal	10
RIB VIB	Ribes viburnifolium / Evergreen Currant	1 gal	38
SAL SPA	Salvia spathacea / Hummingbird Sage	1 gal	35
VER LIL	Verbena illicina 'De la Mina' / Lilac Verbena	1 gal	6
VID ADU	Viola adunca / Hoodedspur Violet	5 gal	50
WES WY3	Westringia frutescens 'Wynabbie Highlight' / Variegated Australian Rosemary	5 gal	20
VINE/ESPALEER	BOTANICAL / COMMON NAME	CONT	QTY
FIC PU2	Ficus pumila / Creeping Fig	15 gal	7
JAS POL	Jasminum polyanthum / Pink Jasmine	15 gal	4
PAR TR2	Parthenocissus tricuspidata / Japanese Creeper	15 gal	4
ROS CCC	Rosa x 'Iceberg Climbing' / Iceberg Climbing Rose	15 gal	4

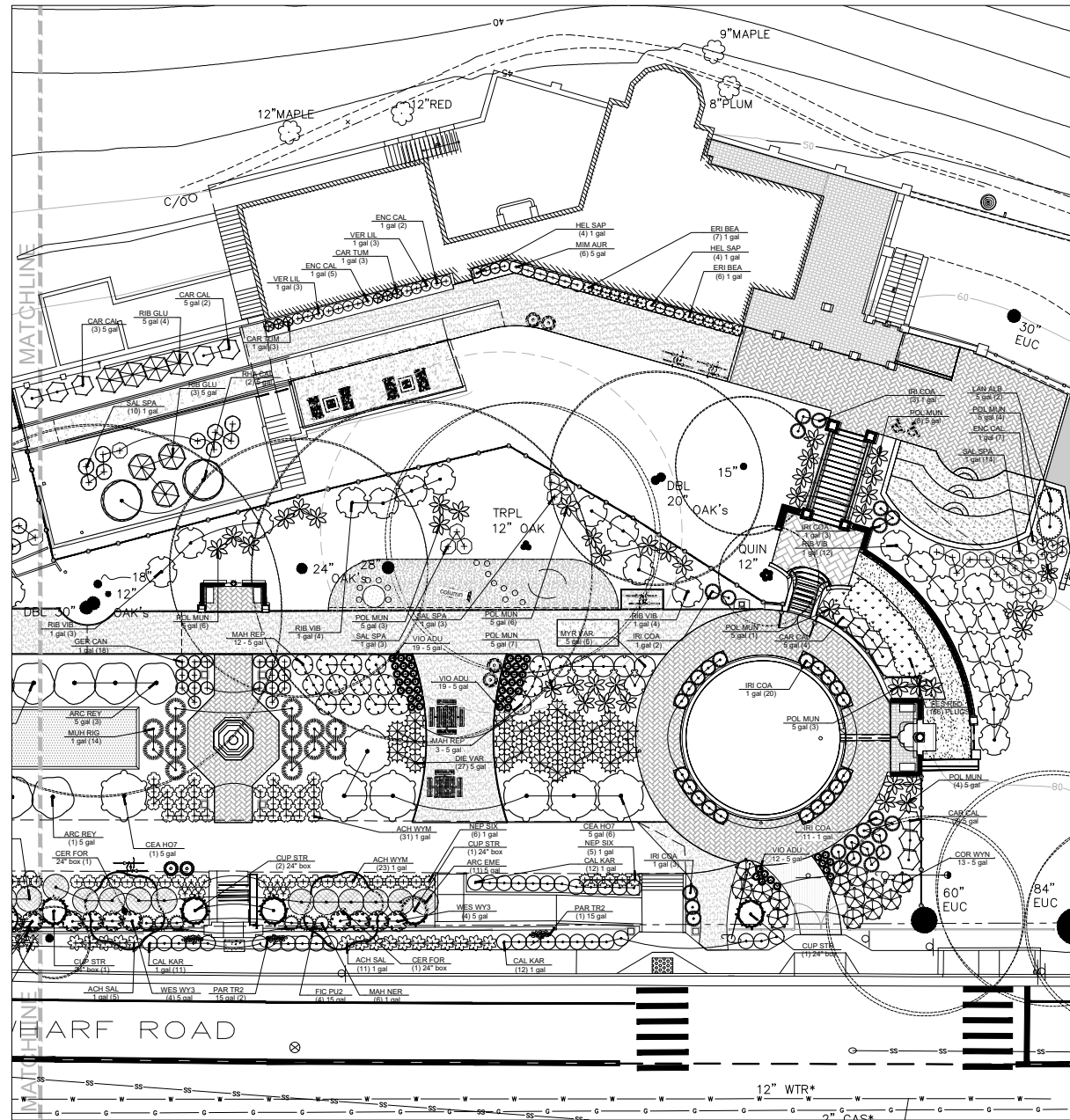
PLANT SCHEDULE

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	FES RED	Festuca rubra / Red Fescue	PLUGS	12" o.c.	156



OAK PROTECTION NOTES:

- (See Tree protection plan on sheet L.2.0)
1. LANDSCAPE CONTRACTOR TO CLEAR ALL IVY ON OAK TREE TRUNKS AND CANOPY.
 2. LANDSCAPE CONTRACTOR TO REMOVE ALL IVY PLANTS AND ROOT SYSTEMS WITHIN A TEN FOOT RADIUS OF ALL OAK TREE TRUNKS.
 3. NO MECHANICAL TRENCHING OR TILLING WITHIN A TEN FOOT RADIUS OF ANY OAK TREE TRUNK.



THE PARK AT RISPIN MANSION
Wharf Road and Clares Street
Capitola, California

© Michael Arnone Landscape Architect - 2023

THESE DRAWINGS AND INSTRUMENTS OF SERVICE SHALL BE FOR A ONE-TIME SINGLE USE BY THE OWNER. THE FUTURE CONTENTS OF THESE DRAWINGS IS GOVERNED BY MEASUREMENTS AND FIELD SURVEY. LANDSCAPE ARCHITECTURE SHALL BE RESPONSIBLE FOR THE EXPRESS WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT, THE PROFESSIONAL REGISTER OF CALIFORNIA, BY THE OWNER'S RESPONSIBILITY VEHICLE LIABILITY TO THE LANDSCAPE ARCHITECT.

OWNER SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL EASEMENTS, SETBACK REQUIREMENTS AND PROPERTY LINE. OWNER SHALL ACQUIRE ALL NECESSARY PERMITS REQUIRED TO PERFORM WORK SHOWN ON PLANS. DATE OF DRAWING HAS BEEN PROVIDED BY THE OWNER. MICHAEL ARNONE LANDSCAPE ARCHITECTURE ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID PROPERTY LINE INDICATED, PRIOR TO OR AFTER CONSTRUCTION.

REVISIONS



PLANTING PLAN
NORTH END

JOB NO. 201503
SCALE 1" = 10' - 0"
DRAWN MA
CHECK JC/MA
DATE 2.22.2023

SHEET
L- 2.2

SHEET 16 OF 20

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
CER FOR	<i>Cercis canadensis</i> 'Forest Pansy' TM / Forest Pansy Redbud	24" box	4
CUP STR	<i>Cupressus sempervirens</i> 'Stricta' / Columnar Italian Cypress	24" box	9
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
ACH WYM	<i>Achillea millefolium</i> 'La Luna' / Yarrow	1 gal	54
ACH SAL	<i>Achillea millefolium</i> 'Salmon Beauty' / Salmon Beauty Yarrow	1 gal	32
AGA SLI	<i>Agapanthus orientalis</i> 'Queen Mum' / White Lily of the Nile	5 gal	17
ARC EME	<i>Arctostaphylos uva-ursi</i> 'Emerald Carpet' / Emerald Carpet Manzanita	5 gal	21
ARC REY	<i>Arctostaphylos uva-ursi</i> 'Point Reyes' / Kinnikinnick	5 gal	11
CAL KAR	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' / Feather Reed Grass	1 gal	38
CAR TUM	<i>Carex tumulicola</i> / Berkeley Sedge	1 gal	6
CAR CAL	<i>Carpenteria californica</i> / Bush Anemone	5 gal	12
CEA HO7	<i>Ceanothus griseus horizontalis</i> 'Carmel Creeper' / Carmel Creeper	5 gal	7
COR PUL	<i>Correa pulchella</i> / Australian Fuchsia	5 gal	48
COR WYN	<i>Correa x 'Wyn's Wonder'</i> / Variegated Australian Fuchsia	5 gal	13
DIE VAR	<i>Dietes vegeta</i> 'Variegata' / Variegated African Iris	5 gal	27
ENC CAL	<i>Encelia californica</i> / California Encelia	1 gal	14
ERI BEA	<i>Eriogon glaucus</i> / Beach Daisy	1 gal	13
GER CAN	<i>Geranium x cantabrigiense</i> 'Blokovo' / Blokovo Cranebill	1 gal	18
HEL SAP	<i>Helictotrichon sempervirens</i> 'Sapphire' / Blue Oat Grass	1 gal	8
IRI COA	<i>Iris douglasiana</i> 'Pacific Coast Hybrids' / PCH Iris	1 gal	42
LAN ALB	<i>Lantana montevidensis</i> 'Alba' / White Trailing Lantana	5 gal	9
MAH ADU	<i>Mahonia aquifolium</i> / Oregon Grape	5 gal	16
MAH NER	<i>Mahonia nervosa</i> / Oregon Grape	1 gal	8
MAH REP	<i>Mahonia repens</i> / Creeping Mahonia	5 gal	15
MM AUR	<i>Mimulus aurantiacus</i> / Sticky Monkey Flower	5 gal	6
MUH RIG	<i>Muhlenbergia rigens</i> / Deer Grass	1 gal	14
MYR VAR	<i>Myrtus communis</i> 'Compacta Variegata' / Variegated Dwarf Myrtle	5 gal	6
NEP SIX	<i>Nepeta x faassenii</i> 'Six Hills Giant' / Giant Catmint	1 gal	22
POL MUN	<i>Polystichum munroianum</i> / Western Sword Fern	5 gal	42
RHA CAL	<i>Rhamnus californica</i> / California Coffee Berry	5 gal	4
RHA SE2	<i>Rhamnus californica</i> 'Seeview Improved' / California Coffee Berry	5 gal	11
RIB GLU	<i>Ribes sanguineum glutinosum</i> / Red Flowering Currant	5 gal	10
RIB VIB	<i>Ribes viburnifolium</i> / Evergreen Currant	1 gal	38
SAL SPA	<i>Salvia spatulacea</i> / Hummingbird Sage	1 gal	35
VER LIL	<i>Verbena ilacina</i> 'De la Mina' / Lilac Verbena	1 gal	6
VIO ADU	<i>Viola adunca</i> / Hookedspur Violet	5 gal	50
WES WY3	<i>Westringia fruticosa</i> 'Wynabille Highlight' / Variegated Australian Rosemary	5 gal	20
VINES/PALMER	BOTANICAL / COMMON NAME	CONT	QTY
FIC PU2	<i>Ficus pumila</i> / Creeping Fig	24" box	7
JAS POL	<i>Jasminum polyanthum</i> / Pink Jasmine	15 gal	4
PAR TR2	<i>Parthenocissus tricuspidata</i> / Japanese Creeper	15 gal	4
RGS CCC	<i>Rosa x 'Iceberg Climbing'</i> / Iceberg Climbing Rose	15 gal	4

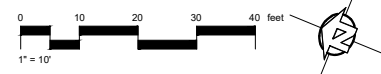
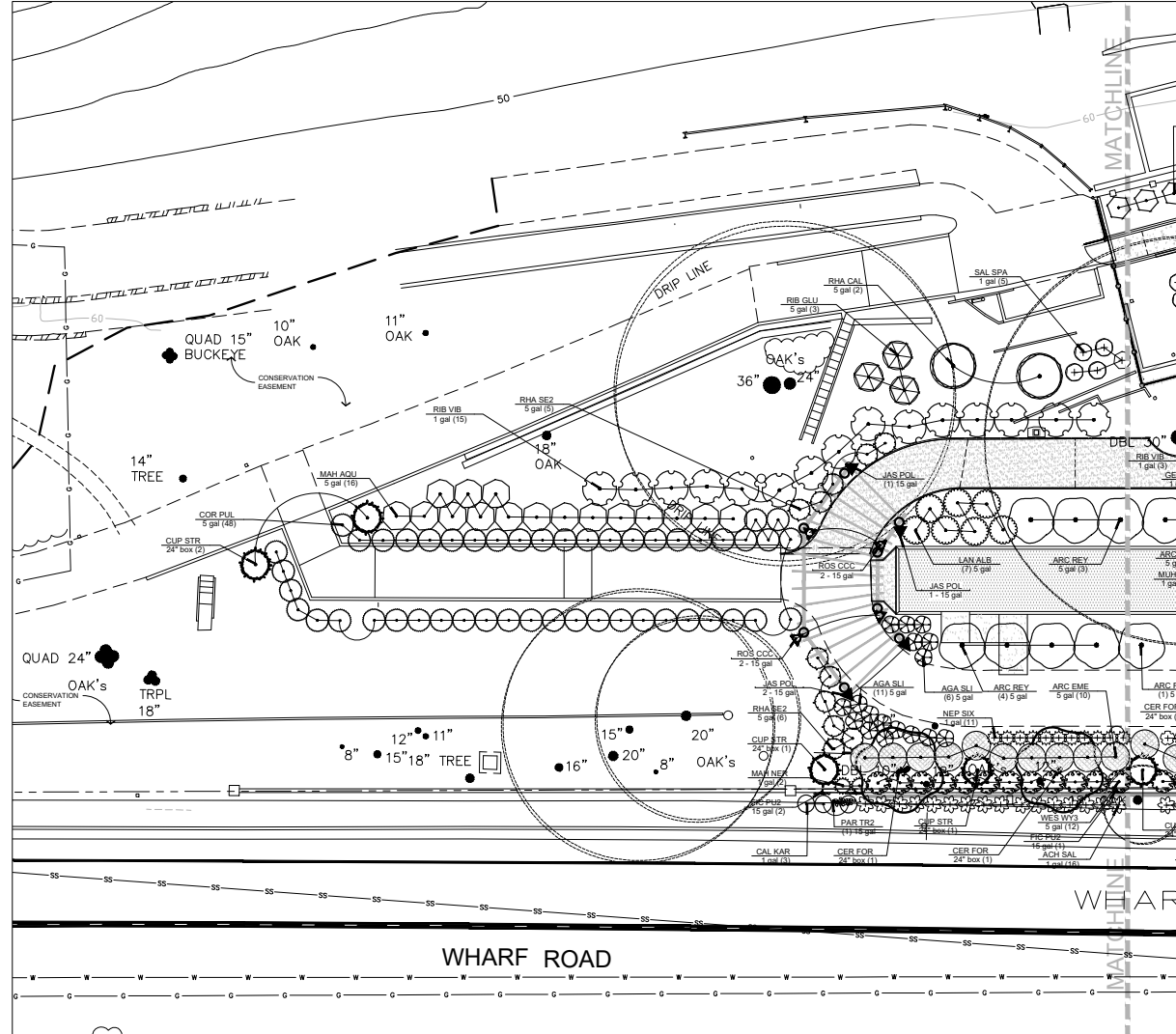
PLANT SCHEDULE

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	FES RED	<i>Festuca rubra</i> / Red Fescue	PLUGS	12" o.c.	156

OAK PROTECTION NOTES:

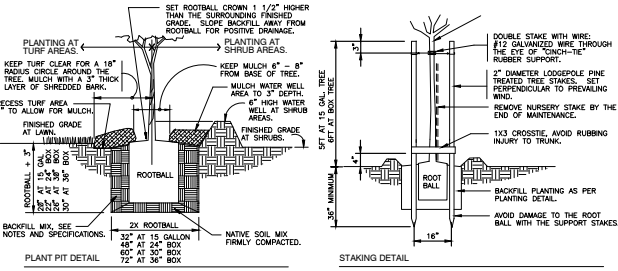
(See Tree protection plan on sheet L2.0)

1. LANDSCAPE CONTRACTOR TO CLEAR ALL IVY ON OAK TREE TRUNKS AND CANOPY.
2. LANDSCAPE CONTRACTOR TO REMOVE ALL IVY PLANTS AND ROOT SYSTEMS WITHIN A TEN FOOT RADIUS OF ALL OAK TREE TRUNKS.
3. NO MECHANICAL TRENCHING OR TILLING WITHIN A TEN FOOT RADIUS OF ANY OAK TREE TRUNK.



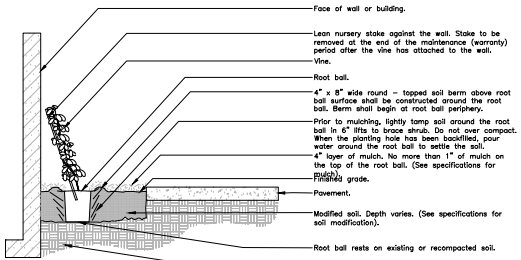
PLANTING NOTES

- All existing trees, shrubs and ground covers to remain shall be protected. Any damage caused by Contractor's work shall be repaired or replaced at the Contractor's expense and be approved by the Landscape Architect. Contractor shall refer to attached arborist report for protection of existing oaks during construction.
- Contractor to remove ivy from all trunks and branches of Oak trees to remain.
- In areas outside of Oaks canopy (dripline), if topsoil is intact, spread 1-2 inches of STA certified compost (U.S. Composting Council's (USCC) Seal of Testing Assurance (STA) Program) over surface of soil and incorporate into top 6 inches of planting area. If topsoil has been scraped and stored, mix one cubic yard of compost to 3-5 cubic yards of topsoil before re-spreading. Refer to soil report by Pery Lab on this sheet for additional amendments.
- After amending soil, grade all areas smooth with no localized depressions exceeding .5 inch. All areas shall surface drain with 1.5 percent minimum slope away from all buildings, paving or other structures.
- Quantities are for aiding in bidding only. Contractor shall verify all quantities.
- Contractor shall lay out plant material as per plan and receive approval from Landscape Architect prior to installation.
- No plants shall be planted with root balls or new pits in a dry condition.
- Plant all plants as per planting details in square pits with sides and bottoms thoroughly scarified. Do not amend backfill mix beyond initial topsoil amending unless noted.
- All newly planted material shall be watered by deep soaking within 3 hours of planting.
- All planting areas shall receive 2 to 3 inches of fine grind bark top dressing (mulch).
- Contractor shall be responsible for irrigating all new plant material until the entire project has been approved and accepted by Owner.
- Thirty days after planting Contractor shall re-stake and straighten all trees as necessary to be approved by Landscape Architect.
- Fill square plant containers with 12" depth of Topsoil Blend, fill tall urn plant containers with 18" depth of Topsoil Blend. Available from Central Home Supply (or equal). Leave 2" clear at top. Fill remainder of containers with 3" drain rock.

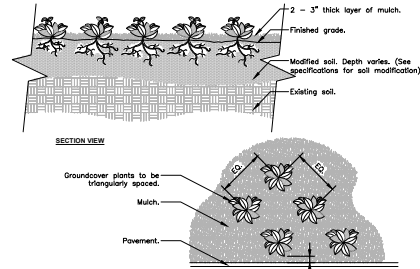


1 TREE DOUBLE STAKE PLANTING
1" = 1'-0"

2 SHRUB - MODIFIED SOIL
3/4" = 1'-0"



3 VINE - MODIFIED SOIL
1/2" = 1'-0"



4 GROUNDCOVER
3/4" = 1'-0"

OAK PROTECTION NOTES:

- See Tree protection plan on sheet L2.0
- LANDSCAPE CONTRACTOR TO CLEAR ALL IVY ON OAK TREE TRUNKS AND CANOPY.
- LANDSCAPE CONTRACTOR TO REMOVE ALL IVY PLANTS AND ROOT SYSTEMS WITHIN A TEN FOOT RADIUS OF ALL OAK TREE TRUNKS.
- NO MECHANICAL TRENCHING OR TILLING WITHIN A TEN FOOT RADIUS OF ANY OAK TREE TRUNK.

PERRY LABORATORY
HORTICULTURAL ADVISING AND TESTING
Michael Arnone
3370 Samuel Place
Santa Cruz, CA 95062

424 AIRPORT BLVD
WATSONVILLE, CA 95076
Telephone 831/722-7696
Fax 831/722-5053

May 2, 2019

Soil Analyses

Chemical analyses on samples received: April 23, 2019

Sample Identification	pH saturated paste	Electrical Conductivity (dS/m)	Organic Matter (%)	Ammonium-N (ppm)	Nitrate-N (ppm)	Phosphorus (ppm)	Potassium (ppm)	Calcium (ppm)	Magnesium (ppm)	Sulfate (ppm)	Iron (ppm)	Copper (ppm)	Zinc (ppm)	Manganese (ppm)	Boron (ppm)	Sodium (ppm)	Chloride (ppm)	SAR	ESP	
General Cultivars-Ornamental Plants	6.5-7.2	1.8-3.0	25-75	25-75	50-300	100-300	2000-4000	100-500	25-100	0.5-2.5	0.2-1.0	3.0-10	25-100	>6.0	<3.0	<3.0	<8.0	<9.0		
Rispin Mansion	6.1	0.4	7	8	30	210	3200	385	20	0.5	23.5	1.8	27	129	44	1.8	1.3	1.2	1.4	1.6

Optimum Values	Organic Matter (% by Weight)		Lime Content % Ca CO ₃		Mechanical Analyses, % by weight, USDA Classifications				Saturated Run (mm) lower
	>5.0	5.0	<3.0	1.6	Sand	Silt	Clay	Texture	
					46	34	20	loam	0.50

SEMPER SERVING AGRICULTURE SINCE 1938

PERRY LABORATORY
HORTICULTURAL ADVISING AND TESTING
Michael Arnone
Rispin Mansion
05/02/19
Page 2

The pH value of this soil moderately acid in reaction and is satisfactory at this time. The concentrations of soluble salt are safely low. The fertility analysis shows low nitrogen, phosphorus, and sulfate at this time. The potassium, calcium, magnesium, boron, zinc, copper, manganese and iron levels are in satisfactory to high ranges.

The sodium and chloride levels are low and will not cause toxicity problems. The low ESP value indicates that the sodum that is present will not create a hazard to the soil structure. The organic matter content is satisfactory at this time. The free lime content is safely low. The mechanical analysis indicates this is a loam soil in texture. A loam soil generally has a satisfactory infiltration rate of 0.50 inches per hour.

Preplanting should consist of adding the following fertilizer materials per 1000 sq ft of bed area:

Calcium carbonate lime	50.0 lbs
Gypsum	25.0 lbs
Feather meal (12-0-0)	35.0 lbs
Bone Meal (3-15-0)	50.0 lbs

The above amendments should be thoroughly incorporated into the upper 6-8" of the soil profile. If you have any questions, please give me a call. Respectfully submitted,

Clifford B. Low, M.S.

© Michael Arnone Landscape Architect - 2023

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE PREPARED FOR A CLIENT AND SHALL BE USED BY THE OWNER. THE ENTIRE CONTENTS OF THESE DRAWINGS BE GOVERNED BY MEASUREMENTS, LANDSCAPE ARCHITECT, LANDSCAPE ARCHITECT REG. NO. 18180 AND TITLE, AND MAY BE REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. THE PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN RESPONSIBILITY WHEREAS LIABILITY TO THE LANDSCAPE ARCHITECT.

OWNER SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL EASEMENTS, SETBACK REQUIREMENTS AND PROPERTY LINE. OWNER SHALL ACQUIRE ALL NECESSARY PERMITS REQUIRED TO PERFORM WORK SHOWN ON PLANS. SIZE OF DISTURBANCE HAS BEEN PROVIDED BY THE OWNER. MICHAEL ARNONE, LANDSCAPE ARCHITECT, LICENSE NO. 18180, IS NOT RESPONSIBLE FOR THE ACCURACY OF SAID PROPERTY LINE FOUNDATIONS, EASEMENTS OR PROPERTY CORNERS.

REVISIONS



PLANTING NOTES & DETAILS

JOB NO. 201503
SCALE as shown
DRAWN MA
CHECK JC/MA
DATE 2.22.2023

SHEET L-2.3

SHEET 17 OF 20

THE PARK AT RISPIN MANSION
Wharf Road and Clares Street
Capitola, California

© Michael Arnone Landscape Architect - 2023

THESE DRAWINGS AND INSTRUMENTS OF SERVICE, BEING FOR A SPECIFIC CLIENT, SHALL BE USED BY THE OWNER. THE ENTIRE CONTENTS OF THESE DRAWINGS IS COPYRIGHT © BY MICHAEL ARNONE LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECTS TAKE ALL RIGHTS AND TITLE, AND THEY MAY BE REPRODUCED IN ANY MANNER OR MEDIUM WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. THE PROFESSIONAL ENGINEER'S SIGNATURE SHALL BE THE ENGINEER'S RESPONSIBILITY AND LIABILITY TO THE LANDSCAPE ARCHITECT.

OWNER SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL EASEMENTS, SETBACK REQUIREMENTS AND PROPERTY LINE. OWNER SHALL ACQUIRE ALL NECESSARY PERMITS REQUIRED TO PERFORM WORK SHOWN ON PLANS. DATE OF DRAWING HAS BEEN PROVIDED BY THE OWNER. MICHAEL ARNONE LANDSCAPE ARCHITECTURE ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID PROPERTY LINE BOUNDARIES, PERCEIVED OR PROPERTY CORNER.

REVISIONS



IRRIGATION PLAN
SOUTH END

JOB NO. 201503

SCALE 1" = 10' - 0"

DRAWN MA

CHECK JC/MA

DATE 2.22.2023

SHEET

L-3.0

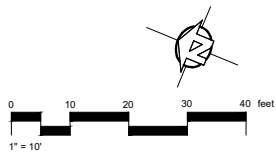
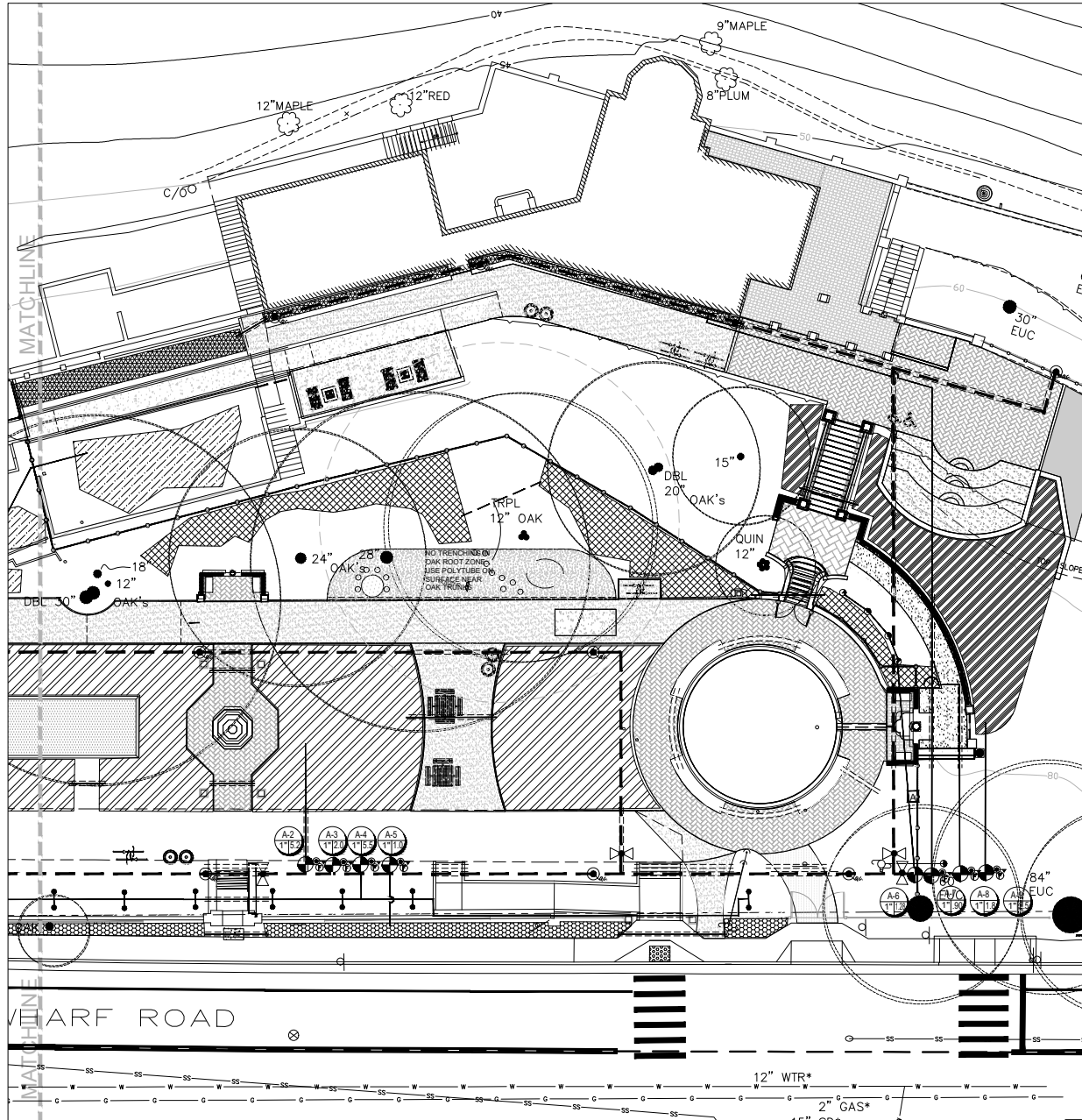
SHEET 18 OF 20

IRRIGATION KEY

Symbol	Valve #	Description
	A1	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
	A2	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
	A3	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
	A4	tree bubblers: Hunter PCB on swing joint assembly
	A5	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
	A6	Pop-up Spray: Hunter MP Rotator 800 6'-16" Radius spray with adjustable Arc 90-210.
	A7	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
	A8	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
	A9	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule

NOTE:
IRRIGATION VALVES SHOWN IN PATHS FOR GRAPHIC CLARITY. IRRIGATION VALVES TO BE LOCATED IN PLANTING AREAS. LATERALS THAT MUST RUN UNDER PAVING SHALL HAVE 3" DIAMETER PVC SLEEVES. SEE IRRIGATION NOTES ON SHEET L-3.2.

OAK PROTECTION NOTES:
(See Tree protection plan on sheet L2.0)
1. NO MECHANICAL TRENCHING OR TILLING WITHIN A TEN FOOT RADIUS OF ANY OAK TREE TRUNK.



SEE SHEET L3.2 FOR IRRIGATION LEGEND, NOTES, AND DETAILS

RISPIN MANSION PARK
Wharf Road and Clares Street
Capitola, California

© Michael Arnone Landscape Architect - 2023

THESE DRAWINGS AND INSTRUMENTS OF SERVICE BOUND FOR A SPECIFIC SINGLE USE BY THE OWNER. THE ENTIRE CONTENTS OF THESE DRAWINGS IS COPYRIGHT © MICHAEL ARNONE LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT RESERVE ALL RIGHTS AND TITLE, AND THEY MAY BE REPRODUCED IN ANY MANNER OR MEDIUM WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT. THE PROFESSIONAL LIABILITY INSURANCE POLICY OF MICHAEL ARNONE LANDSCAPE ARCHITECT, INC. SHALL BE THE SOLE RESPONSIBILITY VENUE OF LIABILITY TO THE LANDSCAPE ARCHITECT.

OWNER SHALL ASSUME RESPONSIBILITY FOR COMPLIANCE WITH ALL EASEMENTS, SETBACK REQUIREMENTS AND PROPERTY LINE. OWNER SHALL ACQUIRE ALL NECESSARY PERMITS REQUIRED TO PERFORM WORK SHOWN ON PLANS. DATE: PER DRAWING HAS BEEN PROVIDED BY THE OWNER. MICHAEL ARNONE LANDSCAPE ARCHITECT USES ASSURANCE HOLDABILITY FOR THE ACCURACY OF SAID PROPERTY LINE BOUNDARIES, PERCEIVED LINES OR PROPERTY CORNERS.

REVISIONS



**IRRIGATION PLAN
NORTH END**

JOB NO. 201503
SCALE 1" = 10' - 0"
DRAWN MA
CHECK JC/MA
DATE 2.22.2023

SHEET
L-3.1

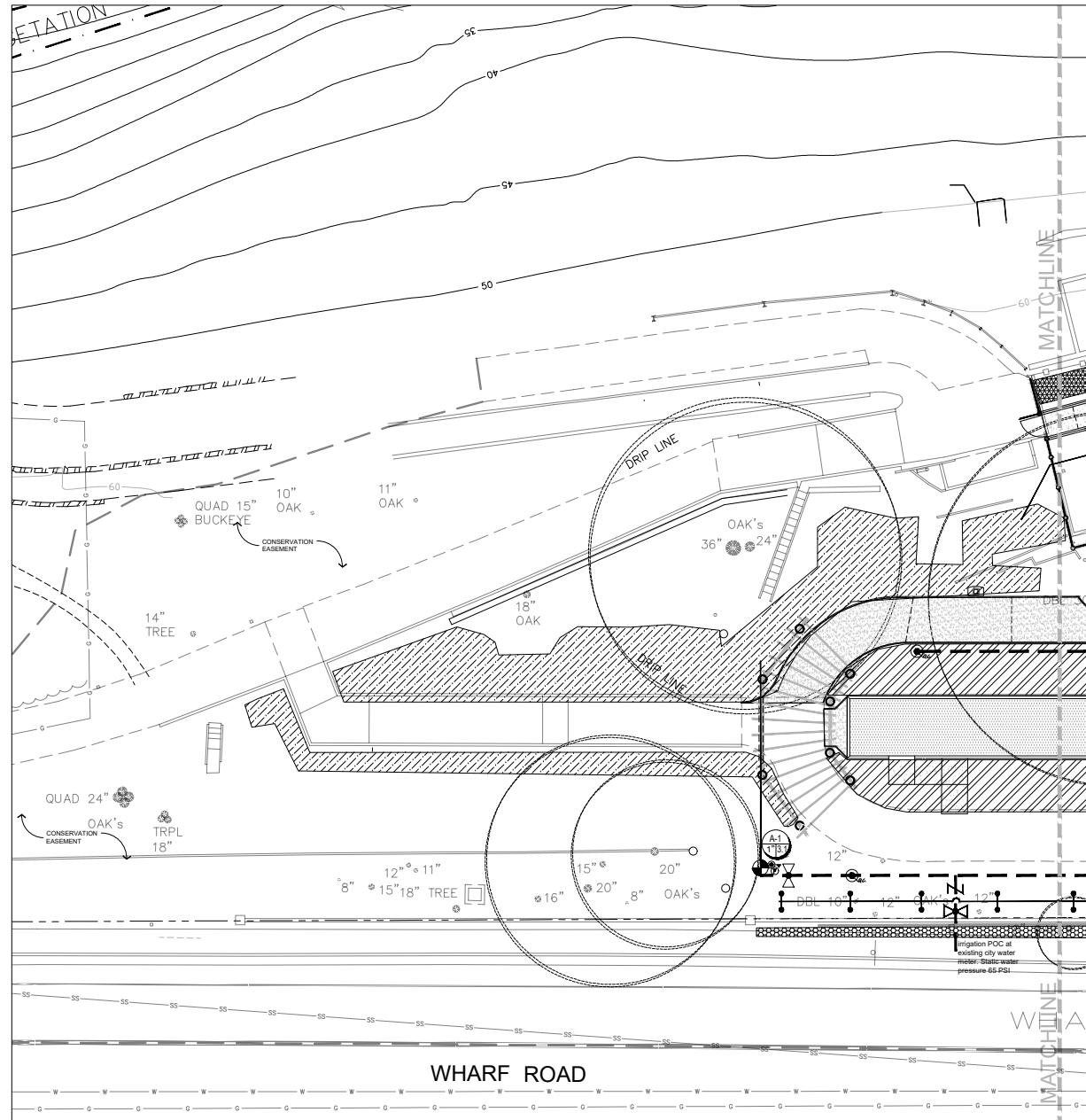
SHEET 19 OF 20

IRRIGATION KEY

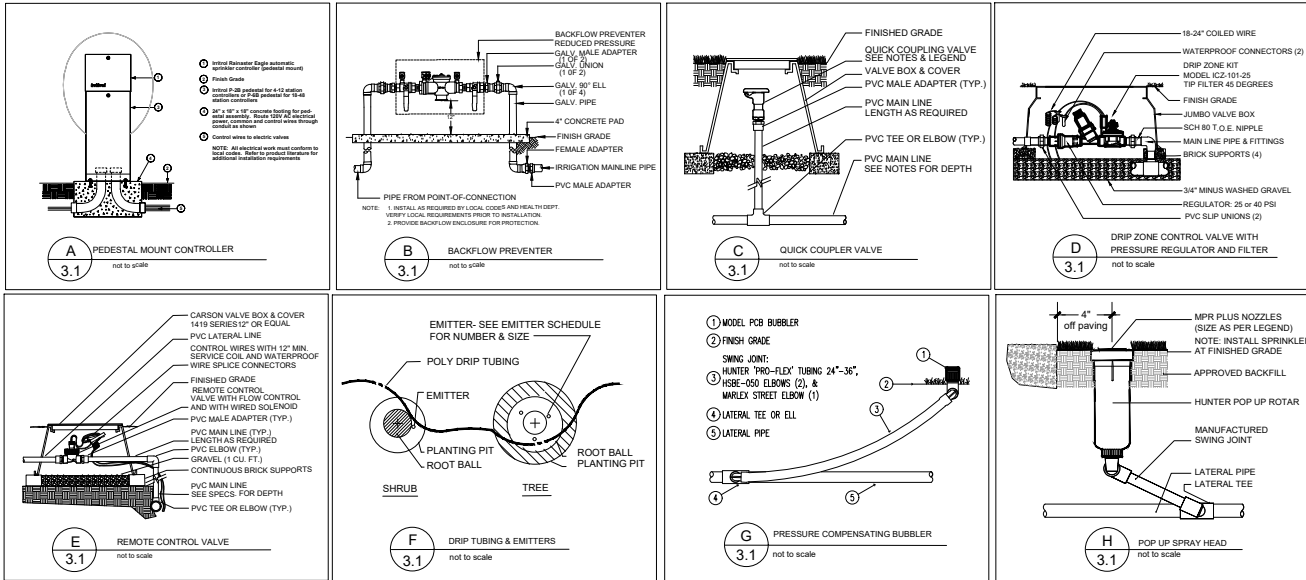
Symbol	Valve #	Description
	A1	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
	A2	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
	A3	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
	A4	tree bubblers: Hunter PCB on swing joint assembly
	A5	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
	A6	Pop-up Spray: Hunter MP Rotator 800 6'-16" Radius spray with adjustable Arc 90-21
	A7	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
	A8	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
	A9	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule

NOTE:
IRRIGATION VALVES SHOWN IN PATHS FOR GRAPHIC CLARITY. IRRIGATION VALVES TO BE LOCATED IN PLANTING AREAS. LATERALS THAT MUST RUN UNDER PAVING SHALL HAVE 3" DIAMETER PVC SLEEVES, SEE IRRIGATION NOTES ON SHEET L-3.2.

OAK PROTECTION NOTES:
(See Tree protection plan on sheet L1)
1. NO MECHANICAL TRENCHING OR TILLING WITHIN A TEN FOOT RADIUS OF ANY OAK TREE TRUNK.



SEE SHEET L3.2 FOR IRRIGATION LEGEND, NOTES, AND DETAILS



IRRIGATION NOTES

- Contractor shall notify U.S.A. (Underground Service Alert) at 811, prior to start of any excavation or trenching.
- Contractor shall review all Civil, Structural, and Mechanical plans and documents pertaining to the project prior to the start of work to coordinate work with other trades.
- Contractor shall install irrigation system in accordance with all local codes and ordinances.
- Tree bubbler valves have been designed to operate at a maximum of 11 gallons per minute at 20 PSI static pressure. Drip valves have been designed to operate at a maximum of 4 gallons per minute at 20 PSI static pressure. Irrigation contractor shall verify a static pressure of at least 55 PSI at the point of connection prior to the installation of the irrigation system. Should the PSI or the GPM be insufficient to operate either system, contractor shall notify landscape architect and request review of design.
- Point of connection shall be taken from city water service as shown on the plans. The contractor shall install new backflow device, shut-off valves, mainline, quick-coupler devices, controller and valves as noted on plan. See Irrigation Legend.
- Controller shall be mounted on pedestal along the east/west section of fence in planting area between reflecting pool and service driveway from Wharf Road. Programming of the controller shall be the responsibility of the contractor for a period of thirty days after acceptance of work. All electrical connections for the controller shall be installed by a licensed electrical contractor. All work shall comply with the most current standards and codes at the time of installation. The wireless rain sensor shall be mounted on the wall behind water feature within 40' of the controller as per manufacturer's instructions.
- Irrigation design is diagrammatic. Mainline, valves, laterals and other irrigation equipment may be shown outside of planting beds for graphic clarity. All irrigation equipment shall be located in adjacent planting beds.
- Irrigation pipe depths: Mainlines under paving shall have 24" cover over pipes. Lateral lines under paving shall have 18" cover over pipes. Sleeves shall be located as per plan. Mainlines in planting beds shall have 12" of cover over pipes. Laterals in planting beds shall have 12" cover over pipes.
- Lateral lines (non pressure lines) sizing guidelines shall be as follows: 3/4" O.D. - 0 to 10 GPM; 1" O.D. - 11 to 15 GPM; 1 1/4" O.D. - 16 to 25 GPM; 1 1/2" O.D. 26 to 30 GPM; 2" O.D. 31 to 55 GPM. Refer to Irrigation Legend and plan sheets for further data.
- Control wires shall be 14 gauge UF direct burial wire. Use red for control wire and white for common wire. Contractor shall run one spare common and one spare control wire to each of the end valves. All low voltage wire connections shall be made only at remote control boxes. All connections shall be made with a 2' coil of wire for service. Connections shall be made with RainBird 'Snap-Tite' connectors or equal.
- Contractor shall determine the number and location of drip emitters based on the plant counts, plant container size and actual plant locations in the field. Contractor shall adjust all drip distribution tubing to effectively irrigate all plant material.
- Contractor shall provide a minimum of one drip end cap assembly per drip zone for ease of flushing system.

IRRIGATION LEGEND

DETAIL	KEY	MANUFACTURER	MODEL #	DESCRIPTION
-	---	Sch. 40 PVC	NSF Approved	1 1/2" Irrigation Mainline
-	---	Class 315 PVC	NSF Approved	3/4" Irrigation Lateral or as required
-	---	Sch 40 PVC	NSF Approved	3" IRRIGATION SLEEVE UNDER PAVING
A	[Symbol]	IRRITROL	RME-18EG-SPED-T	RAINMASTER EAGLE 18 STATION CONTROLLER PEDESTAL MOUNT IN LARGE STAINLESS BOX
-	[Symbol]	IRRITROL	RS-1000	WIRELESS RAIN SENSOR
B	[Symbol]	Febco	825 Y BV	1" Reduced Pressure Backflow Device
-	[Symbol]	Spears Compact	1" BALL VALVE	1" PVC BALL VALVE FOR MAINLINE
C	[Symbol]	RAINBIRD	33 DLRC	3/4" Quick coupler with locking cover
D	[Symbol]	HUNTER	ICZ - 101-25	1" PGV valve with 1" HY075 filter and 3/4" outlet 25 PSI regulator
E	[Symbol]	HUNTER	PGV - 101G	1" ELECTRIC CONTROL GLOBE VALVE WITH PRESSURE REGULATOR
F	[Symbol]	RAINBIRD	3/4" Polyethylene	3/4" drip tubing
F	[Symbol]	Ewing	PRESSURE COMPENSATING	1/2 GPH (RED), 1 GPH (BLACK), 2 GPH (GREEN) ISO-FLO EMITTER
-	[Symbol]	EWING	POLY END CAP	REMOVABLE DRIP END CAP ASSEMBLY
G	[Symbol]	HUNTER	PCB-25	.25 GPM PRESSURE COMPENSATING BUBBLER ON SWING JOINT W/ PRO-FLEX HOSE
H	[Symbol]	HUNTER	MP ROTATOR 800	6" pop up spray head at 40 p.s.i. with MP 800 Rotator Nozzle adjust arc as needed, adjust radius between 6" and 16" as needed

EMITTER SCHEDULE				
Manufacturer	Model #	Gallons per Hour	Emitters per container size	
RAINBIRD XB-05PC	BLUE	One Half	1 emitter per each 4" pot	
RAINBIRD XB-10PC	BLACK	One Half	2 emitters per each gallon plant	
RAINBIRD XB-20PC	RED	One	2 emitter per each 5 gallon plant	
RAINBIRD XB-20PC	RED	Two	3 emitters per each 15 gallon plant	
RAINBIRD XB-20PC	RED	Two	6 emitters per each 24" box	

OK PROTECTION NOTES:

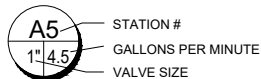
- (See Tree protection plan on sheet L2.0)
1. NO TRENCHING OR TILLING WITHIN A TEN FOOT RADIUS OF ANY OK TREE TRUNK.

IRRIGATION SCHEDULING AND MAINTENANCE

- Irrigation will be avoided rainy weather.
- Irrigation schedule shall be reduced (frequency and duration) after plants are established (1 year).
- Irrigation schedule shall be adjusted seasonally based on plant needs.
- Irrigation schedule provided to appropriate personnel and posted near irrigation controller.
- Irrigation system to be inspected regularly and maintained in good working condition.
- Repairs to be made using identical or improved parts.
- Landscape maintenance schedule to be followed.

IRRIGATION KEY

Symbol	Valve #	Description
[Symbol]	A1	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
[Symbol]	A2	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
[Symbol]	A3	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
[Symbol]	A4	tree bubblers: Hunter PCB on swing joint assembly
[Symbol]	A5	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
[Symbol]	A6	Pop-up Spray: Hunter MP Rotator 800 6'-16" Radius spray with adjustable Arc 90-210.
[Symbol]	A7	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
[Symbol]	A8	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule
[Symbol]	A9	drip irrigation: 3/4" drip tubing with emitters, see emitter schedule



© Michael Arnone Landscape Architect - 2023

THESE DRAWINGS AND INSTRUMENTS OF SERVICE SHALL BE FOR THE EXCLUSIVE USE OF THE CLIENT. THE CLIENT'S RESPONSIBILITY IS TO PROTECT THESE DRAWINGS FROM UNAUTHORIZED REPRODUCTION, ALTERATION, OR DISTRIBUTION. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE DRAWINGS AND INSTRUMENTS OF SERVICE. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE DRAWINGS AND INSTRUMENTS OF SERVICE. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE DRAWINGS AND INSTRUMENTS OF SERVICE.

REVISIONS



IRRIGATION NOTES & DETAILS

JOB NO. 201503
SCALE as noted
DRAWN MA
CHECK JC/MA
DATE 2.22.2023

SHEET

L- 3.2

SHEET 20 OF 20



**ADDENDUM TO ENVIRONMENTAL IMPACT REPORT
SCH #97121056, "RISPIN MANSION PROJECT", SEPTEMBER 2004
For the
RISPIN PARK PROJECT**

INTRODUCTION

This addendum has been prepared to document compliance with the California Environmental Quality Act (CEQA) for the modified Rispin Park Project. The City of Capitola is the project proponent and the lead agency under CEQA.

The Capitola City Council certified an Environmental Impact Report (EIR) for the Rispin Mansion Project on September 1, 2004. As described in more detail later in this Addendum, the previous Rispin Mansion Project featured restoration of the historic Rispin Mansion and gardens; development of a 28-room Inn, consisting of 13 guest rooms in the Mansion and 15 rooms in two new structures; meeting and special event/wedding facilities, a glass-enclosed pavilion, a conservatory, an addition to the existing well-house for operations and security, and improvements to the adjacent Capitola Library parking lot. The project evaluated in the 2004 EIR was never constructed and the Mansion remains vacant.

In 2014, the City of Capitola was awarded an approximately \$380,000 grant from the State of California Department of Housing and Community Development's Housing-Related Parks Program to restore the Rispin Mansion grounds and to construct Americans with Disabilities (ADA) compliant improvements to pedestrian/bicycle facilities. The City Council approved conceptual design plans for the park on May 28, 2015.

Development of the proposed modified Project will require issuance of a Design Permit, Conditional Use Permit, and a Coastal Development Permit from the Capitola Planning Commission. The City Council would also need to approve a construction contract and potentially an open space vacation, depending on the amphitheater design as described later in this report.

PROJECT DESCRIPTION

The City of Capitola proposes to restore the Rispin Mansion grounds to create an approximately .86-acre community park that provides primarily passive recreational opportunities with a focus on the site's cultural, historical, and open space resources. The project has been designed to be consistent with the historic architectural style of the mansion and to promote public awareness of the Mansion's significant contribution to Capitola's history. The project design is illustrated in the attached Rispin Mansion Park Conceptual Design Plans (Michael Arnone + Associates).

The proposed project would include restoration of several historic features of the property, including the entry staircase, grand staircase, reflection pool, sundial, fountain, arbor, interior walls, and other ornamental elements. New amenities proposed for the park include an amphitheater, benches, trash

receptacles, a bocce ball court, a children’s nature play area, chess tables, planters, bike racks, a drinking fountain, security lighting, interpretative displays and signage, ADA compliant pathways, gardens, and landscaping. The project would also include a native oak demonstration garden and a Monarch butterfly demonstration garden which would involve adding interpretive signage near existing oak woodland and Monarch butterfly habitat. Site development would require approximately 380 cubic yards of earthwork. There are no improvements or alterations proposed to the Mansion itself.

The project includes design options for treatment of the exterior perimeter wall which runs parallel to Wharf Road and the size and location of the proposed amphitheater as further described below. These design options are further evaluated for potential environmental impacts in the corresponding impact analyses sections later in this addendum.

Perimeter Wall

The northern portion of the Rispin Mansion property is presently enclosed by an approximately six-foot cast wall which runs parallel with Wharf Road. The wall is in disrepair and there have differing views regarding whether it should be restored and preserved or partially removed to enhance visibility into the park. Accordingly, there are two design options for the wall which are evaluated in this addendum and will be considered by the City Council:

Option 1: Under option 1, portions of the wall would be removed to improve visibility and public safety, while restoring and preserving other segments to retain the historical ambiance of the site. Portions of the wall to be preserved would be lowered to 30-inches with a decorative, 30-inch wrought iron fence on top. The archway above the entry staircase would be retained. Option 1 is detailed in the conceptual design plans for the Rispin Mansion Park prepared by Michael Arnone + Associates, May 28, 2015 (Attached).

Option 2: Under option 2, the existing perimeter wall would be restored and preserved with its current configuration and size.

Amphitheater

The proposed project includes an amphitheater located southwest of the Mansion. As designed, the proposed amphitheater would encroach into a narrow “finger” of a conservation easement which encumbers habitat areas within the property. In order to permit the amphitheater as shown in the conceptual plans, the City Council would need to approve an open space vacation. The City Council will consider the following design options related to the amphitheater:

Option 1: Under option 1, an approximately 430-square-foot amphitheater would be constructed as shown in the conceptual design plans (Attached). An open space vacation would need to be approved by the City Council to proceed with this option.

Option 2: Option 2 would reduce the size of the proposed amphitheater to approximately 285-square-feet and would relocate it closer to the Mansion to avoid the conservation easement (Attached). An open space vacation would not be needed under this alternative.

Option 3: Option 3 would develop an approximately 580 square foot amphitheater, but would relocate it to the north near former Mansion bath house (Attached). This option would avoid the conservation easement and an open space vacation would not be necessary.

LOCATION AND SETTING

The proposed Rispin Park project is located in the City of Capitola in Santa Cruz County. The City of Capitola is a coastal community located approximately 3 miles east of the City of Santa Cruz and south of Highway 1.

The Rispin Park site is approximately 6.5-acres and is located immediately east of the Wharf Road/Clares Street intersection. The property is bounded by Soquel Creek to the east, undeveloped open space to the north, multi-family residential uses to the south, and a mix of land uses to west, including single- and multi-family residences, a residential care facility, and the Capitola library. The site can be accessed from Wharf Road and Clares Street from the west and through Peery Park via the Nob Hill shopping center from the east.

The property is zoned AR/VS/R (Automatic Review Overlay/Visitor-Serving/Single-Family Residential) by the Capitola Zoning Ordinance and is designed as Public/Quasi-Public by the General Plan. The property is partially located in the coastal zone and is subject to applicable coastal policies in the City's certified Local Coastal Program (LCP). The property is owned by the City of Capitola.

PRIOR ENVIRONMENTAL DOCUMENT

The Capitola City Council approved the Rispin Mansion Project and certified its associated EIR on September 1, 2004. The certified EIR found that the project would have significant, unavoidable effects to biological resources and transportation/traffic. In accordance with CEQA section 15091, the Capitola City Council adopted findings of overriding considerations to certify the EIR.

The previously certified EIR applied mitigation measures to address impacts related to aesthetics/visual quality, air quality, biological resources, cultural resources, geology and soils, hydrology and water quality, noise, public services, and transportation/traffic.

SUMMARY OF PROJECT REVISIONS

The modified Rispin Park project would develop an approximately .86-acre public park within the existing Rispin Mansion property. The proposed park would be developed with primarily passive recreational uses, including gardens, a restored reflection pond and fountain, landscaping, picnic areas, game tables, interpretive signage, and accent/security lighting. The park would also feature some low intensity active uses, including a children's play area, an amphitheater for live music, performing arts, public speakers, and a bocce ball court.

The previously approved Rispin Mansion project included development of a 28-room Inn, restoration of the Rispin gardens and associated amenities, and site improvements necessary to serve the Inn and its visitors. The previously approved project involved many of the same improvements to the property as contemplated under the modified project, including restoration of the historic gardens, reflection pond and fountain, reconstructed pathways and staircases, rebuilding the arbor, and adding interpretive signage, lighting, fencing, seating, and event space for weddings and live music.

The primary difference between the previously approved project and the current Rispin Park project is that the Inn is no longer proposed. Consequently, many improvements associated with the Inn, such as restoration of the Mansion, construction of new habitable structures, the conservatory, the pavilion, accessory buildings, driveways, parking areas, sewer pump station, and off-site traffic and parking improvements are also not part of the current Rispin Park project. Park improvements proposed under the revised Rispin Park project are substantially the same as what was previously evaluated in the 2004 EIR, with the exception of the design option to modify and remove of portions of the perimeter wall fronting Wharf Road.

The previously approved project also included rezoning the property from AR/VS/R to PD (Planned Development) to provide customized zoning regulations for construction and operation of the Inn. In accordance with Capitola Zoning Code §17.39.060(D), if no development has occurred to effectuate a PD district development within two years after the district is created, the PD shall automatically expire. Because the Rispin Mansion project was never built, the PD district automatically expired and zoning for the site reverted back to AR/VS/R. The current Rispin Park project does not include a request to rezone the property.

The current Rispin Park project also includes a design option to vacate a small, narrow portion of a conservation easement which projects into the proposed development area to accommodate an amphitheater. At its discretion, the City Council may choose to vacate this portion of the easement, or reduce the size and alter the location of the amphitheater to avoid the easement. The easement was recorded following City Council approval of the previous project; consequently, the previous project did not require an open space vacation.

There have also been significant regulatory changes since the prior project was approved in 2004, including adoption of more restrictive state and local storm water regulations; CEQA amendments to require analyses of climate change and GHG emissions; termination of redevelopment agencies throughout California, and adoption of a new Capitola General Plan.

CEQA ADDENDUM PROCEDURES

This document has been prepared in accordance with Public Resources Code Section 21166 and State CEQA Guidelines Sections 15162 and 15164 to evaluate changes to the project and to document the City's determination that a subsequent or supplemental EIR is not required because the project as modified would not create any new or substantially more severe significant effects on the environment that were not analyzed in the previously certified EIR.

In determining whether an Addendum is the appropriate document to analyze modifications to the previously reviewed project, State CEQA Guidelines Section 15164 states:

- (a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.*
- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.*

- (c) *An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.*
- (d) *The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.*
- (e) *A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's required findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.*

Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 and 15163 provide that a subsequent or supplemental EIR shall be prepared if any of the following criteria are met:

- (a) *When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:*
 - 1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*
 - 2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
 - 3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*
 - A. *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*
 - B. *Significant effects previously examined will be substantially more severe than shown in the previous EIR;*
 - C. *Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or*
 - D. *Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.*

As demonstrated in the environmental analysis contained herein, none of the conditions identified above triggering preparation of a subsequent or supplemental EIR will occur as a result of the proposed changes to the project.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more new significant environmental effects or a substantial increase in the severity of previously identified significant effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings.; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

Response: The previously certified EIR found that the project could result in a potentially significant visual impact as a result of developing the site as an Inn, adding new habitable structures, and associated site improvements which would change the visual character of the property. As a result, the project was conditioned to implement the following mitigation measures to reduce visual resource/aesthetic impacts to a less than significant level:

- R-49:** Obtain Architectural and Site Review approval from the City.
- R-50:** On-site utilities, including heating and cooling systems located on building roofs, must be located in inconspicuous areas or screened.
- R-51:** Building materials must be of a material or color that minimizes visual disruption and glare.
- R-52:** Any on-site buildings, signs, fences, walls, and entry gates must be consistent with the character of the Mansion and adjacent land uses.
- R-53:** Lighting must be designed to minimize off-site glare. The type, height, and spacing of lighting shall be approved by the City. Lighting must be directed downward and away from Soquel Creek and residences to the east. Lights must be of minimum intensity necessary for safety lighting. Light standards shall be a maximum of 15 feet high.

The current Rispin Park project does not include development of an Inn, new habitable structures, or associated improvements which would substantially alter the existing visual character of the site. The proposed project would restore the Rispin gardens, landscaping, and associated amenities to resemble the historic layout and features of the property. Proposed new amenities, such as game tables, picnic facilities, bocce ball court, ADA paths, and the amphitheater would be low profile features which have been designed to fit into the site's historic aesthetic setting.

The modified project differs from the previously approved project in that it would remove and lower portions of the perimeter wall adjacent to Wharf Road. Although removing and lower portions of the wall will alter the visual landscape from public rights-of-way along Wharf Road, Clares Street, and the Capitola Branch Library, the alterations will enhance views into the park and allow better visual access to the historic Mansion. The wall is not designated as a protected visual resource by the City of Capitola and many consider it unattractive in its current state of disrepair. In its finished state, the wall will be repaired, refinished, and adorned with a complementary wrought iron fence affixed to the top of the wall. The proposed wall alteration has also been reviewed by a qualified architectural historian (see discussion in Cultural Resource section of this addendum) who concluded that the proposed design would be consistent with the historic appearance of the Mansion. Accordingly, changes to the project, including proposed wall alterations, would not result in a more severe visual impact from what was evaluated in the previously certified EIR.

The project site is not located in a designated scenic vista and the project would not substantially damage scenic resources, including the historic Rispin Mansion or significant trees. Proposed improvements would not create substantial sources of glare and all lighting would be cast downward with low-sodium or equivalent fixtures to prevent light trespass into sensitive habitat areas or off-site properties.

Because the Rispin Park project does not include development of an Inn and new habitable structures, previous mitigation measures R-50 and R-51 do not apply to the current Rispin Park project. Mitigation measures R-52 and R-53 will be added as conditions of approval to ensure proposed park improvements are consistent with the visual character of the property.

Additionally, the project is required to obtain Architecture and Site Review approval pursuant to the Capitola Municipal Code; therefore, mitigation measure R-49 is redundant and unnecessary. Through implementation of these mitigation measures, impacts to aesthetics/visual quality would be less than significant.

II. AGRICULTURAL AND FORESTRY RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more new significant environmental effects or a substantial increase in the severity of previously identified significant effects to agricultural resources including: conflict with zoning for or result in rezoning of forest land; result in the loss of forest land or conversion of forest land to non-forest use; convert Important Farmland and/or conflict with existing zoning for agricultural use or Williamson Act contract?

Response: There are no forest lands, farmlands of state or local importance, or agriculturally zoned properties in the City of Capitola. Consequently, the previously

certified EIR found no impacts to agriculture or forestry resources. There are no project changes proposed which could affect agricultural or forestry resources.

III. AIR QUALITY

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more new significant environmental effects or a substantial increase in the severity of previously identified significant effects to air quality including: conflicts with or obstruction of implementation of the Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

Response: The previously certified EIR found potentially significant impacts to air quality due to dust generation during site preparation, construction, and construction vehicle exhaust. The previously approved project proposed approximately 1,833 cubic yards of grading (1,423 cut, 410 fill) to accommodate the Inn and associated site improvements. To reduce air quality impacts to a less than significant level, the following mitigation measure was applied to the project:

R-62 Require implementation of construction practices to minimize exposed surfaces and generation of dust that include the following measures, at a minimum:

- Exposed earth surfaces shall be watered during clearing, excavation, grading, and construction activities. All construction contracts shall require watering in late morning and at the end of the day.
- Grading and other earthmoving shall be prohibited during high wind.
- Cover all inactive storage piles.
- Maintain at least 2 feet of freeboard for all loaded haul trucks.
- Throughout excavation activity, haul trucks shall use tarpaulins or other effective covers at all times for off-site transport.
- Install wheel washers at the entrance to construction sites for all exiting trucks.
- Sweep streets if visible soil material is carried out from the construction site.
- Upon completion of construction, measures shall be taken to reduce wind erosion.
- Revegetation and repaving shall be completed as soon as possible.
- Post a publicly visible sign that specifies the telephone number and person to contact regarding dust complaints and who shall respond to such complaints, and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 (nuisance).

The current Rispin Park project would involve a smaller area of site disturbance and would require approximately 380 cubic yards of grading, as opposed to 1,833 cubic yards as previously proposed. Consequently, the Rispin Park project would result in reduced air quality impacts resulting from dust and particulate matter generation. Nonetheless, the project will be conditioned to conform to mitigation measure R-62 to suppress fugitive dust and associated air quality impacts. It should be noted that this mitigation measure will be modified to delete provisions for paving since driveway improvements are no longer proposed.

The revised project does not include any new features which could further impact air quality. Proposed park improvements would consist of stationary, non-mechanical features which would not emit any airborne pollutants. Therefore, the project would result in a less than significant impact to air quality through the implementation of dust suppression mitigation measures.

IV. BIOLOGICAL RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more new significant environmental effects or a substantial increase in the severity of previously identified significant effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

Response: The previously certified EIR found the project would result in significant, unavoidable impacts to biological resources. Specifically, it was concluded that the project could adversely affect riparian habitat along Soquel Creek, nesting raptors, roosting bats, Monarch butterflies and their habitat, and steelhead and their habitat. The approved project was conditioned to implement a number of mitigation measures to reduce impacts to these resources; however, it was determined that impacts could not be fully mitigated.

The current Rispin Park project is a significantly less intense development than the previously proposed project which included a 28-room Inn, and associated site improvements. The previously approved project included a larger development area and would have introduced more visitors and activities to the site, including habitable structures, accessory buildings, driveways, special events such as weddings and parties, and resultant increases in impermeable surfaces, lighting, and operational noise. Conversely,

the proposed Rispin Park project consists of primarily passive recreational uses which has a smaller development footprint and presents fewer compatibility issues and reduced edge effects with neighboring habitat areas.

The revised project does include changes which pertain to biological resources. The proposed project includes a design option to demolish portions of the existing perimeter wall along Wharf Road; to vacate a small, narrow portion of a conservation easement which projects into the proposed development area; and the current project no longer includes driveway and pathway improvements adjacent to designated monarch butterfly habitat or within the Soquel Creek corridor near the Peery Park pedestrian bridge.

The effect of altering the perimeter wall was considered as it relates to noise attenuation and windbreak properties it could provide for Monarch butterfly habitat. However, the portion of the wall proposed to be demolished/modified is located approximately 150-feet north of identified Monarch butterfly overwintering habitat. Given its distance from designated habitat areas and its north-south orientation, it is considered highly unlikely that the existing wall provides any meaningful noise attenuation or wind protection for overwintering butterflies. Additionally, noise is not expected to adversely affect Monarch butterflies, a species which is often deaf and overwinters in noisy locations. Therefore, altering the wall is not expected to have a significant effect on Monarch butterflies.

The narrow conservation area proposed to be vacated and developed with an amphitheater does not support any rare, endangered, or threatened plant or animal species, nor does it support important habitat to support such species. This portion of the easement is a “finger” of the larger conservation area and is poorly designed from a habitat preserve perspective because it is very narrow (approximately 5-6 feet wide) and surrounded on three sides by lands which may be developed with non-habitat uses. Because the easement area supports no sensitive flora or fauna, and is too small and narrow to support habitat which would contribute to species sustenance, development in this area would not result in a significant effect to biological resources as defined by CEQA.

By removing previously proposed driveway and pathway improvements near designated monarch butterfly habitat and the Soquel Creek corridor, impacts to overwintering butterflies and habitat along the creek would be avoided.

Although the revised project is less intense than the previous proposal and proposed changes will not result in any new or more severe environmental effects, construction activities could adversely affect sensitive species through noise generation, habitat disturbances, sedimentation, drainage, and light trespass. Operation and maintenance of the proposed park could also impact sensitive species through landscaping activities (pest control, landscape management, etc.) and an increase in visitor usage of the property. Accordingly, previously adopted mitigation measures designed to minimize edge effects,

segregate park uses from sensitive habitat areas, and to protect and enhance existing habitat would be retained as conditions of approval.

The following mitigation measures were applied to the previously approved project to reduce impacts to biological resources. Note that Hydrology/Water Quality mitigation measures which also mitigate indirect impacts to biological resources have been applied and are listed in the Hyrdology/Water Quality section of this Addendum.

- R-1** Buildings shall be constructed in accordance with applicable Building Codes including the Historic Building Code and the site recommendations presented in the geotechnical and geologic hazard assessment by J.V. Lowney & Associates (January 1991) including, but not limited to, specifications regarding clearing, site grading and preparation, footings, foundations, slabs-on-grade, site drainage, and pavements or turf block.
- R-10** Pre-construction surveys for nesting raptors shall be performed by a qualified biologist to be retained by the applicant. If raptor nests are located during pre construction surveys, a 300-foot buffer shall be established around each nest for the duration of the breeding season (August 1st, or until such time as the young are fully fledged as determined by a qualified biologist in coordination with the California Department of Fish and Game) to prevent nest harassment and brood mortality. Every effort shall be made to avoid removal of, or impact to, known raptor nests within project boundaries. If trees known to support raptor nests cannot be avoided, limbing or removal of these trees may only occur during the non-breeding season.
- R-11** Pre-construction surveys for roosting bats must be performed 30 days prior to construction by a qualified biologist to be retained by the applicant. If roosts are found, a Memorandum of Understanding (MOU) with the CDFG shall be obtained by the contractor in order to remove bat species, or the construction schedule shall be modified to initiate construction after August 1, when young are assumed to have fledged. Alternative habitat will need to be provided if bats are to be excluded from maternity roosts. If this is the case, a species-specific roost with comparable spatial and thermal characteristics shall be constructed and provided. CDFG and species-specific bat experts shall be consulted regarding specific designs if roost removal becomes necessary.
- R-12** The monarch's overwintering habitat at the Rispin Mansion site shall be permanently managed by an independent monarch biologist, who is hired by the owners/operators of the Rispin Mansion and who will periodically report to the City Council. Please note that the judgment of the monarch specialist overrides the opinions of the applicant, landscape architect, arborist, and work crews that may be involved in the decision making process. At a minimum, the monarch biologist will have the following duties:
- (a) advise the owners/operators of the Rispin Mansion when monarch butterflies begin to use the overwintering habitat in the fall so the Mansion can shift to fall/winter operational mode, and similarly, advise the owners/operators when the monarchs

- have left the Rispin Mansion site in the spring so the Mansion can shift to spring/summer operational mode;
- (b) work with the arborist to determine how to best prune the trees at the Rispin Mansion to enhance overwintering habitat values for achieving wind protection, dappled light, roost limbs, etc.;
 - (c) work with the landscape architect to insure that appropriate plant taxa are used to enhance overwintering habitat values for the monarch, and that the selected plant materials are placed at the most appropriate locations on the site;
 - (d) monitor and manage the gradual removal of invasive/non-native ivy from the site as it is replaced by alternative, more desirable (native) nectaring sources;
 - (e) routinely work with the landscaping crew to insure that maintenance practices are compatible with protection and enhancement of the monarch's overwintering habitat;
 - (f) periodically re-evaluate overwintering habitat conditions for the monarch and provide recommendations for corrective actions and improvements;
 - (g) prepare a monarch overwintering habitat monitoring and management plan for the Rispin Mansion site, which will identify methods for annual monitoring of the butterfly and its habitat, plus identify specific management practices for all parts of the roost areas; and
 - (h) advise the owners/operators about methods for raising butterflies in the restored Rispin aviary and propagating the milkweed food plant of monarch larvae in non-roosting portions of the site.
 - (i) ensure that tree pruning and removal is done in accordance with the Interim Management Plan for Preservation of Rispin Mansion Butterfly Habitat and Screening of Rispin-Peery Bridge Connection (April 2003, Lewis Tree Service).

R-13 The applicant shall take proper measures to avoid damage to the remaining oaks, cypress and redwood in these areas. Specifically, grading or construction shall not occur within 15 feet of the base of all oak, cypress and redwood trees unless performed under the supervision of a qualified on-site arborist.

R-14 A final landscaping and tree mitigation plan shall be implemented that contains the following measures for tree preservation during construction. This plan shall be reviewed and approved by the City of Capitola prior to construction.

- Provide for an on-site consulting arborist during preliminary grading.
- Establishment of a tree preservation zone (TPZ) by installing fencing, with stakes embedded in the ground, no less than 48 inches in height, at the dripline (the perimeter of the foliar canopy) of the tree, or at the critical root radius, as defined by the consulting arborist. This installation will be done prior to any construction activities.
- Within the dripline of existing trees (the TPZ), no storage of construction materials, debris, or excess soil will be allowed. Parking of vehicles or construction equipment in this area is prohibited. Any solvents or liquids shall be properly disposed or recycled.

- Minimize soil compaction on the construction site. Protect the soil surface with a deep layer of mulch (tree chips). The addition of mulch will reduce compaction, retain moisture, and stabilize soil temperature.
- Maintain the natural grade around trees that are not removed. No additional fill or excavation will be permitted within areas of tree root development. If tree roots are unearthed during the construction process, the consulting arborist will be notified immediately. Exposed roots will be covered with moistened burlap until a determination is made by the on site arborist.
- Any areas of proposed trenching will be evaluated with the consulting arborist and the contractor prior to construction. All trenching on this site will be approved by the on-site arborist. Trenching within a tree dripline will be performed by hand. Tree roots encountered will be avoided or properly pruned under the guidance of the consulting arborist.
- Unauthorized pruning or canopy alterations of any tree on this site will not be allowed. If any tree canopy encroaches on the building site the required pruning will be done on the authority of the consulting arborist and monarch expert and to ISA pruning guidelines and ANSI A300 pruning standards. Education of landscaping and maintenance personnel shall be required prior to commencement of construction.

R-15

The final landscaping and tree replacement/mitigation plan shall include the following components:

- For every mature tree (of any species) that is removed, four (4) 24-inch box trees or twelve (12) 15-gallon trees shall be planted. For every sapling tree that is removed, one (1) 24-inch box tree or three (3) 15-gallon trees shall be planted. Loss of acacia clumps must be replaced at a 1-to-1 ratio (i.e., one 24-inch box or three 15-inch box) based on the number of trunks in the group. The on-site arborist shall determine the type of tree (i.e., mature, sapling, clump) that is being removed or permanently damaged prior to its removal. The following species may be used for replacing the acacia that are removed, based on their size and foliage, as recommended by the butterfly expert (Dick Arnold, Ph.D.):
 - Red ironbark (*Eucalyptus sideroxylon*), recommended by both Elizabeth Bell and Dick Arnold as a roosting tree
 - Holly-leaf cherry (*Prunus ilicifolia*), recommended by Dick Arnold as a windscreen
 - Monterey cypress (*Cupressus macrocarpa*), windscreen
 - Sydney blue-gum (*Eucalyptus saligna*), windscreen
 - Swamp mahogany (*Eucalyptus robusta*), windscreen
 - Coast redwood (*Sequoia sempervirens*), windscreen
 - California bay (*Umbellularia californica*), windscreen
 - Red alder (*Alnus rubra*), windscreen
 - Cooibah (*Eucalyptus microtheca*), roost tree
 - Hinds willow (*Salix hindsiana*), winter nectar source
 - Western black willow (*Salix lucida*), windscreen/nectar source
 - Arroyo willow (*Salix lasiolepis*), windscreen/nectar source

The locations on the project site for replacement trees shall be in conformance with guidance from the qualified monarch expert to eventually compensate for limbs and trees lost due to project construction. As part of the landscaping and tree replacement/mitigation plan, implement the following:

- Acacia limbing or removal will be confirmed by consultation with the monarch biologist to be retained by the applicant and shall be done in accordance with the Interim Management Plan for Preservation of Rispin Mansion Butterfly Habitat and Screening of Rispin-Peery Bridge Connection (April 3, 2003, Lewis Tree Service).
- Replacement planting shall be done in consultation with the retained monarch biologist.
- As replacement plantings reach a sufficient size and stature to replace the remaining existing acacias (as determined by the consulting monarch biologist), these acacias will be permanently removed.
- Replacement plant taxa to be used for windscreening, dappled light, and nectar shall be the same as those listed above in the approved planting list, and those recommended in the landscape plans by Dick Arnold (also those recommended by The Monarch Project 1993).
- Trees must be planted between any parking or unloading/loading spaces near the Mansion and Area A to buffer the direct impacts to butterflies (see approved planting list above).
- Adequate setbacks to building walls shall be provided from tree trunks (15-foot minimum) to create "tree protection zones". Trees shall be protected with fencing during construction.
- A temporary fence, as approved by the on-site arborist, shall be placed around the entire roosting area bounded by Wharf Road, the south-gate access road and the Mansion fence that extends from the well-house to the south gate. This area shall not be used for parking or equipment and materials storage during the construction phase.

R-16 Widening of the existing driveway on the south side of the site shall not be allowed.

R-17 During reconstruction/resurfacing of the driveway, the applicant shall adhere to specific guidelines for roadbed design, construction materials and procedures provided by the consulting arborist in order to avoid above and below ground damage to the trees near the driveway. These construction guidelines shall include the following:

- hand grading or use of mini-excavator;
- road bed fill not to exceed four inches in the acacia area;
- use of light-colored, water permeable substrate for the road and parking lot surface;
- establishment of tree protection zones;
- limit use of driveway during construction to vehicles that clear the tree canopy; and prohibit use of this driveway for construction vehicles and equipment between October 1 and February 28.

- R-18** The final placement of the cantilevered wall along the Wharf Road site boundary shall be determined through on-site consultation with the monarch butterfly specialist or arborist to minimize damage to acacias that are important to the monarch habitat. The final design of the cantilevered wall shall provide for proper drainage and avoidance of root damage to preserve the trees in the habitat. The design specifications of the wall shall be reviewed and approved by the arborist.
- R-19** Avoid removal of lower eucalyptus or acacia limbs for creation of the pathway, unless recommended by the arborist to address safety concerns, to minimize potential canopy loss within the monarch habitat. Vegetation pruning and clearing shall be minimized and barriers shall be installed along the pathway to keep visitors off of undisturbed areas. The final design of the pathway shall be completed in coordination with the monarch butterfly expert. All acacia pruning and/or removal shall be done in accordance with the Interim Management Plan for Preservation of Rispin Mansion Butterfly Habitat and Screening of Rispin-Peery Bridge Connection (April 3, 2003, Lewis Tree Service).
- R-20** Buildings shall not be placed beneath canopy driplines except as authorized by the monarch butterfly expert. Boardwalks and viewing platforms or patios may be placed beneath driplines if the existing eucalyptus canopy is maintained. Only limited limb removal for view enhancement and safety concerns may occur, but it must be consistent with health of trees and performed under the guidance of the consulting arborist and monarch butterfly specialist.
- R-21** During facility operation between October 1 and February 28 (or as determined by the monarch biologist) of each year, the driveway shall only be accessed by zero emission vehicles for guest drop-off and deliveries, as outlined in the Mode A/B Site Operation Program discussed above. Between March 1 and September 30, use of the site for guest drop-off and valet service in standard vehicles, in addition to the above, will be acceptable. Vehicles taller than the lowest tree canopies shall be restricted from entering the site.
- R-22** Landscape and ground maintenance workers must be informed of conservation issues regarding overwintering monarch habitat through a training seminar conducted by the monarch expert. Use of blowers shall be prohibited between October 1 and February 28.
- R-23** Any new buildings south of the Mansion on the project site must be designed and built without wood-burning fireplaces or stoves (gas-burning fireplaces are acceptable). Operation of wood-burning fireplaces in the Mansion and the Rispin Conservatory shall be prohibited if it has the potential to create adverse conditions during the time when monarchs are potentially present in the habitat (October 1 through February 28, or as determined by the monarch biologist). A fireplace plan shall be developed, subject to review by the butterfly expert and approval by the City of Capitola. The fireplace plan shall include at a minimum:
- a description of the locations and design of exhaust system features, and

- an operational program that specifies the methods (such as warning signs and lockable ignition switches or gas valves) proposed to ensure that fireplaces do not create adverse conditions, including restrictions on operations proposed in the Mode A/B Site Operation Program detailed above, for times when butterflies are potentially present in the Rispin habitat.
- R-24** Site preparation (e.g., tree trimming, tree removal, grading, excavation, and roadbed construction) on the project site shall not occur when monarchs are potentially present (October 1 through February 28).
- R-25** Use of biological insecticides (including bacteria, viruses, protozoans and nematodes) that are effective in the control of all lepidoptera shall be prohibited throughout the habitat. Chemical insecticides shall not be applied during the overwintering season (October 1 through February 28). Use of chemical insecticide agents during the non-roosting season may be done only if approved by the consulting butterfly expert. Grounds maintenance workers shall be made aware of monarch habitat conservation requirements as they pertain to grounds management (see mitigation R-22 above).
- R-26** The following measures, at a minimum, shall be implemented during the time when monarchs are potentially present in the habitat (October 1 through February 28, or as determined by the monarch biologist):
- All pedestrians/visitors/guests shall be kept outside of the monarch roosting area by monarch biologist approved fencing.
 - Outdoor activities, such as weddings, will be limited to designated portions of the Mansion property to avoid roosting area disruption.
 - Outside night-lighting along the paths, and at the Mansion and South End Building shall utilize low wattage bulbs and fixtures that are mounted close to ground level and directed away from the roosts. In addition, lighting shall not be directed toward Soquel Creek or on-site riparian vegetation.
- R-27** The removal of any riparian or upland trees on the Rispin site that provide shade to the Soquel Creek shall not be allowed unless immediately replaced. The amount of shading within the creek currently supplied by Rispin property trees shall be established as a base-line, and any actions reducing this percentage shall require management to improve stream shading by a City approved forester/botanist. Such management shall include planting of native riparian tree species along the creek (i.e. big-leaf maple, sycamore, alder, cottonwood, box- elder, willow), to provide shade and aid in cooling of the creek, and to enhance habitat.
- R-28** Protect the eucalyptus grove and patches of redwood trees as valuable sources of shade to the stream, erosion prevention on the steep slope, and as monarch butterfly habitat.
- R-29** Consult with a qualified engineer (as determined by the City) to see if runoff from the library parking lot could be detained to reduce the peak discharge level to the pre-development rate. If feasible (to be decided with contracted engineer), install a

buried stormwater detention facility near the driveway that would feed into the existing drainage system.

- R-30** Retrofit the storm drain pipe buried across the Rispin bench with a detention tank that can meter out water at a slower rate, with an overflow in the event that the tank becomes overwhelmed. This shall be done in consultation with a qualified engineer.
- R-31** Stabilize the drainage channel leading from the energy dissipater to the creek (located in the south-central portion of the site). This shall be done in coordination with a qualified engineer.
- R-32** The addition of impermeable surfaces at the Rispin Mansion site shall be accompanied with an effective drainage plan. This drainage plan shall ensure the capture of any increase in runoff on the bench (as much as is feasible), without additional overland movement of water down the steep slope toward the creek (to minimize erosion and sedimentation, and the introduction of pollutants).
- R-33** Improve the existing driveway on the south end of the site to facilitate rain percolation. Re-surface the driveway with porous pavement blocks or comparable material.
- R-34** Extend the drainpipe from the walkway grate leading to the Rispin-Peery Bridge to Soquel Creek.
- R-35** Investigate the hydrologic source of water flowing under the west footing of the Peery Park walk/bicycle bridge and re-route it away from the footing to a stable release point. This shall be done in coordination with a qualified engineer.
- R-36** Remove non-native/invasive species in work areas within the riparian habitat (i.e. drainage improvements) as much as is feasible, and re-plant with appropriate native riparian species. A qualified botanist shall determine an appropriate native species palette in coordination with the monarch biologist.
- R-37** As much as is feasible, and in coordination with the monarch specialist, remove non-native/invasive species (especially pampas grass) in the vicinity of the Peery Park walk/bicycle bridge.
- R-38** Repair or replace the retaining wall along the eastern edge of the Rispin Mansion. The replacement of this wall will require erosion/sedimentation control techniques recommended by a qualified engineer.
- R-39** Replace the fence above the retaining wall of the Rispin Mansion to exclude people from accessing the creek through created footpaths.
- R-40** Construct a meandering footpath from the Rispin site to Soquel Creek that is less erosive than the existing trail paralleling the storm drain down to the energy

dissipater. No trees shall be removed or substantially limbed during construction of this trail. The trail shall be covered with base rock and designed to avoid the concentration of storm runoff. Although this trail will be preferable to the existing one, do not clearly mark the trail or encourage its utilization.

- R-41** Revegetate the existing shortcut path on the west side of the Rispin property (adjacent to the walkway) with native vegetation. Plant native thorny shrubs or undesirable species, such as blackberry or poison oak, adjacent to the walkway to discourage further use of the existing path.
- R-42** To avoid disturbance to steelhead (and other aquatic or semi-aquatic wildlife), nighttime lighting of the riparian habitat and/or Soquel Creek shall not be allowed. On-site lighting required for Mansion grounds shall not be oriented towards the creek.
- C-2** Cumulative projects shall be properly sited with adequate buffers from monarch butterfly habitats to avoid physical degradation to the habitat. Removal or substantial limbing of significant trees or other permanent changes to monarch butterfly habitats (including changes to the wind protection, shading, amount or accessibility of roost sites and nectar sources) shall be prohibited, except as approved by a qualified butterfly expert.

As previously stated, mitigation measures which reduce edge effects, segregate park uses from sensitive habitat areas, and protect and enhance existing habitat are proposed to be retained as conditions of approval. Specifically, measures R-10, R-13, R-22, R-25, R-26, R-27, R-28, R-32, R-39, and R-42 will be included as conditions of project approval. Modifications to these conditions will be made, as applicable, to reflect the current proposal (e.g., measures related to construction or operation of the Inn and/or which were applied to minimize impacts resulting from previously proposed driveway and pathway improvements would be deleted). Additionally, stormwater/drainage measures which were also applied to reduce biological impacts will be modified based on current, more restrictive state and local stormwater standards and are listed in the Hydrology/Water Quality section of this Addendum.

The following previously adopted mitigation measures would not apply to the current proposal as further explained below: R-1, R-11, R-12, R-14, R-15, R-16, R-17, R-18, R-19, R-20, R-21, R-23, R-24, R-29, R-30, R-31, R-33, R-34, R-35, R-36, R-37, R-38, R-40, R-41, and C-2.

- Mitigation Measure R-1 required buildings to be constructed in accordance with applicable building codes, including the historic building code and geotechnical studies prepared for the project. The proposed Rispin Park project does not propose any habitable buildings; therefore, this mitigation measure does not apply.

- Mitigation Measure R-11 required pre-construction surveys for roosting bats which reside inside the Mansion. The revised project does not propose any alterations to the Mansion; therefore, this mitigation measure does not apply.
- Mitigation Measures R-12 was adopted to reduce impacts to designated Monarch butterfly habitat areas near the previously proposed south end building and associated driveway. The current project would not construct/operate the south end building or driveway. Therefore, this impact would no longer occur and mitigation is not required.
- Mitigation Measures R-14 and R-15 were applied to reduce impacts to trees located in or adjacent to monarch butterfly overwintering habitat resulting from construction of new buildings and driveway and pathway improvements. These improvements are no longer proposed, therefore, these impacts would be avoided and mitigation is not required. It should be noted, however, that a new condition to protect trees and to require replacement trees has been added as a condition of project approval as described later in this Addendum.
- Mitigation Measures R-16, R-17, R-18, and R-19 were adopted to mitigate impacts resulting from constructing driveway and pathway improvements which are no longer proposed; therefore, impacts would be avoided and mitigation is not required.
- Mitigation Measure R-20 was applied to prevent buildings from being constructed in a manner which could adversely affect monarch butterfly habitat. No buildings are included in the current proposal; therefore, this measure is not required.
- Mitigation Measure R-21 limited the use of on-site driveways. No driveways are proposed; therefore, this condition does not apply.
- Mitigation Measure R-23 prohibited the use of wood burning fireplaces in buildings. No habitable buildings or fireplaces are proposed; therefore, this condition does not apply.
- Mitigation Measure R-24 prohibited construction and site preparation activities which could adversely affect monarch butterflies during overwintering periods. The current project does not propose any construction, earthwork, or tree removals in or adjacent to the designated monarch butterfly habitat; therefore, this condition does not apply.
- Mitigation Measure R-29 required the City to consult with an engineer to determine if drainage runoff from the library parking lot (which was proposed to be used for Inn parking) could be detained to reduce discharge levels. The proposed Rispin Park project does not include the library parking lot site; therefore, this condition does not apply.
- Mitigation Measures R-30 and R-31 were added in response to a County of Santa Cruz comment regarding the previously proposed improvements to the library parking lot. The current project does not propose any improvements to the library parking lot; therefore, these conditions do not apply.

- Mitigation Measure R-33 required resurfacing the existing driveway with porous material to facilitate percolation. The project does not include any new or altered driveways; therefore, this condition does not apply.
- Mitigation Measure R-34, R-35, R-36, and R-37 were applied to mitigate impacts resulting from pathway improvements near Rispin-Peery Park Bridge. These improvements are no longer proposed; therefore, no impacts would occur and mitigation is not required.
- Mitigation Measure R-38 was applied to reduce impacts resulting from previously proposed garage improvements. The current project does not include a garage or other improvements in this area; therefore, no impacts would occur and mitigation is not required.
- Mitigation Measure R-40 was applied to restore a previously undesignated pathway which traversed through habitat. The pathway has since become overgrown and is no longer used; therefore, no mitigation is required.
- Mitigation Measure R-41 required revegetation a former undesignated trail through a habitat area. Pacific Gas and Electric Company initiated a restoration project in this area. The restoration area is located outside of the proposed Rispin Park project area. The restoration project has not been completed, however, the City will monitor the restoration success and will coordinate with PG&E to take necessary remedial actions. Because the restoration area is outside of the project area and is under restoration by a third-party, this mitigation measure no longer applies.
- Mitigation Measure C-2 required other projects to provide adequate buffers to protect Monarch butterfly habitat. Existing City regulations and policies require projects near Monarch butterfly habitat to avoid and/or minimize impacts. These regulations/policies will be applied when future development applications are reviewed. Furthermore, the City cannot impose mitigation measures on future, independent, and unknown projects.

The following new mitigation measure will be applied to replace previous mitigation measure R-14 and R-15 to minimize impacts to trees:

- Prior to commencement of site preparation, a certified arborist shall be retained to review the construction plans and to provide recommendations to protect trees and their root zones from construction activities. Trees which are removed or mortally damaged during site preparation and construction activities shall be replaced with appropriate native species at a minimum 2:1 ratio.

Mitigation Measures R-22, R-24 and R-26 will be modified as shown below in strikeout/underline format:

- R-22** Landscape and ground maintenance workers must be informed of conservation issues regarding overwintering monarch habitat through a training seminar conducted by the

monarch expert. ~~Use of blowers shall be prohibited between October 1 and February 28.~~

Explanation: The previous project included new buildings, driveways, and pathways immediately adjacent to the designated monarch butterfly habitat. The current project does not propose any improvements or site disturbance in this area. Additionally, monarch butterflies often overwinter in noisy locations and a high percentage of monarchs are believed to be deaf. Consequently, the use of leaf blowers would not adversely impact overwintering butterflies.

R-24 Site preparation (e.g., tree trimming, tree removal, grading, excavation, and roadbed construction) on the project site shall not occur when monarchs are potentially present (October 1 through February 28) unless a qualified monarch biologist determines that monarchs are not present or that activities would not disturb overwintering populations.

Explanation: The previous project included new buildings, driveways, and pathways immediately adjacent to the designated monarch butterfly habitat. The current project does not propose any improvements or site disturbance in this area. Additionally, monarch butterflies often overwinter in noisy locations and a high percentage of monarchs are believed to be deaf. Consequently, construction and site preparation are not expected to adversely impact overwintering butterflies. If construction or site preparation activities are proposed during overwinter periods, a qualified monarch biologist will be consulted to ensure impacts are avoided prior to initiation of work.

R-26 The following measures, at a minimum, shall be implemented during the time when monarchs are potentially present in the habitat (October 1 through February 28, or as determined by the monarch biologist):

- All pedestrians/visitors/guests shall be kept outside of the monarch roosting area by monarch biologist approved fencing.
- Outdoor activities, such as weddings, will be limited to designated portions of the Mansion property (i.e., amphitheater and developed park areas) to avoid roosting area disruption.
- Outside night-lighting along the paths, and at the Mansion and South End Building shall utilize low wattage bulbs and fixtures that are mounted close to ground level and directed away from the roosts. In addition, lighting shall not be directed toward Sequel Creek or on-site riparian vegetation.

Explanation: The previous project included a larger development area where outdoor events could have been held. The current project is smaller in size and outdoor events would be confined to the developed park area and would typically occur in the proposed amphitheater. This addition is intended to clarify that outdoor events shall be limited to the park and shall not occur adjacent to monarch habitat areas.

Through removal of the Inn, its associated habitable buildings and site improvements from the project (including driveway and pathway improvements near monarch butterfly habitat

and the Soquel Creek corridor), the smaller development footprint, and implementation of applicable previously adopted mitigation measures, the Rispin Park project would result in a reduced impact to biological resources.

V. CULTURAL RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more new significant environmental effects or a substantial increase in the severity of previously identified significant effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

Response: The previously certified EIR found the project could result in potentially significant impacts to cultural resources. Specifically, it was concluded that the project could adversely affect archaeological (prehistoric), paleontological (fossils), and historic resources (Rispin Mansion and the Rispin Mansion Historic District).

The current Rispin Park project differs from the previously approved project in that it does not propose to renovate the historic Mansion or to develop an Inn with new habitable structures and associated site improvements. The current project would involve less site disturbance and grading and includes a design option to demolish and/or modify portions of the perimeter wall along Wharf Road which was not evaluated under the prior EIR.

The approved project was conditioned to implement the following mitigation measures to reduce impacts to these resources to a less than significant level:

- R-43 In the event that any archaeological or paleontological resources or human remains are discovered during grading or construction anywhere on the site, work shall be ceased within 150 feet of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented in accordance with CEQA Section 15064.5. All identified archaeological sites should be evaluated using the California Register of Historical Resources criteria, established by the State Office of Historic Preservation. Any discoveries shall be reported to the City Planning Director.
- R-44 In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps shall be taken:
- 1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:

- A. The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and
 - B. If the coroner determines the remains to be Native American:
 1. The coroner shall contact the Native American Heritage Commission within 24 hours.
 2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent from the deceased Native American.
 3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or
- 2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.
- A. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the Commission.
 - B. The descendent identified fails to make a recommendation; or
 - C. The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

R-45

The design of all new structures and materials of construction shall be compatible with and complement the Rispin Mansion's style as designed by George McCrae for Henry Allen Rispin. This design concept should be reviewed and approved by the City of Capitola prior to beginning final design or construction to ensure that the project meets the Secretary of Interior's Standards for Treatment of Historical Properties. In particular, State and local decision-makers shall consider the following recommendations:

- The final design of the Rispin Pavilion shall be based on review and approval by the State Historic Preservation Officer such that material of construction, colors, and architectural style are appropriately compatible with and complement the historic features of the site. The use of walls and roofs of glass is discouraged.
- The final design of building roof covering shall be based on review and approval by the State Historic Preservation Officer such that the covering and other changes near the Mansion are in compliance with the Secretary of the Interior's Standards and Guidelines. Consideration should be given to using terraces with planting in containers, as an alternative to sod roofs over new structures.
- The color scheme of new buildings shall be based on review and approval by the State Historic Preservation Officer such that the colors contrast with the Mansion's

white paint to differentiate the old buildings from the new, and are compatible with and compliment the Mansion (i.e., light tan or off-white).

- R-46 The design and rehabilitation of the Rispin Mansion (and well-house) must comply with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Historic Buildings, and the California State Historical Building Code. These documents shall be used as guidance documents for all agencies granting approval for the Rispin Mansion project.
- R-47 Before construction begins, a Level 2 Historic American Building Survey/Historic American Engineering Record report on the Mansion and the entire District must be prepared in order to preserve a record of the Mansion.
- R-48 Maintain an exhibit documenting and interpreting the history of the Rispin Mansion and its place in the community within the lobby, hallway, or other suitable location within the Mansion.

Archaeological (Prehistoric) and Paleontological Resources

The current Rispin Park project would require significantly less grading both in terms of excavation depths and area of disturbance which will reduce the potential to disturb subsurface artifacts. Nonetheless, the potential remains for grading activities to impact archaeological and paleontological resources. Therefore, the following previously adopted mitigation measures pertaining to protection of archaeological and paleontological resources will be applied as conditions of project approval: R-43, and R-44.

Historic Resources

The Rispin Mansion site was designated as an historic district on the National Register of historic places in 1991 based on its association with Henry Allen Rispin, the promoter and developer of Capitola-by-the-Sea from 1919 through 1929. Due to the property's historical significance, any development or modifications to the district must be evaluated for conformance with the U.S. Secretary of Interior's Standards for the Treatment of Historic Properties and CEQA.

The City commissioned Archives and Architecture, LLC to evaluate the proposed Rispin Park project design for consistency with the Secretary of Interior's Standards and compatibility with the district's historical and cultural character. Their findings are presented in the *Proposed Rispin Mansion Park Landscape Rehabilitation Project at the Historic Rispin Mansion* (attached). It should be noted that the report did not evaluate the design option to retain the wall in its existing state and this option would represent no change from current conditions.

Based on their review of the proposed design, Archives and Architecture concluded that the project was consistent with the U.S. Secretary of Interior's Standards for the Treatment of Historic Properties and that the project would not result in a significant impact on historic resources as defined by CEQA. Archives and Architecture found that the project

would require minimal changes to the property's distinctive materials, features, spaces, and spatial relationships while providing a catalyst for restoration and interpretation of the historic grounds. The authors also stated that proposed alterations were respectful of the historic fabric while replacement and new elements are compatible, yet differentiated, from original materials and form.

Archives and Architecture also concluded that the proposed demolition and modification of portions of the perimeter wall along Wharf Road would be consistent with the U.S. Secretary of Interior's Standards for the Treatment of Historic Properties, and therefore, would not constitute a potentially significant impact to historic resources under CEQA.

The following previously adopted mitigation measures applied to proposed renovations of the Rispin Mansion and new structures proposed as part of the Inn project. These measures no longer apply to the current proposal as further explained below: R-45, R-46, R-47, R-48.

- Mitigation Measure R-45 was applied to ensure previously proposed renovations to the Mansion and new buildings would be compatible with the style of the Rispin Mansion and the Secretary of Interior's standards for Treatment of Historical Properties. The proposed Rispin Park project does not propose to renovate the existing mansion or to introduce new habitable buildings to the site. Moreover, all proposed park features have been designed to be compatible with the historic character of the property. The project design has been reviewed by Leslie Dill of Archives and Architecture who concluded that the project would be consistent with the Secretary of Interior's standards.
- Mitigation Measure R-46 applied to previously proposed renovations to the Mansion, which is not part of the Rispin Park project. Other site improvements/alterations have been designed to complement the Rispin Mansion style and to be consistent with the Secretary of Interior's standards.
- Mitigation Measure R-47 applied to previously proposed renovations to the Mansion, which is not part of the Rispin Park project. Other site improvements and alterations have been designed to complement the Rispin Mansion style and to be consistent with the Secretary of Interior's standards.
- Mitigation Measure R-48 applied to the previously proposed renovated mansion which is not part of the current project. Additionally, the Rispin Park project would include interpretative signage to highlight the property's history.

VI. GEOLOGY AND SOILS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more new significant environmental effects or a substantial increase in the severity of previously identified significant effects

from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Response: The previously certified EIR found that the project could result in potentially significant impacts to/from Geology and Soils. Specifically, potential impacts related to exposure of people and structures to hazards during seismic events and increased erosion and sedimentation were cited as issue areas which required mitigation to reduce impacts to a less than significant level. The following mitigation measures were applied to the project:

- R-1** Buildings shall be constructed in accordance with applicable Building Codes including the Historic Building Code and the site recommendations presented in the geotechnical and geologic hazard assessment by J.V. Lowney & Associates (January 1991) including, but not limited to, specifications regarding clearing, site grading and preparation, footings, foundations, slabs-on-grade, site drainage, and pavements or turf block.
- R-2** The Contractor shall implement the following measures, at a minimum:
- Install and maintain silt basins and fences or straw bales along drainage paths during construction to contain on-site soils until bare slopes are vegetated. Carefully stockpile graded soils away from drainages.
 - Restrict grading and earthwork during the rainy season (October 15 through April 15) and stabilize all exposed soils and graded areas prior to onset of the rainy season through mulching and reseeded. Temporary mulching and reseeded (using a biologist/botanist approved native seed mix) will reduce erosion by establishing quick growing plants to stabilize disturbed areas which will not have permanent landscaping installed for a period of time or which may be redistributed at a later date. Permit grading after April 15 and before October 15 only with installation of adequate sediment and erosion control measures.
 - Revegetate graded slopes with appropriate native plant species (as determined by a qualified botanist) immediately upon completion of grading.
 - Comply with all applicable City of Capitola ordinances including landscaping compatibility for erosion control.

The current Rispin Park project is a significantly less intense development than the previously proposed project which included a 28-room Inn, new habitable structures, and

associated site improvements. The previously approved project also would have required more site disturbance and grading than the current proposal.

Because the current Rispin Park project does not include any habitable structures, previous mitigation measure R-1 no longer applies. However, mitigation measure R-2 will be retained as a condition of project approval, but will be modified to require compliance with current state and local stormwater management requirements which have evolved since certification of the original EIR. New stormwater standards are more stringent than regulations in place in 2004. Therefore, by reducing the amount of site disturbance, grading, and implementation of more restrictive stormwater management practices, geology/soil impacts resulting from increased drainage, erosion, and sedimentation would be less than what was evaluated in the previously certified EIR.

VII. GREENHOUSE GASES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more new significant environmental effects or a substantial increase in the severity of previously identified significant effects that the project may generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or would conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?

Response: Significant regulatory changes related to climate change and greenhouse gas (GHG) emissions have occurred since the previous EIR was certified. CEQA was amended in 2009 to require discretionary projects to evaluate potential impacts resulting from the generation of GHG emissions. The previous EIR was certified several years prior to this regulatory change and did not evaluate the project's GHG emissions.

In accordance with current CEQA guidelines, a project may have a significant impact related to GHG emissions if:

- The project would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment;
- The project conflicts with an applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases.

Greenhouse gases are generated by a number of activities, including transportation, energy consumption, water and wastewater treatment and conveyance, solid waste, and land use. The proposed Rispin Park project would restore the property's historic landscape and gardens and develop a public park with primarily passive recreational amenities. It is anticipated that the project would result in increased visitation to the property, including

the generation of some additional vehicle trips to/from the site. In addition, the project would install new lighting and new water dependant features such as landscaping and fountains.

Construction and operation of the project would have the potential to result in direct and indirect GHG emissions through:

- Construction emissions associated with site preparation, grading, and construction-related equipment;
- Emissions associated with landscape maintenance equipment;
- Emissions associated from vehicle trips to/from the site;
- Energy consumption to power lights;
- Water usage to irrigate landscaping, potable water, and ornamental fountains; and
- Waste generated by park visitors.

Although the project would generate an incremental contribution to sources of GHG emissions, increases would not be cumulatively considerable. It is expected that the park would primarily be used by local Capitola residents who will walk or cycle to the park. While some percentage of users will arrive from out-of-town origins, most will visit Capitola to experience the beach, wharf, Village or other popular visitor-serving uses as their primary destination. Accordingly, the project is not expected to generate a significant amount of new vehicle trips and most trips will be relatively short.

The project is also not expected to result in a cumulatively considerable increase in water use, energy use, or waste generation. Although the project would require modest amounts of water and power for irrigation, fountains, and lighting, these amounts are insignificant contributions to the overall consumption at a citywide or regional level.

Likewise, construction activities and the use of mechanized equipment will produce GHG emissions; however, construction duration will be relatively brief (approximately 4-6 months, with grading expected to be completed within 4 weeks) and will be performed by relatively small equipment such as backhoes, front-end loaders, dump trucks, pickup trucks, forklifts, and hand held tools. Emissions generated from construction are expected to be insignificant when viewed in the context of citywide, regional, or statewide emission inventories. Therefore, impacts to GHG emissions would be less than significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more new significant environmental effects or a substantial increase in the severity of previously identified significant effects

from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

Response: The previously certified EIR found that impacts to/from hazards and hazardous materials would be less than significant. There have been no changes to the project nor has new information become available which could result in an increased impact to/from hazards or hazardous materials than what was previously evaluated.

The proposed Rispin Park project does not involve the transport, use, or disposal of hazardous materials. The project would also not expose people to hazardous materials or involve any hazardous emissions. The project site is not a listed hazardous material site and is not near a public or private airstrip. Development of the project would not affect any emergency response plans or expose people to a significant threat of wildfire. Therefore, impacts resulting to/from hazards and hazardous materials would remain less than significant.

X. HYDROLOGY AND WATER QUALITY

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more new significant environmental effects or a substantial increase in the severity of previously identified significant effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which

would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including City Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

Response: The previously certified EIR found the project could result in potentially significant impacts to hydrology/water quality. Specifically, the EIR concluded that the project could increase storm water flows and associated sedimentation and contaminants being deposited into Soquel Creek and other downstream water bodies. Accordingly, the following mitigation measures were applied to the project to reduce impacts to a less than significant level:

- R-3** The Rispin Mansion project drainage system shall be designed to control the release of storm water flows to pre-development levels using on-site detention, percolation and proper system capacities. The design of the drainage system shall be prepared and submitted to the City to demonstrate that the project complies with this measure and other applicable City standards.
- R-4** The project applicant shall prevent sediments or other pollutants resulting from construction activities from entering storm water discharge. During construction, the following measures shall be implemented by the construction contractor:
- R-5** The project applicant shall submit a Notice of Intent to the Regional Water Quality Control Board to obtain a State Water Resources Control Board General Construction Storm Water Permit. This shall include preparation and approval of a Storm Water Pollution Prevention Plan (SWPPP) and implementation of Best Management Practices to reduce water quality impacts as required by the Regional Water Quality Control Board. At a minimum, the measures in mitigation R-2 through R-9 shall be included in the SWPPP and implemented.
- R-6** The Rispin Mansion project parking area shall be swept on a regular basis (four times per year). Vacuum or regenerative air sweepers are effective at removing the finer sediments that often bind a higher proportion of heavy metals. The sweeping frequency shall be increased just before the wet season (to once per month in September and October of each year) to remove sediments accumulated during the summer.
- R-7** Install energy dissipaters, sand traps and grease/sediment traps in storm drain outfalls that serve the Rispin site. All catch basins/traps that receive runoff from any areas subject to vehicular use shall be designed for both active filtration and active treatment of runoff.

- R-8** The Rispin Mansion project shall maintain catch basins and storm water inlets on a regular basis to remove pollutants, reduce high pollutant concentrations, prevent clogging of the downstream conveyance system, and maintain the catch basins' sediment trapping capacity. Inspection of the drainage system shall be performed annually and repairs and/or cleaning shall be completed prior to November 15.
- R-9** Minimize the amount of fertilizers and herbicides applied to the Rispin Gardens. Utilize slow-release chemical fertilizers and herbicides and avoid application prior to scheduled irrigation. The use of fertilizers and herbicides on-site must not conflict with the relevant mitigation intended to protect monarch butterflies (see mitigation R-25 in 4.4 Biological Resources).
- C-1** The City of Capitola shall continue its efforts to implement the Soquel Creek Lagoon Enhancement project, and work with the County to ensure that other storm drain and water quality improvements are implemented to reduce cumulative watershed impacts.

Although the current Rispin Park proposal would be a substantially less intensive development than the previously approved project and would not result in any new or more severe significant environmental effects, development of the site would require grading and soil disturbance which could result in increased storm water discharges and associated transport of sediment and contaminants to downstream water bodies. Therefore, storm water mitigation measures will be added as conditions of project approval to ensure that impacts are reduced to a less than significant level.

The previously adopted mitigation measures, as listed above, will be modified to reflect current local and state storm water regulations, which have been updated since the 2004 EIR. Current storm water regulations are significantly more restrictive than 2004 standards. Because the current project involves less site disturbance and grading, and through implementation of stricter storm water management practices, impacts to hydrology/water quality would be less than what was evaluated under the prior EIR.

The following new/modified mitigation measures are proposed to avoid and/or minimize impacts to hydrology/water quality in accordance with current state and local stormwater and drainage regulations:

1. The owner/developer/applicant shall obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.

The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be developed and amended or revised by a Qualified SWPPP Developer (QSD). The SWPPP shall be designed to address the following objectives:

- All pollutants and their sources, including sources of sediment associated with construction, construction site erosion and all other activities associated with construction activity are controlled;
 - All storm water discharges are identified and either eliminated, controlled, or treated;
 - Site Best Management Practices (BMPs) are effective and result in the reduction or elimination of pollutants in storm water discharges and authorized non-storm water discharges from construction activity to the BAT/BCT(best available technology/best conventional technology) standard;
 - Calculations and design details as well as BMP controls for site run-on are complete and correct, and;
 - Stabilization BMPs installed to reduce or eliminate pollutants after construction are completed. To demonstrate compliance with requirements of this General Permit, the QSD shall include information in the SWPPP that supports the conclusions, selections, use and maintenance of BMPs. Section XIV of the Construction General Permit describes the elements that must be contained in the SWPPP.
2. 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). (Disconnect direct discharge of drainage). The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
 3. Grading during the rainy season (October 1 – April 30) shall be restricted to the approval, installation, inspection, and maintenance of an erosion and sediment control plan.
 4. Graded slopes shall be revegetated with appropriate native plant species immediately following completion of grading.
 5. The use of fertilizers and herbicides applied to the Rispin landscaping and gardens shall be minimized to the extent possible. Utilize slow-release chemical fertilizers and herbicides and avoid application prior to scheduled irrigation. The use of fertilizers and herbicides on-site must not conflict with the relevant mitigation intended to protect monarch butterflies.
 6. The City of Capitola shall continue its efforts to implement the Soquel Creek Lagoon Enhancement project, and work with the County to ensure that other storm drain and water quality improvements are implemented to reduce cumulative watershed impacts.

XI. LAND USE AND PLANNING

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more new significant environmental effects or a substantial increase in the severity of previously identified significant effects to land use and planning including: physically dividing an established community; and/or conflicts

with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

Response: The previously certified EIR found that impacts to land use and planning would be less than significant. The current Rispin Park proposal is a less intensive project because it involves less site disturbance, reduced grading, and does not include an Inn or associated visitor serving facilities. The Rispin Park project would consist of restoration of the historic landscaping and grounds of the Rispin Mansion and introduction of primarily passive park amenities which are similar to, but less intensive than the previously approved project. A public park is an allowed use type according to the City's previous and current General Plans, Zoning Ordinance, and Local Coastal Plan and the project is not inconsistent with any ordinances or regulations which were adopted for the purposes of avoiding environmental impacts. The project would not divide an established community and also would not be inconsistent with any City land use policies or regulations which were adopted for the purpose of avoiding an environmental effect. Therefore, the modified project would not result in any new or more severe land use impacts.

XII. MINERAL RESOURCES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

Response: There are no mineral resource deposits in the City of Capitola which could be reasonably extracted given existing non-compatible land uses. The previously certified EIR found no impact to mineral resources and there have been no changes in the project or new information which would change this conclusion.

XIII. NOISE

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more new significant environmental effects or a substantial increase in the severity of previously identified significant effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the

project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

Response: The previously certified EIR found that the project could result in potentially significant noise impacts. Specifically, the EIR found that interior noise levels of the proposed Inn could exceed City standards for transient use types; that noise generated by special events such as weddings on the site could adversely affect surrounding residential uses; and that temporary construction noise associated with site development could affect neighboring residents. Accordingly, the following mitigation measures were adopted to reduce noise impacts to a less than significant level:

- R-59 All newly constructed buildings must be designed to attenuate noise inside the buildings as required for habitable structures within the 60 dBA Ldn noise contour. Noise insulation features selected shall be incorporated in the design to ensure that noise levels do not exceed 45 dBA Ldn in habitable rooms. Conventional construction with closed windows and a fresh air supply, or air-conditioning, will normally achieve this goal.
- R-60 The applicant must obtain an entertainment permit from the City of Capitola pursuant to Chapter 5.24 of the Municipal Code that shall include the following conditions of approval, at a minimum:
- Hours of operation for weddings and large meetings must be restricted to 8:00 a.m. to 10:00 p.m. (consistent with Chapter 9.12 of the Municipal Code, the Noise Ordinance), although small corporate breakfast meetings may occur as early as 6:30 a.m.
 - Hours of operation for amplified outdoor music use of microphones shall be restricted to 8:00 a.m. to 9:00 p.m.
- R-61 The City shall require that the construction contractor implement noise control measures (Best Construction Management Practices) during project construction, as outlined below:
- Require use of construction equipment and haul trucks with noise reduction devices, such as mufflers, that are in good condition and operating within manufacturers' specifications.
 - Require selection of quieter equipment (e.g., gas or electric equipment rather than diesel-powered equipment), proper maintenance in accordance with manufacturers' specifications, and fitting of noise-generating equipment with mufflers or engine enclosure panels, as appropriate.
 - Prohibit vehicles and other gas or diesel-powered equipment from unnecessary warming up, idling, and engine revving when equipment is not in use and encourage good maintenance practices and lubrication procedures to reduce noise.

- Construct temporary plywood barriers around particularly noisy equipment or activities at appropriate heights.
- Locate stationary noise sources, when feasible, away from residential areas and perform functions such as concrete mixing and equipment repair off-site.
- Except under special circumstances approved by the City Building Official, limit construction activities to the normal working day between the hours of 8 a.m. and 7 p.m. Monday through Friday.

The current Rispin Park project does not include an Inn, so mitigation measure R-59 does not apply. Similar to the previously approved project, the modified project includes space to accommodate outdoor events. The previous project includes special events such as weddings, corporate retreats, and parties. The modified project includes an amphitheater which would host live music, public speakers, and performing art events; accordingly, measure R-60 would be retained to ensure outdoor events held in the proposed amphitheater do not cause significant disturbances to neighboring residential uses. Mitigation measure R-61 would also be made a condition of project approval to reduce temporary construction noise impacts.

The modified project includes a design option to remove and lower portions of the perimeter wall which runs parallel to Wharf Road. Proposed modifications to the wall are not expected to result in a new or more severe operational (park use and events) noise impacts because the proposed park uses located near the wall are passive in nature and because the proposed amphitheater is located beyond the southern terminus of the existing wall. Additionally, the amphitheater would be located approximately 15-20 feet below the grade of Wharf Road which will minimize noise reaching properties located on the west side of Wharf Road. Finally, the only noise sensitive use located immediately across the street from the existing wall is the Capitola Branch Library which sits approximately 10 feet higher than the elevation of Wharf Road and is partially screened by landscaping which would further serve to attenuate operational noise. Therefore, the proposed alterations to the perimeter wall would not result in a new or more severe noise impact.

XIV. POPULATION AND HOUSING

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more new significant environmental effects or a substantial increase in the severity of previously identified significant effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

Response: The previously certified EIR found that impacts to population and housing would be less than significant. Neither the prior nor current proposal would induce substantial

population growth or displace any existing people. The current Rispin Park project is a less intense development than the prior proposal and consequently would not result in any increased impacts to population and housing. Additionally, there is no new information which suggests impacts would be more severe than what had been previously evaluated.

XV. PUBLIC SERVICES

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more new significant environmental effects or a substantial increase in the severity of previously identified significant effects associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

Response: The previously certified EIR found that the project could result in potentially significant impacts to public services. Specifically, the EIR concluded that impacts to fire protection, water supply (direct and cumulative), and wastewater facilities could be adversely affected. Accordingly, the following mitigation measures were adopted to reduce impacts to a less than significant level:

- R-63 To enable the District to respond to fires, medical emergencies, and protect adjacent habitat areas and the community, a smaller and more maneuverable fire apparatus is required. Prior to occupancy, the project applicant shall purchase for the District a quick-attack (Type 4) fire engine that meets the specifications and design factors required by the District.
- R-64 The Mansion shall be equipped with fire and smoke detection system and notification equipment, as per the Uniform Fire Code/Central Fire Protection District Adopted Standard and Amendments.
- R-65 The Mansion shall be equipped with built-in fire suppression equipment such as fire sprinklers, hood and duct fire suppression equipment and related protection devices, as per the current Fire Code adopted by the District.
- R-66 The area around the Mansion is a wooded area with highly combustible eucalyptus trees and dead debris. The area adjacent to the Mansion shall have a defensible fire zone and proper clearances, based on consultation and approval by the District.
- R-67 Wet stand pipes or fire hydrants shall be installed at the north and south ends of the Rispin Mansion building to provide adequate fire flow water to the east side of the

building, including the vegetation on the steep slopes between the building and Soquel Creek, based on consultation and approval by the District.

- R-68 The remodel of the Mansion shall be completed with seismic and earthquake protection standards for occupancy use.
- R-69 Fire and paramedic rescue access and egress into and within the site and buildings shall be identified for emergency responses to the Mansion shall be identified for emergency responses to the Mansion.
- R-70 Emergency services and on-going fire prevention inspections for fire and life safety code compliance shall be required.
- R-71 The current taxation of the Mansion and the proposed RDA expansion properties generate no tax revenue for the fire/paramedic and prevention services currently required for the Mansion. Future development will require an agreed-to revenue mechanism for the services required to protect the new development of the Mansion.
- R-72 All buildings shall comply with all current, applicable codes, standards, and ordinances.
- R-73 The applicant shall apply for water connection approval ("will serve" letter) from the SCWD.
- R-74 The number and size of all water meters shall be determined by SCWD.
- R-75 The final design shall satisfy all conditions for water conservation required by SCWD at the time of application for service (as detailed in their water efficiency checklist package), including the following:
- Plans for a water efficient landscape and irrigation system that meet SCWD's conservation requirements;
 - All interior plumbing fixtures shall be low-flow and all applicant-installed water-using appliances (e.g., dishwashers, clothes washers, etc.) shall have the EPA Energy Star label;
 - Inspection by SCWD staff of the completed project for compliance with all conservation requirements prior to commencing water service.
- R-76 In compliance with SCWD's "zero-impact" program, the development shall be required to bear the cost of retrofitting existing structures within SCWD's service area with low water use fixtures to achieve a level of water use reduction commensurate with the project's projected water use (hence the "zero impact") as determined by SCWD.
- R-77 The pump station design shall be a duplex-type which is comparable to current public pump station standards. In addition, the pump station design shall comply with current standards and requirements regarding emergency overflow systems including, but not limited to, the following: power outage alarms, auxiliary energy source (natural gas), and worst-case capacity requirements. Operation and maintenance

procedures for the pump station shall be established to maintain reliability. The pump station design and operations/maintenance procedures shall be reviewed and approved by the SCCSD.

- R-78 The applicant shall obtain a "will serve" letter which requires payment of permit fees and a capacity study in order to comply with SCCSD requirements for connecting to the existing wastewater system in the project vicinity. In addition, the applicant shall pay for infrastructure improvements required to accommodate the increased wastewater flows generated by the project.
- R-79 The location of the Rispin Mansion force main shall be marked to prevent future damage to the line.
- C-10 Until programs are defined, the SCWD will continue to require new development to provide low-flow fixtures and water-conserving landscaping to reduce water consumption levels of urban development and minimize the impacts of new cumulative growth. The project shall incorporate water conservation features in accordance with SCWD requirements.
- C-11 The City supports the District's efforts to develop a regional plan and to require low-flow fixtures and water-conserving landscaping of new development. To help mitigate potentially significant cumulative water supply impacts, the City will participate in the integrated plan as requested and assist with implementation of feasible recommendations that may be adopted by the SCWD, which may include various water supply improvements and funding mechanisms, such as fees, on new development.

Previously adopted mitigation measures R-63 through R-72 were applied to ensure adequate fire protection services would be provided for the proposed Inn and its visitors. Because the current Rispin Park project no longer includes development of the Inn or any habitable structures, these mitigation measures do not apply.

Mitigation measures R-73 through R-76 were adopted to minimize water use of the Inn and associated site improvements. Although the revised project does not include an Inn, restoration of the site's landscaping and development of a community park will require irrigation and water fixtures. Therefore, mitigation measures R-73, R-74, R-75 will be included as conditions of project approval. Mitigation measure R-76, however, does not apply as there are no existing water fixtures on the property which require retrofitting.

Mitigation measures R-77 and R-78 applied to potential impacts to the sanitary sewer system through increased on-site wastewater generation. The current Rispin Park proposal does not include the Inn, does not include the construction of new restroom facilities, or other uses which would significant increase the amount of wastewater generation. Therefore, these measures do not apply to the revised project.

Mitigation measure R-79 required marking the location of a sewer force main which runs through the property. The City is obligated to identify and mark all underground utilities through existing regulations. This measure is therefore redundant and unnecessary.

Mitigation measures C-10 and C-11 will not be applied to the revised project because measure C-10 is redundant with measure R-75. The City already supports the District's efforts to minimize water consumption and continues to participate in its efforts to further reduce water usage as required by C-11; therefore, this condition is not necessary.

Through implementation of these applicable mitigation measures, the project would not have a significant impact on public facilities which could result in the need to construct improved or expanded facilities to serve the project, which in themselves could create a significant environmental impact.

XVI. RECREATION

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more new significant environmental effects or a substantial increase in the severity of previously identified significant effects which could result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Response: The previously certified EIR found that the project would result in a less than significant impact to recreation. The current Rispin Park proposal consists of restoring the landscaping and grounds of the historic Rispin Mansion and creating a public park which will increase the recreational opportunities for residents and visitors. The current proposal no longer includes development of an Inn. There have been no changes to the project which would result in increased usage of existing City parks which could deteriorate public recreational facilities nor would the project result in the need to develop new or expanded park facilities to serve residents because the project is providing additional public park space to existing residents. Therefore, impacts to recreation would remain less than significant.

XVII. TRANSPORTATION/TRAFFIC

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new

information of substantial importance" that cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects to transportation/traffic including: conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit; conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways; cause a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Response: The previously certified EIR found that the project would result in significant, unavoidable impacts to transportation/traffic. Specifically, the EIR concluded that the project would contribute to existing deficiencies at the Clares Street and Wharf Road intersection during the weekday PM peak hour and midday Saturday peak hour conditions; would contribute to existing deficiencies at the 41st Avenue and Clares Street intersection during weekday PM peak hour condition; contribute vehicle, bicycle, and pedestrian use, including left turn movements on Wharf Road which could exacerbate traffic safety concerns; and contribute vehicle trips to failing segments of Highway 1. To reduce these impacts, the following mitigation measures were previously adopted:

- R-54 The Rispin Mansion project shall contribute its fair share of construction costs for the installation of an exclusive right turn lane on the southbound Wharf Road approach to the intersection with Clares Street; the improvement shall be implemented prior to project occupancy. This improvement would change the Saturday midday LOS at Clares Street and Wharf Road from LOS F to LOS C under existing plus project conditions during the Saturday MD peak hour. After the exclusive right-turn lane is installed, the City shall monitor this intersection in the future and if the intersection LOS degrades to D, signalization shall be installed or other improvements implemented to ensure that the LOS remains at C.

- R-55 The Rispin Mansion project shall contribute its fair share of construction costs for the installation of an exclusive right turn lane on the southbound 41st Avenue approach to Clares Street; the improvement shall be implemented prior to project occupancy. With construction of this improvement, the LOS would remain at LOS D during the weekday PM and Saturday MD peak hours with 40.3 seconds of delay and 49.5 seconds of delay, respectively.

- R-56 Install signs to encourage pedestrians to use the crosswalk at the intersection of Clares Street and Wharf Road.

- R-57 Install a stop sign at the project driveway approach out onto Wharf Road.
- R-58 Because vehicular access to the site will be restricted, and because the project parking area is located north of the Wharf Road/Clares Street intersection, appropriate guide signing shall be provided on Wharf Road and Clares Street to direct Rispin Mansion patrons to the parking area.
- C-3 A study of the 41st Avenue corridor between Capitola Road and Highway 1 will be conducted to identify feasible improvements, including traffic signal coordination, that would improve corridor traffic operations. The proposed project shall provide a fair share contribution towards the cost for this study.
- C-4 The Rispin project shall contribute its fair share of construction costs (pro-rata contribution) for the widening of Highway 1 to six lanes between Morrissey Boulevard and Larkin Valley Road, using the findings of the PSR completed in 2002.
- C-5 The Rispin project shall contribute its fair share of construction costs (pro-rata contribution) for the installation of an exclusive right turn lane on the southbound Wharf Road approach to the intersection with Clares Street; the improvement shall be implemented prior to General Plan buildout. This improvement would change the LOS at Clares Street and Wharf Road to LOS C under General Plan buildout conditions during Saturday MD and weekday PM peak hours. After the exclusive right-turn lane is installed, the City shall monitor this intersection in the future and if the intersection LOS degrades to D, signalization shall be installed or other improvements implemented to ensure that the LOS remains at C.
- C-6 The Rispin project shall contribute its fair share of construction costs (pro-rata contribution) for the reconstruction of the Highway "1/41st Avenue interchange to include three through lanes on 41st Avenue and an additional exclusive right turn lane on the northbound 41st Avenue approach to the southbound Highway "1 on-ramp; the improvement shall be implemented prior to General Plan buildout. With construction of this improvement, the LOS at the Highway 1 southbound ramp intersection and the Highway 1 northbound ramp intersection would be improved to LOS C under General Plan buildout conditions during the Saturday MD peak hour.
- C-7 The Rispin project shall contribute its fair share of construction costs (pro-rata contribution) for the addition of an exclusive right-turn only lane on the 41st Avenue southbound approach to Clares Street; the improvement shall be implemented prior to General Plan buildout. With construction of this improvement, the LOS would remain at LOS E (61.5 seconds of delay per vehicle) under General Plan buildout conditions during weekday PM peak hours and LOS F (104.9 seconds of delay per vehicle) during the Saturday MD peak hour.
- C-8 The Rispin project shall contribute its fair share of costs for a detailed study of the 41st Avenue corridor that evaluates the feasibility of alternative roadway improvements

and alternative traffic signal coordination plans that would improve corridor traffic operations. [Note: this is the same as cumulative mitigation C-3.]

- C-9 The 49th Avenue/Capitola Road intersection should be monitored by the City and a traffic signal installed when warranted based on intersection operations and volumes. Signalization of the intersection would result in LOS C operations during the weekday PM and Saturday peak hours.

The current Rispin Park proposal is a less intense project than the previously evaluated project because it does not include an Inn which was the primary source of traffic generation. According to the Institute of Traffic Engineers, city parks typically generate approximately 2.2 weekend peak hour trips per acre. The proposed project is less than an acre, so it is expected that the project would generate no more than 2.2 weekend peak hour trips. Additionally, the park has been designed to be a community facility which would be predominantly used by local residents who can walk or bike to the park. Moreover, it is expected that most out-of-town users would visit Capitola to experience the beach, wharf, or other more regional visitor serving uses and would incorporate a trip to the proposed park while in town to visit other attractions.

There also have not been any substantial changes to traffic conditions in the immediate project area since the previous project was approved. No new, major development has occurred which contributed substantial new traffic since the previous project was approved. Therefore, the modified project would significantly reduce the number of project trips from the previously approved project and would not result in a significant direct or a cumulatively considerable traffic impact. Therefore, previous mitigation measures intended to reduce traffic impacts from the Inn would no longer apply.

XVIII. UTILITIES AND SERVICE SYSTEMS

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause new significant environmental effects or a substantial increase in the severity of previously identified significant effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

Response: The previously certified EIR found that impacts to utilities and service systems would be less than significant. However, as noted above under Public Services, the prior EIR did find potentially significant impacts to water supply, wastewater treatment capacity, and fire protection. As previously described, mitigation measures to reduce potential impacts to water supply will be included as conditions of project approval. Previous measures associated with wastewater treatment and fire protection no longer apply because the revised project does not include habitable structures or facilities which could result in potentially significant impacts. There have been no changes to the project, circumstances, or availability of new information which could result in a more severe impact than what was considered in the 2004 EIR. Through implementation of mitigation measures to reduce water use, the project would have a less than significant impact to utilities and public services.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE:

Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that would cause *new significant environmental effects or a substantial increase in the severity of previously identified significant effects which result in any mandatory finding of significance listed below?*

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

Response: There have been no changes to the project, circumstances, or any new information of substantial importance which indicate that the proposed Rispin Park project would result in any new or more severe impacts to the quality of the environment, including adverse impacts to habitat for sensitive species, cumulative environmental impacts, or adverse direct or cumulative effects on human beings.

Attachments:

1. Rispin Mansion Park Conceptual Design Plans (Michael Arnone + Associates)
2. Amphitheater Design Options 2 and 3
3. Previously Certified Rispin Mansion EIR – http://www.cityofcapitola.org/sites/default/files/fileattachments/community_development/page/4024/revised_draft_eir.pdf
4. Secretary of Interior Review for the Rispin Mansion Park Landscape Rehabilitation Project at the Historic Rispin Mansion (Archives and Architecture, May 26, 2015)
5. List of previously adopted and currently proposed Rispin Park mitigation measures

PREVIOUSLY ADOPTED MITIGATION MEASURES ASSOCIATED WITH 2004 RISPIN MANSION EIR

R-1

Buildings shall be constructed in accordance with applicable Building Codes including the Historic Building Code and the site recommendations presented in the geotechnical and geologic hazard assessment by J.V. Lowney & Associates (January 1991) including, but not limited to, specifications regarding clearing, site grading and preparation, footings, foundations, slabs-on-grade, site drainage, and pavements or turf block.

R-2

The Contractor shall implement the following measures, at a minimum:

- Install and maintain silt basins and fences or straw bales along drainage paths during construction to contain on-site soils until bare slopes are vegetated. Carefully stockpile graded soils away from drainages.
- Restrict grading and earthwork during the rainy season (October 15 through April 15) and stabilize all exposed soils and graded areas prior to onset of the rainy season through mulching and reseeded. Temporary mulching and reseeded (using a biologist/botanist approved native seed mix) will reduce erosion by establishing quick growing plants to stabilize disturbed areas which will not have permanent landscaping installed for a period of time or which may be redistributed at a later date. Permit grading after April 15 and before October 15 only with installation of adequate sediment and erosion control measures.
- Revegetate graded slopes with appropriate native plant species (as determined by a qualified botanist) immediately upon completion of grading.
- Comply with all applicable City of Capitola ordinances including landscaping compatibility for erosion control.

R-3

The Rispin Mansion project drainage system shall be designed to control the release of storm water flows to pre-development levels using on-site detention, percolation and proper system capacities. The design of the drainage system shall be prepared and submitted to the City to demonstrate that the project complies with this measure and other applicable City standards.

R-4

The project applicant shall prevent sediments or other pollutants resulting from construction activities from entering storm water discharge. During construction, the following measures shall be implemented by the construction contractor:

- Only clear land that will be actively under construction within 6 to 12 months;
- Stabilize disturbed areas except where active construction is taking place. Provide permanent stabilization during finish grade and landscape the site;
- Dispose of all construction waste in designated area, and keep storm water from flowing on or off of these areas;

- Divert or intercept storm water before it reaches Soquel Creek, using temporary dikes, swales, or pipe slope drains; and
- Perimeter controls shall be placed where runoff enters or leaves the site prior to clearing, grubbing, and rough grading. Perimeter controls may include dikes, swales, temporary storm drains, sand bags or hay bales. Secured maintenance contracts shall be established to keep these systems operating.

R-5

The project applicant shall submit a Notice of Intent to the Regional Water Quality Control Board to obtain a State Water Resources Control Board General Construction Storm Water Permit. This shall include preparation and approval of a Storm Water Pollution Prevention Plan (SWPPP) and implementation of Best Management Practices to reduce water quality impacts as required by the Regional Water Quality Control Board. At a minimum, the measures in mitigation R-2 through R-9 shall be included in the SWPPP and implemented.

R-6

The Rispin Mansion project parking area shall be swept on a regular basis (four times per year). Vacuum or regenerative air sweepers are effective at removing the finer sediments that often bind a higher proportion of heavy metals. The sweeping frequency shall be increased just before the wet season (to once per month in September and October of each year) to remove sediments accumulated during the summer.

R-7

Install energy dissipaters, sand traps and grease/sediment traps in storm drain outfalls that serve the Rispin site. All catch basins/traps that receive runoff from any areas subject to vehicular use shall be designed for both active filtration and active treatment of runoff.

R-8

The Rispin Mansion project shall maintain catch basins and storm water inlets on a regular basis to remove pollutants, reduce high pollutant concentrations, prevent clogging of the downstream conveyance system, and maintain the catch basins' sediment trapping capacity. Inspection of the drainage system shall be performed annually and repairs and/or cleaning shall be completed prior to November 15.

R-9

Minimize the amount of fertilizers and herbicides applied to the Rispin Gardens. Utilize slow-release chemical fertilizers and herbicides and avoid application prior to scheduled irrigation. The use of fertilizers and herbicides on-site must not conflict with the relevant mitigation intended to protect monarch butterflies (see mitigation R-25 in 4.4 Biological Resources).

C-1

The City of Capitola shall continue its efforts to implement the Soquel Creek Lagoon Enhancement project, and work with the County to ensure that other storm drain and water quality improvements are implemented to reduce cumulative watershed impacts.

R-10

Pre-construction surveys for nesting raptors shall be performed by a qualified biologist to be retained by the applicant. If raptor nests are located during pre construction surveys, a 300-foot buffer shall be established around each nest for the duration of the breeding season (August 1st, or until such time as the young are fully fledged as determined by a qualified biologist in coordination with the California Department of Fish and Game) to prevent nest harassment and brood mortality. Every effort shall be made to avoid removal of, or impact to, known raptor nests within project boundaries. If trees known to support raptor nests cannot be avoided, limbing or removal of these trees may only occur during the non-breeding season.

R-11

Pre-construction surveys for roosting bats must be performed 30 days prior to construction by a qualified biologist to be retained by the applicant. If roosts are found, a Memorandum of Understanding (MOU) with the CDFG shall be obtained by the contractor in order to remove bat species, or the construction schedule shall be modified to initiate construction after August 1, when young are assumed to have fledged. Alternative habitat will need to be provided if bats are to be excluded from maternity roosts. If this is the case, a species-specific roost with comparable spatial and thermal characteristics shall be constructed and provided. CDFG and species-specific bat experts shall be consulted regarding specific designs if roost removal becomes necessary.

R-12

The monarch's overwintering habitat at the Rispin Mansion site shall be permanently managed by an independent monarch biologist, who is hired by the owners/operators of the Rispin Mansion and who will periodically report to the City Council. Please note that the judgment of the monarch specialist overrides the opinions of the applicant, landscape architect, arborist, and work crews that may be involved in the decision making process. At a minimum, the monarch biologist will have the following duties:

- (a) advise the owners/operators of the Rispin Mansion when monarch butterflies begin to use the overwintering habitat in the fall so the Mansion can shift to fall/winter operational mode, and similarly, advise the owners/operators when the monarchs have left the Rispin Mansion site in the spring so the Mansion can shift to spring/summer operational mode;
- (b) work with the arborist to determine how to best prune the trees at the Rispin Mansion to enhance overwintering habitat values for achieving wind protection, dappled light, roost limbs, etc.;
- (c) work with the landscape architect to insure that appropriate plant taxa are used to enhance overwintering habitat values for the monarch, and that the selected plant materials are placed at the most appropriate locations on the site;
- (d) monitor and manage the gradual removal of invasive/non-native ivy from the site as it is replaced by alternative, more desirable (native) nectaring sources;
- (e) routinely work with the landscaping crew to insure that maintenance practices are compatible with protection and enhancement of the monarch's overwintering habitat;
- (f) periodically re-evaluate overwintering habitat conditions for the monarch and provide recommendations for corrective actions and improvements;
- (g) prepare a monarch overwintering habitat monitoring and management plan for the Rispin Mansion site, which will identify methods for annual monitoring of the butterfly and its habitat, plus identify specific management practices for all parts of the roost areas; and
- (h) advise the owners/operators about methods for raising butterflies in the restored Rispin aviary and propagating the milkweed food plant of monarch larvae in non-roosting portions of the site.

- (i) ensure that tree pruning and removal is done in accordance with the Interim Management Plan for Preservation of Rispin Mansion Butterfly Habitat and Screening of Rispin-Peery Bridge Connection (April 2003, Lewis Tree Service).

R-13

The applicant shall take proper measures to avoid damage to the remaining oaks, cypress and redwood in these areas. Specifically, grading or construction shall not occur within 15 feet of the base of all oak, cypress and redwood trees unless performed under the supervision of a qualified on-site arborist.

R-14

A final landscaping and tree mitigation plan shall be implemented that contains the following measures for tree preservation during construction. This plan shall be reviewed and approved by the City of Capitola prior to construction.

- Provide for an on-site consulting arborist during preliminary grading.
- Establishment of a tree preservation zone (TPZ) by installing fencing, with stakes embedded in the ground, no less than 48 inches in height, at the dripline (the perimeter of the foliar canopy) of the tree, or at the critical root radius, as defined by the consulting arborist. This installation will be done prior to any construction activities.
- Within the dripline of existing trees (the TPZ), no storage of construction materials, debris, or excess soil will be allowed. Parking of vehicles or construction equipment in this area is prohibited. Any solvents or liquids shall be properly disposed or recycled.
- Minimize soil compaction on the construction site. Protect the soil surface with a deep layer of mulch (tree chips). The addition of mulch will reduce compaction, retain moisture, and stabilize soil temperature.
- Maintain the natural grade around trees that are not removed. No additional fill or excavation will be permitted within areas of tree root development. If tree roots are unearthed during the construction process, the consulting arborist will be notified immediately. Exposed roots will be covered with moistened burlap until a determination is made by the on site arborist.
- Any areas of proposed trenching will be evaluated with the consulting arborist and the contractor prior to construction. All trenching on this site will be approved by the on-site arborist. Trenching within a tree dripline will be performed by hand. Tree roots encountered will be avoided or properly pruned under the guidance of the consulting arborist.
- Unauthorized pruning or canopy alterations of any tree on this site will not be allowed. If any tree canopy encroaches on the building site the required pruning will be done on the authority of the consulting arborist and monarch expert and to ISA pruning guidelines and ANSI A300 pruning standards. Education of landscaping and maintenance personnel shall be required prior to commencement of construction.

R-15

The final landscaping and tree replacement/mitigation plan shall include the following components:

- For every mature tree (of any species) that is removed, four (4) 24-inch box trees or twelve (12) 15-gallon trees shall be planted. For every sapling tree that is removed, one (1) 24-inch box tree or three (3) 15-gallon trees shall be planted. Loss of acacia clumps must be replaced at a 1-to-1 ratio (i.e., one 24-inch box or three 15-inch box) based on the number of trunks in the

group. The on-site arborist shall determine the type of tree (i.e., mature, sapling, clump) that is being removed or permanently damaged prior to its removal. The following species may be used for replacing the acacia that are removed, based on their size and foliage, as recommended by the butterfly expert (Dick Arnold, Ph.D.):

- Red ironbark (*Eucalyptus sideroxylon*), recommended by both Elizabeth Bell and Dick Arnold as a roosting tree
- Holly-leaf cherry (*Prunus ilicifolia*), recommended by Dick Arnold as a windscreen
- Monterey cypress (*Cupressus macrocarpa*), windscreen
- Sydney blue-gum (*Eucalyptus saligna*), windscreen
- Swamp mahogany (*Eucalyptus robusta*), windscreen
- Coast redwood (*Sequoia sempervirens*), windscreen
- California bay (*Umbellularia californica*), windscreen
- Red alder (*Alnus rubra*), windscreen
- Coolibah (*Eucalyptus microtheca*), roost tree
- Hinds willow (*Salix hindsiana*), winter nectar source
- Western black willow (*Salix lucida*), windscreen/nectar source
- Arroyo willow (*Salix lasiolepis*), windscreen/nectar source

The locations on the project site for replacement trees shall be in conformance with guidance from the qualified monarch expert to eventually compensate for limbs and trees lost due to project construction. As part of the landscaping and tree replacement/mitigation plan, implement the following:

- Acacia limbing or removal will be confirmed by consultation with the monarch biologist to be retained by the applicant and shall be done in accordance with the Interim Management Plan for Preservation of Rispin Mansion Butterfly Habitat and Screening of Rispin-Peery Bridge Connection (April 3, 2003, Lewis Tree Service).
- Replacement planting shall be done in consultation with the retained monarch biologist.
- As replacement plantings reach a sufficient size and stature to replace the remaining existing acacias (as determined by the consulting monarch biologist), these acacias will be permanently removed.
- Replacement plant taxa to be used for windscreening, dappled light, and nectar shall be the same as those listed above in the approved planting list, and those recommended in the landscape plans by Dick Arnold (also those recommended by The Monarch Project 1993).
- Trees must be planted between any parking or unloading/loading spaces near the Mansion and Area A to buffer the direct impacts to butterflies (see approved planting list above).
- Adequate setbacks to building walls shall be provided from tree trunks (15-foot minimum) to create "tree protection zones". Trees shall be protected with fencing during construction.
- A temporary fence, as approved by the on-site arborist, shall be placed around the entire roosting area bounded by Wharf Road, the south-gate access road and the Mansion fence that extends from the well-house to the south gate. This area shall not be used for parking or equipment and materials storage during the construction phase.

R-16

Widening of the existing driveway on the south side of the site shall not be allowed.

R-17

During reconstruction/resurfacing of the driveway, the applicant shall adhere to specific guidelines for roadbed design, construction materials and procedures provided by the consulting arborist in order to avoid above and below ground damage to the trees near the driveway. These construction guidelines shall include the following:

- hand grading or use of mini-excavator;
- road bed fill not to exceed four inches in the acacia area;
- use of light-colored, water permeable substrate for the road and parking lot surface;
- establishment of tree protection zones;
- limit use of driveway during construction to vehicles that clear the tree canopy; and
- prohibit use of this driveway for construction vehicles and equipment between October 1 and February 28.

R-18

The final placement of the cantilevered wall along the Wharf Road site boundary shall be determined through on-site consultation with the monarch butterfly specialist or arborist to minimize damage to acacias that are important to the monarch habitat. The final design of the cantilevered wall shall provide for proper drainage and avoidance of root damage to preserve the trees in the habitat. The design specifications of the wall shall be reviewed and approved by the arborist.

R-19

Avoid removal of lower eucalyptus or acacia limbs for creation of the pathway, unless recommended by the arborist to address safety concerns, to minimize potential canopy loss within the monarch habitat. Vegetation pruning and clearing shall be minimized and barriers shall be installed along the pathway to keep visitors off of undisturbed areas. The final design of the pathway shall be completed in coordination with the monarch butterfly expert. All acacia pruning and/or removal shall be done in accordance with the Interim Management Plan for Preservation of Rispin Mansion Butterfly Habitat and Screening of Rispin-Peery Bridge Connection (April 3, 2003, Lewis Tree Service).

R-20

Buildings shall not be placed beneath canopy driplines except as authorized by the monarch butterfly expert. Boardwalks and viewing platforms or patios may be placed beneath driplines if the existing eucalyptus canopy is maintained. Only limited limb removal for view enhancement and safety concerns may occur, but it must be consistent with health of trees and performed under the guidance of the consulting arborist and monarch butterfly specialist.

R-21

During facility operation between October 1 and February 28 (or as determined by the monarch biologist) of each year, the driveway shall only be accessed by zero emission vehicles for guest drop-off and deliveries, as outlined in the Mode A/B Site Operation Program discussed above. Between March 1 and September 30, use of the site for guest drop-off and valet service in standard vehicles, in addition to the above, will be acceptable. Vehicles taller than the lowest tree canopies shall be restricted from entering the site.

R-22

Landscape and ground maintenance workers must be informed of conservation issues regarding overwintering monarch habitat through a training seminar conducted by the monarch expert. Use of blowers shall be prohibited between October 1 and February 28.

R-23

Any new buildings south of the Mansion on the project site must be designed and built without wood-burning fireplaces or stoves (gas-burning fireplaces are acceptable). Operation of wood-burning fireplaces in the Mansion and the Rispin Conservatory shall be prohibited if it has the potential to create adverse conditions during the time when monarchs are potentially present in the habitat (October 1 through February 28, or as determined by the monarch biologist). A fireplace plan shall be developed, subject to review by the butterfly expert and approval by the City of Capitola. The fireplace plan shall include at a minimum:

- a description of the locations and design of exhaust system features, and
- an operational program that specifies the methods (such as warning signs and lockable ignition switches or gas valves) proposed to ensure that fireplaces do not create adverse conditions, including restrictions on operations proposed in the Mode A/B Site Operation Program detailed above, for times when butterflies are potentially present in the Rispin habitat.

R-24

Site preparation (e.g., tree trimming, tree removal, grading, excavation, and roadbed construction) on the project site shall not occur when monarchs are potentially present (October 1 through February 28).

R-25

Use of biological insecticides (including bacteria, viruses, protozoans and nematodes) that are effective in the control of all lepidoptera shall be prohibited throughout the habitat. Chemical insecticides shall not be applied during the overwintering season (October 1 through February 28). Use of chemical insecticide agents during the non-roosting season may be done only if approved by the consulting butterfly expert. Grounds maintenance workers shall be made aware of monarch habitat conservation requirements as they pertain to grounds management (see mitigation R-22 above).

R-26

The following measures, at a minimum, shall be implemented during the time when monarchs are potentially present in the habitat (October 1 through February 28, or as determined by the monarch biologist):

- All pedestrians/visitors/guests shall be kept outside of the monarch roosting area by monarch biologist approved fencing.
- Outdoor activities, such as weddings, will be limited to designated portions of the Mansion property to avoid roosting area disruption.
- Outside night-lighting along the paths, and at the Mansion and South End Building shall utilize low wattage bulbs and fixtures that are mounted close to ground level and directed away from the roosts. In addition, lighting shall not be directed toward Soquel Creek or on-site riparian vegetation.

R-27

The removal of any riparian or upland trees on the Rispin site that provide shade to the Soquel Creek shall not be allowed unless immediately replaced. The amount of shading within the creek currently supplied by Rispin property trees shall be established as a base-line, and any actions reducing this percentage shall require management to improve stream shading by a City approved forester/botanist. Such management shall include planting of native riparian tree species along the creek (i.e. big-leaf maple, sycamore, alder, cottonwood, box- elder, willow), to provide shade and aid in cooling of the creek, and to enhance habitat.

R-28

Protect the eucalyptus grove and patches of redwood trees as valuable sources of shade to the stream, erosion prevention on the steep slope, and as monarch butterfly habitat.

R-29

Consult with a qualified engineer (as determined by the City) to see if runoff from the library parking lot could be detained to reduce the peak discharge level to the pre-development rate. If feasible (to be decided with contracted engineer), install a buried stormwater detention facility near the driveway that would feed into the existing drainage system.

R-30

Retrofit the storm drain pipe buried across the Rispin bench with a detention tank that can meter out water at a slower rate, with an overflow in the event that the tank becomes overwhelmed. This shall be done in consultation with a qualified engineer.

R-31

Stabilize the drainage channel leading from the energy dissipater to the creek (located in the south-central portion of the site). This shall be done in coordination with a qualified engineer.

R-32

The addition of impermeable surfaces at the Rispin Mansion site shall be accompanied with an effective drainage plan. This drainage plan shall ensure the capture of any increase in runoff on the bench (as much as is feasible), without additional overland movement of water down the steep slope toward the creek (to minimize erosion and sedimentation, and the introduction of pollutants).

R-33

Improve the existing driveway on the south end of the site to facilitate rain percolation. Re-surface the driveway with porous pavement blocks or comparable material.

R-34

Extend the drainpipe from the walkway grate leading to the Rispin-Peery Bridge to Soquel Creek.

R-35

Investigate the hydrologic source of water flowing under the west footing of the Peery Park walk/bicycle bridge and re-route it away from the footing to a stable release point. This shall be done in coordination with a qualified engineer.

R-36

Remove non-native/invasive species in work areas within the riparian habitat (i.e. drainage improvements) as much as is feasible, and re-plant with appropriate native riparian species. A qualified botanist shall determine an appropriate native species palette in coordination with the monarch biologist.

R-37

As much as is feasible, and in coordination with the monarch specialist, remove non-native/invasive species (especially pampas grass) in the vicinity of the Peery Park walk/bicycle bridge.

R-38

Repair or replace the retaining wall along the eastern edge of the Rispin Mansion. The replacement of this wall will require erosion/sedimentation control techniques recommended by a qualified engineer.

R-39

Replace the fence above the retaining wall of the Rispin Mansion to exclude people from accessing the creek through created footpaths.

R-40

Construct a meandering footpath from the Rispin site to Soquel Creek that is less erosive than the existing trail paralleling the storm drain down to the energy dissipater. No trees shall be removed or substantially limbed during construction of this trail. The trail shall be covered with base rock and designed to avoid the concentration of storm runoff. Although this trail will be preferable to the existing one, do not clearly mark the trail or encourage its utilization.

R-41

Revegetate the existing shortcut path on the west side of the Rispin property (adjacent to the walkway) with native vegetation. Plant native thorny shrubs or undesirable species, such as blackberry or poison oak, adjacent to the walkway to discourage further use of the existing path.

R-42

To avoid disturbance to steelhead (and other aquatic or semi-aquatic wildlife), nighttime lighting of the riparian habitat and/or Soquel Creek shall not be allowed. On-site lighting required for Mansion grounds shall not be oriented towards the creek.

C-2

Cumulative projects shall be properly sited with adequate buffers from monarch butterfly habitats to avoid physical degradation to the habitat. Removal or substantial limbing of significant trees or other permanent changes to monarch butterfly habitats (including changes to the wind protection, shading,

amount or accessibility of roost sites and nectar sources) shall be prohibited, except as approved by a qualified butterfly expert.

R-43

In the event that any archaeological or paleontological resources or human remains are discovered during grading or construction anywhere on the site, work shall be ceased within 150 feet of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented in accordance with CEQA Section 15064.5. All identified archaeological sites should be evaluated using the California Register of Historical Resources criteria, established by the State Office of Historic Preservation. Any discoveries shall be reported to the City Planning Director.

R-44

In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps shall be taken:

- 1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
 - A. The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and
 - B. If the coroner determines the remains to be Native American:
 1. The coroner shall contact the Native American Heritage Commission within 24 hours.
 2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent from the deceased Native American.
 3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or
- 2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.
 - A. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the Commission.
 - B. The descendent identified fails to make a recommendation; or
 - C. The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

R-45

The design of all new structures and materials of construction shall be compatible with and complement the Rispin Mansion's style as designed by George McCrae for Henry Allen Rispin. This design concept should be reviewed and approved by the City of Capitola prior to beginning final design or construction to ensure that the project meets the Secretary of Interior's Standards for Treatment of Historical Properties. In particular, State and local decision-makers shall consider the following recommendations:

- The final design of the Rispin Pavilion shall be based on review and approval by the State Historic Preservation Officer such that material of construction, colors, and architectural style are appropriately compatible with and complement the historic features of the site. The use of walls and roofs of glass is discouraged.
- The final design of building roof covering shall be based on review and approval by the State Historic Preservation Officer such that the covering and other changes near the Mansion are in compliance with the Secretary of the Interior's Standards and Guidelines. Consideration should be given to using terraces with planting in containers, as an alternative to sod roofs over new structures.
- The color scheme of new buildings shall be based on review and approval by the State Historic Preservation Officer such that the colors contrast with the Mansion's white paint to differentiate the old buildings from the new, and are compatible with and compliment the Mansion (i.e., light tan or off-white).

R-46

The design and rehabilitation of the Rispin Mansion (and well-house) must comply with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Historic Buildings, and the California State Historical Building Code. These documents shall be used as guidance documents for all agencies granting approval for the Rispin Mansion project.

R-47

Before construction begins, a Level 2 Historic American Building Survey/Historic American Engineering Record report on the Mansion and the entire District must be prepared in order to preserve a record of the Mansion.

R-48

Maintain an exhibit documenting and interpreting the history of the Rispin Mansion and its place in the community within the lobby, hallway, or other suitable location within the Mansion.

R-49

Obtain Architectural and Site Review approval from the City.

R-50

On-site utilities, including heating and cooling systems located on building roofs, must be located in inconspicuous areas or screened.

R-51

Building materials must be of a material or color that minimizes visual disruption and glare.

R-52

Any on-site buildings, signs, fences, walls, and entry gates must be consistent with the character of the Mansion and adjacent land uses.

R-53

Lighting must be designed to minimize off-site glare. The type, height, and spacing of lighting shall be approved by the City. Lighting must be directed downward and away from Soquel Creek and residences to the east. Lights must be of minimum intensity necessary for safety lighting. Light standards shall be a maximum of 15 feet high.

R-54

The Rispin Mansion project shall contribute its fair share of construction costs for the installation of an exclusive right turn lane on the southbound Wharf Road approach to the intersection with Clares Street; the improvement shall be implemented prior to project occupancy. This improvement would change the Saturday midday LOS at Clares Street and Wharf Road from LOS F to LOS C under existing plus project conditions during the Saturday MD peak hour. After the exclusive right-turn lane is installed, the City shall monitor this intersection in the future and if the intersection LOS degrades to D, signalization shall be installed or other improvements implemented to ensure that the LOS remains at C.

Note: If an exclusive right turn lane on the southbound Wharf Road approach to the intersection is not constructed prior to project occupancy, this impact would be a significant and unavoidable short-term impact.

R-55

The Rispin Mansion project shall contribute its fair share of construction costs for the installation of an exclusive right turn lane on the southbound 41st Avenue approach to Clares Street; the improvement shall be implemented prior to project occupancy. With construction of this improvement, the LOS would remain at LOS D during the weekday PM and Saturday MD peak hours with 40.3 seconds of delay and 49.5 seconds of delay, respectively.

R-56

Install signs to encourage pedestrians to use the crosswalk at the intersection of Clares Street and Wharf Road.

R-57

Install a stop sign at the project driveway approach out onto Wharf Road.

R-58

Because vehicular access to the site will be restricted, and because the project parking area is located north of the Wharf Road/Clares Street intersection, appropriate guide signing shall be provided on Wharf Road and Clares Street to direct Rispin Mansion patrons to the parking area.

C-3

A study of the 41st Avenue corridor between Capitola Road and Highway 1 will be conducted to identify feasible improvements, including traffic signal coordination, that would improve corridor traffic operations. The proposed project shall provide a fair share contribution towards the cost for this study.

C-4

The Rispin project shall contribute its fair share of construction costs (pro-rata contribution) for the widening of Highway 1 to six lanes between Morrissey Boulevard and Larkin Valley Road, using the findings of the PSR completed in 2002.

C-5

The Rispin project shall contribute its fair share of construction costs (pro-rata contribution) for the installation of an exclusive right turn lane on the southbound Wharf Road approach to the intersection with Clares Street; the improvement shall be implemented prior to General Plan buildout. This improvement would change the LOS at Clares Street and Wharf Road to LOS C under General Plan buildout conditions during Saturday MD and weekday PM peak hours. After the exclusive right-turn lane is installed, the City shall monitor this intersection in the future and if the intersection LOS degrades to D, signalization shall be installed or other improvements implemented to ensure that the LOS remains at C.

Note: If an exclusive right turn lane on the southbound Wharf Road approach to the intersection is not constructed prior to General Plan buildout, this impact would be a significant and unavoidable cumulative impact.

C-6

The Rispin project shall contribute its fair share of construction costs (pro-rata contribution) for the reconstruction of the Highway "1/41st Avenue interchange to include three through lanes on 41st Avenue and an additional exclusive right turn lane on the northbound 41st Avenue approach to the southbound Highway "1 on-ramp; the improvement shall be implemented prior to General Plan buildout. With construction of this improvement, the LOS at the Highway 1 southbound ramp intersection and the Highway 1 northbound ramp intersection would be improved to LOS C under General Plan buildout conditions during the Saturday MD peak hour.

Note: If the interchange is not reconstructed to provide three through lanes on 41st Avenue over Highway 1 and an exclusive right turn lane on the northbound 41st Avenue approach to the southbound Highway 1 ramp prior to General Plan buildout, this impact would be a significant and unavoidable cumulative impact.

C-7

The Rispin project shall contribute its fair share of construction costs (pro-rata contribution) for the addition of an exclusive right-turn only lane on the 41st Avenue southbound approach to Clares Street; the improvement shall be implemented prior to General Plan buildout. With construction of this improvement, the LOS would remain at LOS E (61.5 seconds of delay per vehicle) under General Plan buildout conditions during weekday PM peak hours and LOS F (104.9 seconds of delay per vehicle) during the Saturday MD peak hour.

C-8

The Rispin project shall contribute its fair share of costs for a detailed study of the 41st Avenue corridor that evaluates the feasibility of alternative roadway improvements and alternative traffic signal coordination plans that would improve corridor traffic operations.
[Note: this is the same as cumulative mitigation C-3.]

C-9

The 49th Avenue/Capitola Road intersection should be monitored by the City and a traffic signal installed when warranted based on intersection operations and volumes. Signalization of the intersection would result in LOS C operations during the weekday PM and Saturday peak hours.

Note: If the intersection is not signalized when intersection volumes and operations warrant, this impact would be a significant and unavoidable cumulative impact.

R-59

All newly constructed buildings must be designed to attenuate noise inside the buildings as required for habitable structures within the 60 dBA Ldn noise contour. Noise insulation features selected shall be incorporated in the design to ensure that noise levels do not exceed 45 dBA Ldn in habitable rooms. Conventional construction with closed windows and a fresh air supply, or air-conditioning, will normally achieve this goal.

R-60

The applicant must obtain an entertainment permit from the City of Capitola pursuant to Chapter 5.24 of the Municipal Code that shall include the following conditions of approval, at a minimum:

- Hours of operation for weddings and large meetings must be restricted to 8:00 a.m. to 10:00 p.m. (consistent with Chapter 9.12 of the Municipal Code, the Noise Ordinance), although small corporate breakfast meetings may occur as early as 6:30 a.m.
- Hours of operation for amplified outdoor music use of microphones shall be restricted to 8:00 a.m. to 9:00 p.m.

R-61

The City shall require that the construction contractor implement noise control measures (Best Construction Management Practices) during project construction, as outlined below:

- Require use of construction equipment and haul trucks with noise reduction devices, such as mufflers, that are in good condition and operating within manufacturers' specifications.
- Require selection of quieter equipment (e.g., gas or electric equipment rather than diesel-powered equipment), proper maintenance in accordance with manufacturers' specifications, and fitting of noise-generating equipment with mufflers or engine enclosure panels, as appropriate.
- Prohibit vehicles and other gas or diesel-powered equipment from unnecessary warming up, idling, and engine revving when equipment is not in use and encourage good maintenance practices and lubrication procedures to reduce noise.
- Construct temporary plywood barriers around particularly noisy equipment or activities at appropriate heights.
- Locate stationary noise sources, when feasible, away from residential areas and perform functions such as concrete mixing and equipment repair off-site.
- Except under special circumstances approved by the City Building Official, limit construction activities to the normal working day between the hours of 8 a.m. and 7 p.m. Monday through Friday.

R-62

Require implementation of construction practices to minimize exposed surfaces and generation of dust that include the following measures, at a minimum:

- Exposed earth surfaces shall be watered during clearing, excavation, grading, and construction activities. All construction contracts shall require watering in late morning and at the end of the day.
- Grading and other earthmoving shall be prohibited during high wind.
- Cover all inactive storage piles.
- Maintain at least 2 feet of freeboard for all loaded haul trucks.
- Throughout excavation activity, haul trucks shall use tarpaulins or other effective covers at all times for off site transport.
- Install wheel washers at the entrance to construction sites for all exiting trucks.
- Sweep streets if visible soil material is carried out from the construction site.
- Upon completion of construction, measures shall be taken to reduce wind erosion.
- Revegetation and repaving shall be completed as soon as possible.
- Post a publicly visible sign that specifies the telephone number and person to contact regarding dust complaints and who shall respond to such complaints, and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 (nuisance).

R-63

To enable the District to respond to fires, medical emergencies, and protect adjacent habitat areas and the community, a smaller and more maneuverable fire apparatus is required. Prior to occupancy, the project applicant shall purchase for the District a quick-attack (Type 4) fire engine that meets the specifications and design factors required by the District.

R-64

The Mansion shall be equipped with fire and smoke detection system and notification equipment, as per the Uniform Fire Code/Central Fire Protection District Adopted Standard and Amendments.

R-65

The Mansion shall be equipped with built-in fire suppression equipment such as fire sprinklers, hood and duct fire suppression equipment and related protection devices, as per the current Fire Code adopted by the District.

R-66

The area around the Mansion is a wooded area with highly combustible eucalyptus trees and dead debris. The area adjacent to the Mansion shall have a defensible fire zone and proper clearances, based on consultation and approval by the District.

R-67

Wet stand pipes or fire hydrants shall be installed at the north and south ends of the Rispin Mansion building to provide adequate fire flow water to the east side of the building, including the vegetation

on the steep slopes between the building and Soquel Creek, based on consultation and approval by the District.

R-68

The remodel of the Mansion shall be completed with seismic and earthquake protection standards for occupancy use.

R-69

Fire and paramedic rescue access and egress into and within the site and buildings shall be identified for emergency responses to the Mansion shall be identified for emergency responses to the Mansion.

R-70

Emergency services and on-going fire prevention inspections for fire and life safety code compliance shall be required.

R-71

The current taxation of the Mansion and the proposed RDA expansion properties generate no tax revenue for the fire/paramedic and prevention services currently required for the Mansion. Future development will require an agreed-to revenue mechanism for the services required to protect the new development of the Mansion.

R-72

All buildings shall comply with all current, applicable codes, standards, and ordinances.

R-73

The applicant shall apply for water connection approval ("will serve" letter) from the SCWD.

R-74

The number and size of all water meters shall be determined by SCWD.

R-75

The final design shall satisfy all conditions for water conservation required by SCWD at the time of application for service (as detailed in their water efficiency checklist package), including the following:

- Plans for a water efficient landscape and irrigation system that meet SCWD's conservation requirements;
- All interior plumbing fixtures shall be low-flow and all applicant-installed water-using appliances (e.g., dishwashers, clothes washers, etc.) shall have the EPA Energy Star label;
- Inspection by SCWD staff of the completed project for compliance with all conservation requirements prior to commencing water service.

R-76

In compliance with SCWD's "zero-impact" program, the development shall be required to bear the cost of retrofitting existing structures within SCWD's service area with low water use fixtures to achieve a level of water use reduction commensurate with the project's projected water use (hence the "zero impact") as determined by SCWD.

R-77

The pump station design shall be a duplex-type which is comparable to current public pump station standards. In addition, the pump station design shall comply with current standards and requirements regarding emergency overflow systems including, but not limited to, the following: power outage alarms, auxiliary energy source (natural gas), and worst-case capacity requirements. Operation and maintenance procedures for the pump station shall be established to maintain reliability. The pump station design and operations/maintenance procedures shall be reviewed and approved by the SCCSD.

R-78

The applicant shall obtain a "will serve" letter which requires payment of permit fees and a capacity study in order to comply with SCCSD requirements for connecting to the existing wastewater system in the project vicinity. In addition, the applicant shall pay for infrastructure improvements required to accommodate the increased wastewater flows generated by the project.

R-79

The location of the Rispin Mansion force main shall be marked to prevent future damage to the line.

C-10

Until programs are defined, the SCWD will continue to require new development to provide low-flow fixtures and water-conserving landscaping to reduce water consumption levels of urban development and minimize the impacts of new cumulative growth. The project shall incorporate water conservation features in accordance with SCWD requirements.

C-11

The City supports the District's efforts to develop a regional plan and to require low-flow fixtures and water-conserving landscaping of new development. To help mitigate potentially significant cumulative water supply impacts, the City will participate in the integrated plan as requested and assist with implementation of feasible recommendations that may be adopted by the SCWD, which may include various water supply improvements and funding mechanisms, such as fees, on new development.

CURRENTLY PROPOSED MITIGATION MEASURES FOR THE 2015 RISPIN PARK PROJECT

Aesthetics/Visual Quality

1. All site improvements, including signs, fences, walls, entry gates, and other park features must be designed consistent with the character of the Mansion and the historic district.
2. Lighting must be designed to minimize off-site glare. The type, height, and spacing of lighting shall be approved by the City. Lighting must be directed downward and away from Soquel Creek and residences to the east. Lights must be of minimum intensity necessary for safety lighting. Light standards shall be a maximum of 15 feet high.

Air Quality

3. Require implementation of construction practices to minimize exposed surfaces and generation of dust that include the following measures, at a minimum:
 - Exposed earth surfaces shall be watered during clearing, excavation, grading, and construction activities. All construction contracts shall require watering in late morning and at the end of the day.
 - Grading and other earthmoving shall be prohibited during high wind.
 - Cover all inactive storage piles.
 - Maintain at least 2 feet of freeboard for all loaded haul trucks.
 - Throughout excavation activity, haul trucks shall use tarpaulins or other effective covers at all times for off-site transport.
 - Install wheel washers at the entrance to construction sites for all exiting trucks.
 - Sweep streets if visible soil material is carried out from the construction site.
 - Upon completion of construction, measures shall be taken to reduce wind erosion.
 - Revegetation shall be completed as soon as possible.
 - Post a publicly visible sign that specifies the telephone number and person to contact regarding dust complaints and who shall respond to such complaints, and take corrective action within 48 hours. The phone number of the Monterey Bay Unified Air Pollution Control District shall be visible to ensure compliance with Rule 402 (nuisance).

Biological Resources

4. Pre-construction surveys for nesting raptors shall be performed by a qualified biologist to be retained by the applicant. If raptor nests are located during pre construction surveys, a 300-foot buffer shall be established around each nest for the duration of the breeding season (August 1st, or until such time as the young are fully fledged as determined by a qualified biologist in coordination with the California Department of Fish and Game) to prevent nest harassment and brood mortality. Every effort shall be made to avoid removal of, or impact to, known raptor nests within project boundaries. If trees known to support raptor nests cannot be avoided, limbing or removal of these trees may only occur during the non-breeding season.

5. The applicant shall take proper measures to avoid damage to oaks, cypress and redwood trees. Specifically, grading or construction shall not occur within 15 feet of the base of all oak, cypress and redwood trees unless performed under the supervision of a qualified on-site arborist.
6. Prior to commencement of site preparation, a certified arborist shall be retained to review the construction plans and to provide recommendations to protect trees and their root zones from construction activities. Trees which are removed or mortally damaged during site preparation and construction activities shall be replaced with appropriate native species at a minimum 2:1 ratio.
7. Landscape and ground maintenance workers must be informed of conservation issues regarding overwintering monarch habitat. Leaf blowers shall not be used in monarch habitat areas or outside designated park areas.
8. Site preparation (e.g., tree trimming, tree removal, grading, excavation, and construction) on the project site shall not occur when monarchs are potentially present (October 1 through February 28) unless a qualified monarch biologist determines that monarchs are not present or that activities would not disturb overwintering populations.
9. Use of biological insecticides (including bacteria, viruses, protozoans and nematodes) that are effective in the control of all lepidoptera shall be prohibited throughout the habitat. Chemical insecticides shall not be applied during the overwintering season (October 1 through February 28). Use of chemical insecticide agents during the non-roosting season may be done only if approved by the consulting butterfly expert. Grounds maintenance workers shall be made aware of monarch habitat conservation requirements as they pertain to grounds management.
10. The following measures, at a minimum, shall be implemented during the time when monarchs are potentially present in the habitat (October 1 through February 28, or as determined by the monarch biologist):
 - All pedestrians/visitors/guests shall be kept outside of the monarch roosting area by monarch biologist approved fencing.
 - Outdoor events will be limited to designated portions of the Mansion property (i.e., amphitheater and developed park areas) to avoid roosting area disruption.
 - Outside night-lighting shall utilize low wattage bulbs and fixtures that are mounted close to ground level and directed away from the roosts. In addition, lighting shall not be directed toward Soquel Creek or on-site riparian vegetation.
11. The removal of any riparian or upland trees on the Rispin site that provide shade to Soquel Creek shall not be allowed unless immediately replaced. The amount of shading within the creek currently supplied by Rispin property trees shall be established as a baseline, and any actions reducing this percentage shall require management to improve stream shading by a City approved forester/botanist. Such management shall include planting of native riparian tree species along the creek (i.e. big-leaf maple, sycamore, alder, cottonwood, box- elder, willow), to provide shade and aid in cooling of the creek, and to enhance habitat.
12. Protect the eucalyptus grove and patches of redwood trees as valuable sources of shade to the stream, erosion prevention on the steep slope, and as monarch butterfly habitat.

13. The addition of impermeable surfaces at the Rispin Mansion site shall be accompanied with an effective drainage plan. This drainage plan shall ensure the capture of any increase in runoff on the bench (as much as is feasible), without additional overland movement of water down the steep slope toward the creek (to minimize erosion and sedimentation, and the introduction of pollutants).
14. Replace the fence above the retaining wall of the Rispin Mansion to exclude people from accessing the creek through created footpaths.
15. To avoid disturbance to steelhead (and other aquatic or semi-aquatic wildlife), nighttime lighting of the riparian habitat and/or Soquel Creek shall not be allowed. On-site lighting required for Mansion grounds shall not be oriented towards the creek.

Cultural Resources

16. In the event that any archaeological or paleontological resources or human remains are discovered during grading or construction anywhere on the site, work shall be ceased within 150 feet of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented in accordance with CEQA Section 15064.5. All identified archaeological sites should be evaluated using the California Register of Historical Resources criteria, established by the State Office of Historic Preservation. Any discoveries shall be reported to the City Planning Director.
17. In the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps shall be taken:
 - 1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until:
 - A. The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and
 - B. If the coroner determines the remains to be Native American:
 1. The coroner shall contact the Native American Heritage Commission within 24 hours.
 2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendent from the deceased Native American.
 3. The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or
 - 2) Where the following conditions occur, the landowner or his authorized representative shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance.

- A. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the Commission.
- B. The descendent identified fails to make a recommendation; or
- C. The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

Noise

18. Construction activity shall be subject to a noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
19. Events and entertainment provide on the property shall meet the following conditions:
- Hours of operation for events and live entertainment must be restricted to 8:00 a.m. to 10:00 p.m. (consistent with Chapter 9.12 of the Municipal Code, the Noise Ordinance).
 - Hours of operation for amplified outdoor music use or microphones shall be restricted to 8:00 a.m. to 9:00 p.m.
20. The City shall require that the construction contractor implement noise control measures (Best Construction Management Practices) during project construction, as outlined below:
- Require use of construction equipment and haul trucks with noise reduction devices, such as mufflers, that are in good condition and operating within manufacturers' specifications.
 - Require selection of quieter equipment (e.g., gas or electric equipment rather than diesel-powered equipment), proper maintenance in accordance with manufacturers' specifications, and fitting of noise-generating equipment with mufflers or engine enclosure panels, as appropriate.
 - Prohibit vehicles and other gas or diesel-powered equipment from unnecessary warming up, idling, and engine revving when equipment is not in use and encourage good maintenance practices and lubrication procedures to reduce noise.
 - Construct temporary plywood barriers around particularly noisy equipment or activities at appropriate heights.
 - Locate stationary noise sources, when feasible, away from residential areas and perform functions such as concrete mixing and equipment repair off-site.

Public Services

21. The applicant shall apply for water connection approval ("will serve" letter) from the SCWD.
22. The number and size of all water meters shall be determined by SCWD.

23. The final design shall satisfy all conditions for water conservation required by SCWD at the time of application for service (as detailed in their water efficiency checklist package), including the following:
- Plans for a water efficient landscape and irrigation system that meet SCWD's conservation requirements;
 - All interior plumbing fixtures shall be low-flow and all applicant-installed water-using appliances (e.g., dishwashers, clothes washers, etc.) shall have the EPA Energy Star label;
 - Inspection by SCWD staff of the completed project for compliance with all conservation requirements prior to commencing water service.

Stormwater & Drainage

24. The owner/developer/applicant shall obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation.

The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP shall be developed and amended or revised by a Qualified SWPPP Developer (QSD). The SWPPP shall be designed to address the following objectives:

- All pollutants and their sources, including sources of sediment associated with construction, construction site erosion and all other activities associated with construction activity are controlled;
 - All storm water discharges are identified and either eliminated, controlled, or treated;
 - Site Best Management Practices (BMPs) are effective and result in the reduction or elimination of pollutants in storm water discharges and authorized non-storm water discharges from construction activity to the BAT/BCT (best available technology/best conventional technology) standard;
 - Calculations and design details as well as BMP controls for site run-on are complete and correct, and ;
 - Stabilization BMPs installed to reduce or eliminate pollutants after construction are completed. To demonstrate compliance with requirements of this General Permit, the QSD shall include information in the SWPPP that supports the conclusions, selections, use and maintenance of BMPs. Section XIV of the Construction General Permit describes the elements that must be contained in the SWPPP.
25. 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). (Disconnect direct discharge of drainage). The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
26. Grading during the rainy season (October 1 – April 30) shall be restricted to the approval, installation, inspection, and maintenance of an erosion and sediment control plan.

27. Graded slopes shall be revegetated with appropriate native plant species immediately following completion of grading.
28. The use of fertilizers and herbicides applied to the Rispin landscaping and gardens shall be minimized to the extent possible. Utilize slow-release chemical fertilizers and herbicides and avoid application prior to scheduled irrigation. The use of fertilizers and herbicides on-site must not conflict with the relevant mitigation intended to protect monarch butterflies.
29. The City of Capitola shall continue its efforts to implement the Soquel Creek Lagoon Enhancement project, and work with the County to ensure that other storm drain and water quality improvements are implemented to reduce cumulative watershed impacts.

Capitola Planning Commission

Agenda Report

Meeting: March 2, 2023

From: Community Development Department

Address: 207, 209, 209A, 211 Esplanade



Permit Number: 23-0104

APN: 035-211-03

Guidance on Emergency Coastal Development Permit and future Historic Alteration Permit and Design Permit for façade modifications at 207, 209, 209A, and 211 Esplanade.

Environmental Determination: N/A

Property Owner: Chuck Hammers

Representative: Dan Gomes, Fuse Architects

Applicant Proposal: Request for guidance on façade improvements for 207 – 211 Esplanade (My Thai Beach, Bay Bar and Grill, Pizza My Heart, and The Sand Bar). The four eating and drinking establishments are located within one structure. As the structure is currently undergoing major repairs, the owner is proposing to update the exterior facades to create a more cohesive aesthetic.

Background: The structure was severely damaged during the recent atmospheric river storms. The owner has been focused on structural and utility repairs to bring the building back into operation. The windows, doors, and exterior finishes were also impacted by the storms. The applicant is seeking guidance on a future coastal development permit and historic alteration permit to modify the exterior of the building.

Discussion: The structure at 207-211 Esplanade is included in Capitola's Historic Context Statement and included in the 2005 Historic Structures List; therefore, all modifications to an existing structure require approval of a historic alteration permit by the Planning Commission. The Community Development Director has the authority to sign off on Emergency CDPs but is requesting guidance on the façade modifications as the application will have to come back before Planning Commission for approval of a historic alteration permit.

The façade for the structure has been altered significantly over the years. Attachment 1 includes multiple photographs of the structure with estimated dates. Capitola's Historic Context Statement does not include separate descriptions of the structure but describes the entire block of buildings from 199 Esplanade (Tacos Morenos) to 231 Esplanade (Margaritaville) as follows:

"1999 – 231 Esplanade. Eclectic Capitola Esplanade. The Esplanade has evolved since the 1920's to its present configuration. This restaurant row is in a continual state of remodeling from changing ownerships and periodic storm damage. The Bandstand is the oldest continuing operation."

At the time of publishing the Planning Commission agenda packet, the applicant was in the final steps of design with the architect. The City is expediting permits for structures impacted by the storms and therefore has scheduled this item for preliminary feedback prior to official permits at the April 6, Planning Commission meeting. The façade improvements will be published as additional materials by Tuesday, February 28, 2023, for guidance at the March 2 Planning Commission meeting.

Recommendation: Provide guidance on façade improvements for 207-211 Esplanade for an Emergency CDP and future Historic Alteration Permit.

Attachments:

1. Photo Comparison over the years

Item 5 B.



139



Item 5 B.

140

CHILDREN'S PLAYGROUND
AFTER THE BIG STORM, DEC. 1931,
CAPITOLA, CALIF. K634



1958



1983

A black and white photograph capturing the aftermath of a disaster on a city street. The foreground is dominated by a wide expanse of wet pavement covered in dark, scattered debris, likely seaweed or broken pieces of driftwood. A man in a checkered shirt and dark jacket is walking towards the camera on the left side of the frame. In the background, a two-story building with a dark facade and several windows stands prominently. To its right, a row of smaller, single-story commercial buildings is visible, one of which has a sign that reads "CAFE". People are seen walking in the distance, some appearing to be inspecting the damage. The overall atmosphere is one of desolation and the immediate aftermath of a catastrophic event.

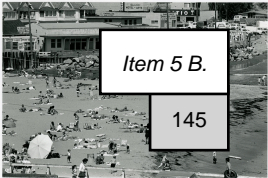
Item 5 B.

143



Item 5 B.

144



Item 5 B.

145

AUG 1960

Item 5 B.

146



Item 5 B.



147

A photograph of a beach scene. In the foreground, several seagulls are on the sand. In the middle ground, there is a dark wooden fence. Behind the fence, there are buildings, including a white one with green-framed doors and a pink one. The background shows more buildings and trees under an overcast sky. A white text box with a black border is overlaid on the image, containing the text "Item 5 B." and a grey rectangular box below it.

Item 5 B.



Capitola Planning Commission

Agenda Report



Meeting: March 2, 2023
From: Community Development Department
Topic: 520 Riverview Drive

Permit Number: #22-0056

APN: 035-081-10

Design Permit and Accessory Dwelling Unit Permit to remodel a two-story residence, construct an attached ADU, and Variance request for the required minimum setbacks. The project is located within the R-1 (Single-Family Residential) zoning district. This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission.

Environmental Determination: Categorical Exemption

Property Owner: Tarra Gundersgaard

Representative: Martha Matson, Filed: 02.22.22

Applicant Proposal:

The applicant is proposing to modify an existing single-family residence with a new attached accessory dwelling unit with first- and second-story additions to the primary dwelling. The project would result in a 345 square foot ADU and 990 square foot primary dwelling, for a net increase of 120 square feet. The residential is located at 520 Riverview Drive within the R-1 (Single-Family Residential) zoning district. The application requires a variance request for the second story side setback for the second-story addition.

Background:

On July 27, 2022, Development and Design Review Staff reviewed the application and provided the applicant with the following direction:

Public Works Representative: noted that missing elements on the drainage/erosion control plan. Public Works staff noted concern regarding the proposed curb cut safety, specifically due to its proximity to the Riverview-Sunset intersection.

Building Official, Robin Woodman: informed the applicant that fire-rated walls would be necessary and noted a demolition plan will be necessary with the building permit submittal.

Associate Planner, Sean Sesanto: discussed front-yard setbacks and parking requirements as well as the proposed driveway.

Development Standards:

The following table outlines the zoning code requirements for development in the Single-Family (R-11) zoning district. The new addition to the single-family residence requires a variance to the required second story side yard setback for the second-story addition and an ADU deviation for the ADU parking requirement.

R-1 (Single Family Residential) Zoning District

Lot Standards			
Building Height			
R-1 Regulation	Existing		Proposed
Primary Structure: 25 ft.	21 ft.		24 ft. 5 in.
ADU: 16 ft.	N/A		14 ft. 3 in.
Floor Area Ratio (FAR)			
	Existing		Proposed
Lot Size	2,241 sq. ft.		2,241 sq. ft.
Maximum Floor Area Ratio	58% (Max 1,300 sq. ft.)		58% (Max 1,300 sq. ft.)
First Story Floor Area	794 sq. ft.		885 sq. ft. (Total) 345 sq. ft. (ADU)
Second Story Floor Area	442 sq. ft.		492 sq. ft.
Second-Story Deck (Exempt)	133 sq. ft.		133 sq. ft.
ADU Exemption (Up to 800 sq.ft.)	N/A		345 sq. ft.
TOTAL FAR	54.2% (1,215 sq. ft.)		59.6% (1,335 sq. ft.) ADU guaranteed allowance
Yards			
	R-1 Regulation	Existing	Proposed Addition to Primary and New ADU
Front Yard 1 st Story	15 ft.	Primary: 6 ft. 3 in. Existing Nonconforming	Primary: 6 ft. 3 in. (Exist) ADU: 6 ft. 8 in.
Front Yard 2 nd Story	20 ft.	Primary: 6 ft. 3 in. Existing Nonconforming Deck: 3 ft. 8 in.	Primary: 6 ft. 3 in. (Exist) ADU: N/A Deck: 3 ft. 8 in.
Side Yard 1 st Story (North Property Line)	10% lot width	Lot width 70 ft. 1 in. 7 ft. min.	Primary: 2 ft. 3 in. Existing Nonconforming ADU: 4 ft.
Side Yard 2 nd Story	15% of width	Lot width 70 ft. 1 in. 10 ft. min	Primary: 9 ft. 5 in. Existing Nonconforming ADU: N/A Variance Required
Rear Yard 1 st Story (East Property Line)	Rear lot width 70 ft. 1 in. 7 ft.	Primary: 3 ft. 11 in.	Existing: 7 ft. 5 in. Primary: 7 ft. 5 in. ADU: 4 ft.
Rear Yard 2 nd Story	Rear lot width 70 ft. 1 in. 7 ft.	3 ft. 11 in. Existing Nonconforming	Primary: 7 ft. 5 in. ADU: N/A
Encroachments (list all)	Existing raised deck encroaches front and rear setbacks		
Parking			
	Required	Existing	Proposed
SFD up to 1500 sq. ft. 2 spaces ADU One space	3 spaces total 0 covered 3 uncovered	0 spaces total 0 covered 0 uncovered	0 spaces total 0 covered 0 uncovered ADU Deviation Required
Underground Utilities: required with 25% increase in area			No

Discussion:

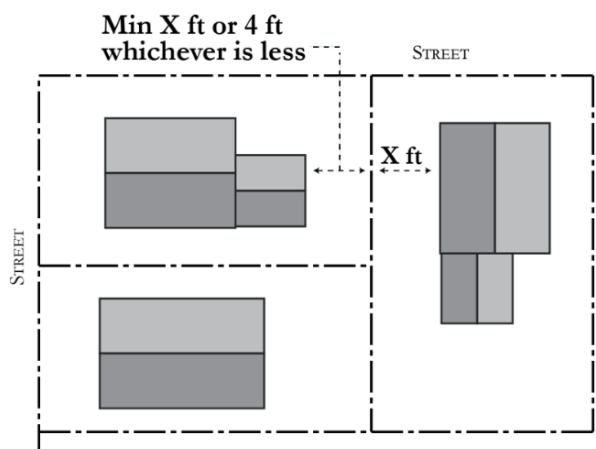
The existing single-family residence is located within the Riverview Terrace neighborhood adjacent near the intersection of Riverview Drive and Sunset Drive. The subject property is elevated above the street with a mild slope. The lot has a highly irregular triangular shape. The lot is surrounded by one- and two-story single-family residences. The neighborhood is located in close proximity to the village and is challenged with limited on-street and off-street parking.

The project includes additions to the first- and second story and creates an attached accessory dwelling unit using new and existing space. While the proposal seeks to substantially modify the shape and appearance of the existing structure, the net change in floor area is about 120 square feet.

The project simplifies some of the irregular articulation with a combination minor structural additions and removals, particularly on the side and rear (north and east) elevations. Materially, the design replaces the existing shingle exterior with stucco siding and horizontal wood siding that accents the existing second-story deck.

Setbacks

Pursuant to §17.48.030(B), when unique circumstances exist, the community development director has the authority make determinations for lot configuration based on existing conditions and functions of the lot. The subject property is a three-sided triangular lot with limited space between the property lines and the existing structure. The community development director determined the northern property line (adjacent 502 Sunset Drive) functions as the side property line and the eastern property line (adjacent 505 Gilroy Drive) functions as the rear property line. The rear setbacks of seven feet were determined using corner lot standards pursuant to §17.16.030(B)(5), which establishes a minimum rear setback using the minimum interior side yard of the adjacent property, but not less than four feet. The adjacent lot of 502 Sunset Drive has a minimum interior side yard setback of 7 feet.



Accessory Dwelling Unit

The proposed attached accessory dwelling includes new and converted habitable space from the existing dwelling. Expansions of the existing footprint comply with the required four-foot rear and side setbacks for ADUs as well as the front setback of the primary structure. Although the project exceeds the maximum allowable FAR by 35 square feet, the additions are permissible due to the applicability of the *guaranteed allowance* exemption for ADUs pursuant to §17.74.041(H).

Accessory Dwelling Unit - Objective Design Standards

ADUs that deviate from one or more standards in §17.74.080, which includes parking requirements, are subject to the objective design standards in CMC §17.74.090. The objective design standards are included below with staff analysis.

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

Staff Analysis: Not applicable. The ADU is attached to the primary dwelling.

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

Staff Analysis: The ADU uses a combination of clerestory windows and solid fencing.

- 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: Not applicable. The ADU does not include second-story decks or balconies.

- D. Architectural Details. – The only architectural detail requirement in Table 17.74-2 that applies to detached ADUs is the requirement that the roof pitch be 4:12. However, if the primary dwelling has a roof pitch shallower than 4:12, the ADU roof pitch may match the primary dwelling.

Staff Analysis: The attached ADU has a roof pitch greater than 4:12, which is similar to the primary dwelling rooflines.

- E. Building Additions to Historic Structures. A building addition to a designated historic resource or potential historic resource as defined in Section 17.84.020 (Types of historic resources) for an attached accessory dwelling unit shall be inset or separated by a connector that is offset at least eighteen inches from the parallel side or rear building wall to distinguish it from the historic structure.

Staff Analysis: Not applicable.

Non-Conforming Structure

The existing structure is located within the required front, side, and rear setbacks and is therefore considered legal non-conforming. Pursuant to code section 17.92.070, structural alterations to an existing non-complying structure may not exceed 80 percent of the present fair market value

of the structure. Staff estimates that the project cost represents at approximately 60 percent of the present fair market value, therefore the additions are permissible.

Variance

The applicant is seeking approval of a variance to the minimum side setback. The minimum second-story side setback is ten feet. The proposed second story is 9 feet, 5-inches from the side property line.

Pursuant to §17.128.060, the Planning Commission, on the basis of the evidence submitted at the hearing, may grant a variance permit when it finds:

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

The lot has a highly irregular right triangle shape, with its widest face being the street frontage. The lot is also small by Capitola standards at 2,241 square feet, whereas the smallest standard lots in the R-1 zone are typically 2,800 square feet. Because of its shape, if standard setback rules were applied, they would effectively impose side and rear setbacks equivalent to a lot nearly twice its size.

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

The strict application of conventional setback standards would create a building envelope insufficient to reasonably develop the property in a manner similar to that of properties of the same zone and in the vicinity of the property.

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

A variance is necessary to preserve the ability to develop the site. Any new development on the subject property would likely require a variance to reasonably develop the site.

- 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.**

The project involves a new accessory dwelling unit and remodel of an existing single-family dwelling. The variance 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.**

Granting a variance would allow the subject property to be developed using setbacks commonly applied to properties in the vicinity and would not constitute a grant of special privilege.

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

The granting of a variance will not have adverse impacts on coastal resources.

Parking - Deviation from ADU Standards

The proposed ADU requires one uncovered parking space. Initially, the applicant proposed a new single-car driveway on the western end of the lot towards the intersection of Riverview Drive

and Sunset Drive. After reviewing the proposal, the Public Works Director determined that such a parking space would create an unsafe parking arrangement due to the proximity of the intersection and blind-spot created by the nonconforming garage next door at 502 Sunset Drive (Attachment 4). Therefore, the applicant is requesting a deviation from ADU standards to allow the construction of the unit without providing an on-site parking space. Staff has included a condition that the driveway currently shown on the plans must be removed prior to issuance of a building permit (Condition #5).

Pursuant to §17.74.100, a deviation requires Planning Commission approval on the basis of ADU findings:

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

The proposed attached ADU utilizes stucco siding with aluminum clad windows and doors as does the proposed remodel of the primary dwelling. The ADU is a visual extension of the primary dwelling and is compatible with the primary dwelling.

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

The proposed ADU utilizes the same materials and form as the primary dwelling. Also, the ADU complies with the 22-foot maximum ADU height limit and is well within the zone height limit of 25. Therefore, the exterior design is in harmony with, and maintains the scale of the Riverview Terrace neighborhood.

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

The subject property is located in the Riverview Terrace neighborhood which has parking congestion. The ADU will contribute to parking congestion without the addition of on-site parking.

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 usable space for both units. The side yard serves as both access and dedicated private space for the ADU.

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 the north side of the property and maintains a compatible relationship to adjacent properties with the exception to parking. Without providing an on-site parking space the project would have a significant impact on 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 ADU has been designed to limit privacy impacts with only light egress windows facing the adjacent property. The ADU can be accessed through the primary dwelling or by a separate entrance which faces the adjacent property but is screened with a fence and vegetation. The ADU is attached and architecturally homogeneous to the primary dwelling and does not visually dominate the primary dwelling or the surrounding properties.

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

With the granting of a project deviation, the proposed ADU would comply with all development standards in CMC §17.74.080 and with the local coastal plan.

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

The project will not impair public views along the ocean or scenic coastal areas.

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

The granting of a project deviation to provide a parking space would not deprive the subject property of privileges enjoyed by the majority other properties in the vicinity. Although special conditions exist, the subject property already enjoys the development of a single-family dwelling. Whereas the majority of properties in the vicinity provide at least some parking, the subject property provides none. The addition of an accessory dwelling unit without providing a parking space as required would further intensify the demand for off-site parking.

CEQA:

This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations, which exempts minor additions and alterations of existing private structures that will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The project increases the floor area by approximately 10% or 120 square feet.

Recommendation:

Although the project’s net increase in floor area is small, approving the application would intensify parking demand to include two dwelling units that have no on-site parking. Alternatively, if the project did not include an ADU and the additions served the primary dwelling they would not trigger the 10% parking compliance §17.76.020(C)(2) and would not increase the current site parking demand of two uncovered parking spaces. Staff recognizes the physical lot constraints and would be supportive of the additional floor area as proposed without an ADU. This would accommodate extra living space within the primary structure but would not contribute towards increase parking demand. Allowing the addition without an ADU would require a variance to a first-story setback variance and to the floor area ratio.

Therefore, staff recommends the Planning Commission **continue** application #22-0056 to the next hearing with direction to revise the application to remove the accessory dwelling unit and not exceed 10% increase of the existing FAR.

Attachments:

- 1. 520 Riverview Drive – Plan Set
- 2. 520 Riverview Drive – Material Information
- 3. Public Works Memo on 520 Riverview Drive Parking
- 4. Design Review Criteria

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. The proposed remodel of a single-family residence and new attached accessory dwelling unit complies with the development standards of the R-1 (Single-Family Residential) zoning district. The project secures the purpose of the General Plan, and Local Coastal Program, and design policies and regulations adopted by the City Council.

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

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

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

Section 15301(e) of the CEQA Guidelines exempts additions and alterations of existing private structures that will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The project involves a new accessory dwelling unit and remodel of an existing single-family residence which will increase the net floor area by approximately 10% or 120 square feet. The project is located within the R-1 (Single-Family Residential) 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 remodel of a single-family residence and new attached accessory dwelling unit will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

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

The Community Development Staff and the Planning Commission have reviewed the application. The proposed project 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 proposed project. The design of the home with attached ADU will fit in nicely with the existing neighborhood. The project will maintain the character, scale, and development pattern of the neighborhood.

Variance Findings:

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

The lot has a highly irregular right triangle shape, with its widest face being the street frontage. The lot is also small by Capitola standards at 2,241 square feet, whereas the smallest standard lots in the R-1 zone are typically 2,800 square feet. Because of its shape, if standard setback rules were applied, they would effectively impose side and rear setbacks equivalent to a lot nearly twice its size.

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

The strict application of conventional setback standards would create a building envelope insufficient to reasonably develop the property in a manner similar to that of properties of the same zone and in the vicinity of the property.

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

A variance is necessary to preserve the ability to develop the site. Any new development on the subject property would likely require a variance to reasonably develop the site.

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

The project involves a new accessory dwelling unit and remodel of an existing single-family dwelling. The variance will not negatively impact the public, properties, or improvements in the vicinity or in the same zone as the subject property.

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

Granting a variance would allow the subject property to be developed using setbacks commonly applied to properties in the vicinity and would not constitute a grant of special privilege.

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

The granting of a variance will not have adverse impacts on coastal resources.

Accessory Dwelling Unit Findings:

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

The proposed attached ADU utilizes stucco siding with aluminum clad windows and doors as does the proposed remodel of the primary dwelling. The ADU is a visual extension of the primary dwelling and is compatible with the primary dwelling.

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

The proposed ADU utilizes the same materials and form as the primary dwelling. Also, the ADU complies with the 22-foot maximum ADU height limit and is well within the zone height limit of 25. Therefore, the exterior design is in harmony with, and maintains the scale of the Riverview Terrace neighborhood.

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

The subject property is located in the Riverview Terrace neighborhood which has parking congestion. The ADU will not create excessive noise or traffic but will contribute to parking congestion without the addition of on-site parking.

N. 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.

O. 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 usable space for both units. The side yard serves as both access and dedicated private space for the ADU.

P. 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 the north side of the property and maintains a compatible relationship to adjacent properties with the exception to parking. Without providing an on-site parking space the project would have an impact on adjacent properties.

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

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

The ADU has been designed to limit privacy impacts with only light egress windows facing the adjacent property. The ADU can be accessed through the primary dwelling or by a separate entrance which faces the adjacent property but is screened with a fence and vegetation. The ADU is attached and architecturally homogeneous to the primary dwelling and does not visually dominate the primary dwelling or the surrounding properties.

- R. 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.**

With the granting of a project deviation, the proposed ADU would comply with all development standards in CMC §17.74.080 and with the local coastal plan.

- S. 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 will not impair public views along the ocean or scenic coastal areas.

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

The granting of a project deviation to provide a parking space would not deprive the subject property of privileges enjoyed by the majority other properties in the vicinity. Although special conditions exist, the subject property already enjoys the development of a single-family dwelling. Whereas the majority of properties in the vicinity provide at least some parking, the subject property provides none. The addition of an accessory dwelling unit without providing a parking space as required would further intensify the demand for off-site parking.

Coastal Findings:

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

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

- B. The project maintains or enhances public views.**

The proposed project is located on private property at 520 Riverview Drive. 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 520 Riverview Drive. 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 new accessory dwelling unit and remodel to 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 new accessory dwelling unit and remodel to a single-family residence and will not negatively impact visitor serving opportunities.

F. The project maintains or enhances coastal resources.

The project involves a new accessory dwelling unit and remodel to 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 R-1 (Single-Family Residential) zone.

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

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

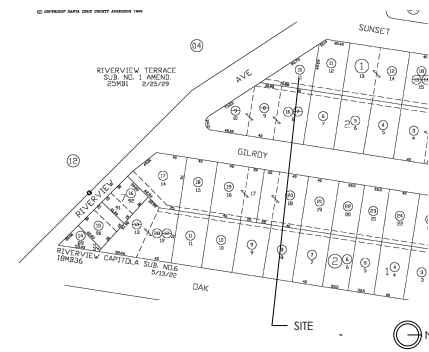
ABBREVIATIONS

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

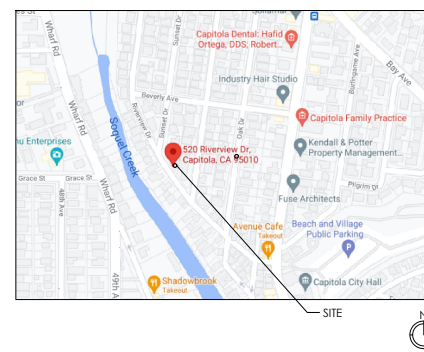
GUNDERSGAARD

REMODEL/ADDITION
520 RIVERVIEW DRIVE
CAPITOLA, CA 95010

VICINITY MAP



PARCEL MAP



CONSULTANTS

ARCHITECT:	MATSON BRITTON ARCHITECTS 728 N. BRANCIFFORTE SANTA CRUZ, CA 95062 PHONE: 831-425-0544
SURVEYOR:	HANAGAN LAND SURVEYING, INC. 305-C SOQUEL AVE SANTA CRUZ, CA 95062 831-469-3428
CIVIL ENGINEER:	RICHARD IRISH ENGINEERING, INC. POINTEO ST #42 SANTA CRUZ, CA 95060 (831) 425-3901

PROJECT INFORMATION

OWNER:	TARRA GUNDERSGAARD 520 RIVERVIEW DRIVE CAPITOLA, CA 95010
A. P. N.:	03508110
ZONING:	R-1
OCCUPANCY GROUP:	R-3 (PER 2019 CBC)
CONSTRUCTION TYPE:	V-B (NOT SPRINKLERED)

PROJECT DESCRIPTION

REMODEL OF EXISTING 2 STORY, 2 BEDROOM 2 BATH RESIDENCE AND CONVERSION ADU.

SHEET INDEX

P1	TITLE SHEET
P2	SITE PLAN
P3	EXISTING FLOOR PLANS
P4	EXISTING ELEVATIONS
P5	PROPOSED FLOOR PLANS
P6	PROPOSED ELEVATIONS
SU-1	SURVEY
C-1	STORM WATER PLAN

PROJECT CALCULATIONS

PARCEL AREA	2241.4 S.F.
<u>EXISTING AREAS</u>	
FIRST FLOOR CONDITIONED	761 S.F.
SECOND FLOOR CONDITIONED	416 S.F.
TOTAL EXISTING CONDITIONED AREA	1177 S.F.
EXISTING UNCONDITIONED AREAS:	
STORAGE ACCESSORY BUILDING	58 S.F.
ATTACHED MECHANICAL	19 S.F.
ATTACHED STORAGE CLOSET	12 S.F.
COVERED DECKS	125 S.F.
<u>PROPOSED AREAS</u>	
<u>ADU AREA</u>	
EXISTING AREA (CONVERSION)	84 S.F.
ADDED AREA	258 S.F.
TOTAL ADU AREA	362 S.F.
<u>MAIN HOUSE</u>	
FIRST FLOOR AREA	544 S.F.
SECOND FLOOR AREA	445 S.F.
TOTAL AREA MAIN HOUSE	989 S.F.
NOTE: COVERED & UNCOVERED DECKS TO REMAIN	
ALLOWABLE F.A.R. = 2241 S.F. X .58 = 1300 S.F.	
PROPOSED F.A.R. = 989 S.F. / 2241 S.F. = 44.1%	



FOR ALL BRANCIFFORTE
TARRA GERRY
CAPITOLA, CA 95010
831-425-0544

NOTICE
THIS DOCUMENT IS CONFIDENTIAL
UNLESS OTHERWISE SPECIFIED, ALL RIGHTS
RESERVED. NO PART OF THIS DOCUMENT
MAY BE REPRODUCED OR TRANSMITTED IN
ANY FORM OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING PHOTOCOPYING,
RECORDING, OR BY ANY INFORMATION
SYSTEMS WITHOUT PERMISSION IN WRITING
FROM MATSON ARCHITECTS-CAPITOLA, CALIFORNIA

REVISIONS

REVISION 1/27/2022
REVISION 12/19/22

GUNDERSGAARD RESIDENCE
520 RIVERVIEW
CAPITOLA, CA 95010
APN: 03508110

TITLE SHEET



D A T E	10/14/2022
D R A W N	NH
J O B	GUNDERSGAARD
S H E E T	P1



FILE # 201800000000
 LANDSCAPE ARCHITECT
 MATSON
 1000 S. GARDEN STREET
 CAROLINA, CA 95006
 (916) 435-0544

NOTICE
 THIS DOCUMENT IS CONSIDERED
 A PROFESSIONAL ENGINEERING DESIGN
 AND SHALL BE USED ONLY AS SUCH.
 ANY OTHER USE IS STRICTLY PROHIBITED.
 THE USER ASSUMES ALL LIABILITY FOR
 ANY DAMAGE OR INJURY CAUSED BY
 ANY USE OF THIS DOCUMENT OTHER THAN
 THAT INTENDED BY THE DESIGNER.

REVISIONS
 1. REVISION 1 (12/12/2022)
 2. REVISION 2 (12/19/22)

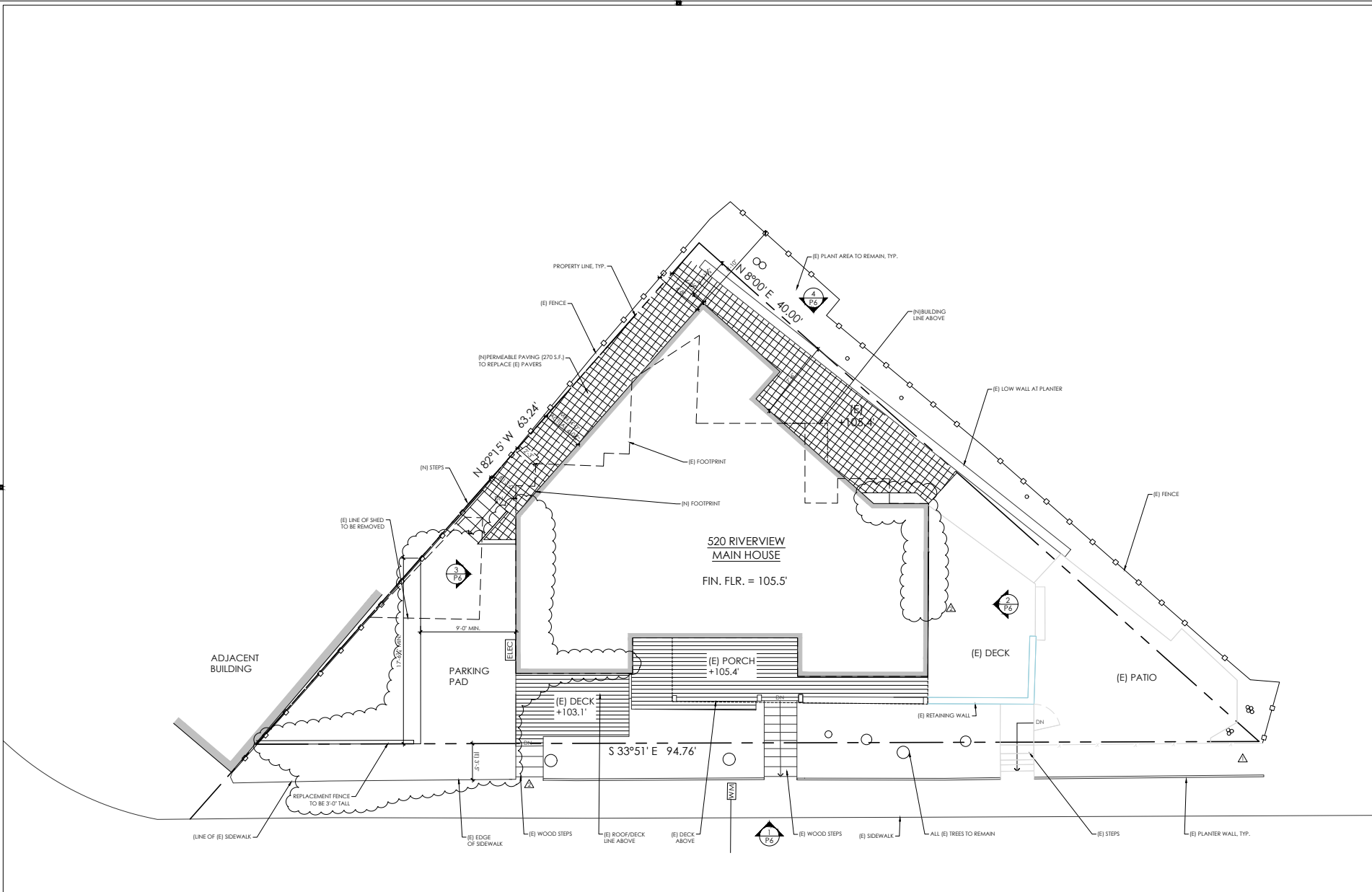
GUNDERSGAARD RESIDENCE
 520 RIVERVIEW
 CAPITOLA, CA 95010
 APN: 0308110

SITE PLAN



DATE
 10/14/2022
 DESIGNER
 NH
 JOURNAL NUMBER
 GUNDERSGAARD
 SHEET

P2



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

1



APPROVED
 Paul Haugan
 Paul Haugan LS 7787

HANAGAN LAND SURVEYING
 305-C BOQUEL AV.
 SANTA CRUZ, CA 95062
 PHONE (837) 469-2428



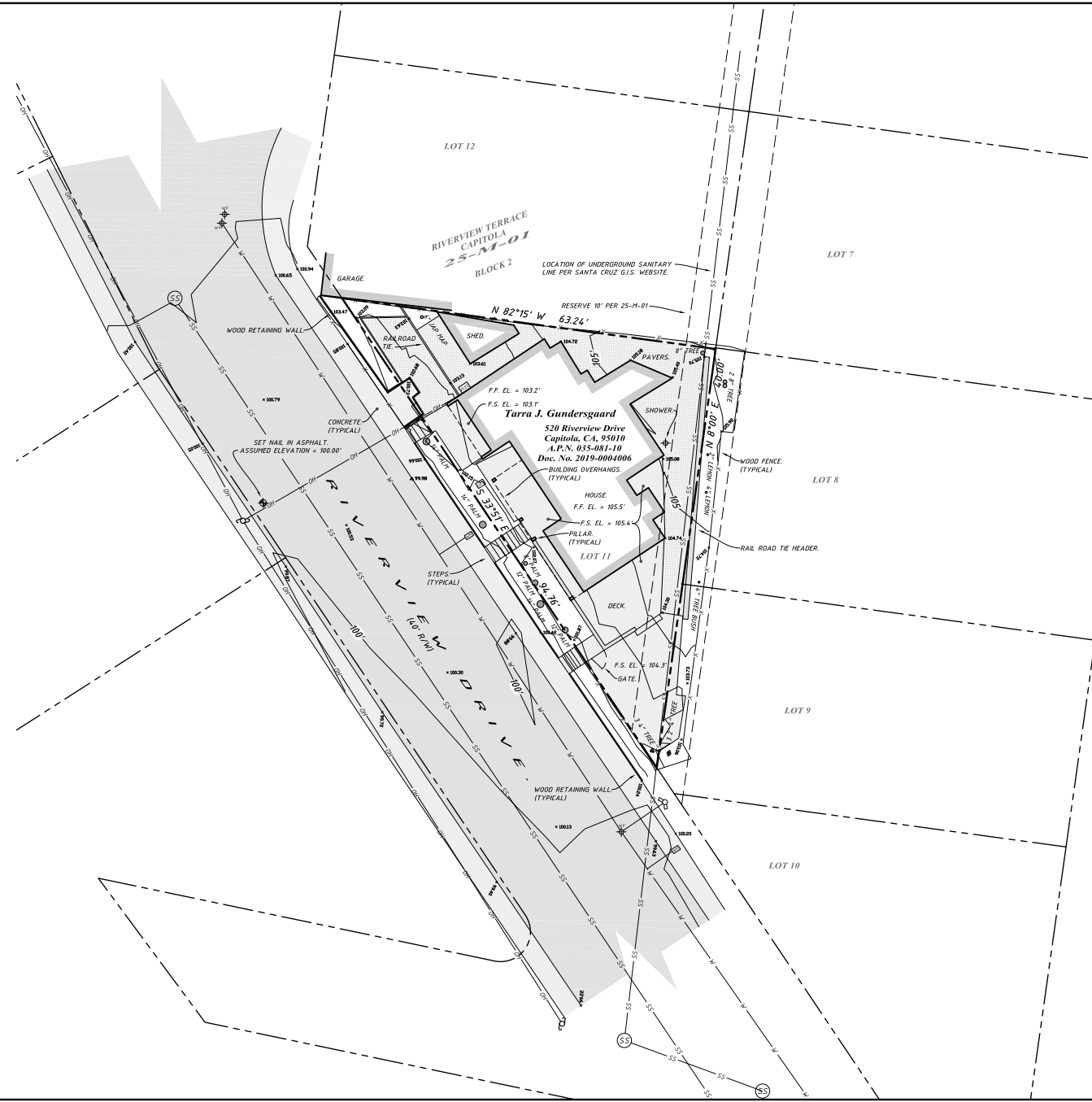
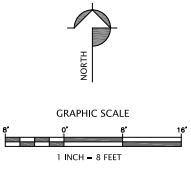
Topographic & Boundary Map, The Lands Of:
Tarra J. Gundersgaard
 520 Riverview Drive, Capitola, CA, 95010

Santa Cruz County
 A.P.N. 035-081-10
 DATE 5-18-2021
 SCALE 1" = 8'

SHEET
SU-1
 OF 1 SHEETS
 21056
 JOB NO.

Basis of Bearings
 The basis of bearing for this map is N 8°00' E between found monuments on the eastern side line of Sunset Drive per that certain record Subdivision Map filed in Volume 25 of Maps, on Page 1, in the Santa Cruz County Records.

Basis of Elevation
 An assumed elevation of 100.00 feet was used on a set nail in asphalt, as shown on this map.
 The contour interval is 1 foot.



This drawing was prepared by the author or under his direct supervision and he is a duly licensed professional land surveyor in the State of California. He is the author of the original and final map. He is not responsible for any errors or omissions in this drawing or any other drawings or maps prepared by him or his firm. He is not responsible for any errors or omissions in this drawing or any other drawings or maps prepared by him or his firm. He is not responsible for any errors or omissions in this drawing or any other drawings or maps prepared by him or his firm.

GENERAL NOTES

THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. THE CONTRACTOR IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.

THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS CONSTRUCTION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER AND THE CITY OF CAPITOLA DEPARTMENT OF PUBLIC WORKS.

ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH, FOR REVIEW. BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.

ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), LATEST EDITION, THE CITY OF CAPITOLA DESIGN CRITERIA AND ALL APPLICABLE ORDINANCES AND REGULATIONS.

THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM RECORD DRAWINGS AND MAY NOT REPRESENT TRUE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.

THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE CITY OF CAPITOLA PRIOR TO THE START OF WORK.

CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SHIP AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO SIGN, INDEMNIFY AND HOLD PROJECT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR LEGAL, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.

GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATIONS AND THE REQUIREMENTS OF THE CITY OF CAPITOLA.

THE CONTRACTOR SHALL NOTIFY THE CITY GRADING INSPECTOR, GEOTECHNICAL ENGINEER, THE CITY CONSTRUCTION ENGINEER AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. WEEKDAYS. NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.

DESIGNATE A "DISTURBANCE COORDINATOR" TO RESPOND TO CITIZEN COMPLAINTS AND INQUIRIES REGARDING CONSTRUCTION NOISE AND DUST. THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE DISTURBANCE COORDINATOR SHALL BE POSTED ON A SIGN EASILY VISIBLE FROM OFFSITE DURING THE ENTIRE TIME GRADING AND CONSTRUCTION OCCURS. THE DISTURBANCE COORDINATOR SHALL INVESTIGATE THE CONCERN AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HOURS OF RECEIVING A COMPLAINT OR INQUIRY.

ALL FIGURE (FIG) REFERENCES, UNLESS OTHERWISE SPECIFIED, REFER TO STANDARD DRAWINGS IN THE CURRENT EDITION OF THE "CITY OF CAPITOLA STANDARD DETAILS".

NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS THE PLANNING DIRECTOR APPROVES A SEPARATE WINTER EROSION CONTROL PLAN.

BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY BEFORE COMPLETION OF THE PROJECT. ANY EXPOSED SOIL ON DISTURBED SURFACES SHALL BE PERMANENTLY PROTECTED FROM EROSION.

THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.

WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.

DURING ALL GRADING AND SUBSURFACE EXCAVATIONS (INCLUDING UTILITY-LINE EXCAVATIONS), CONSTRUCTION SHALL BE HALTED WITHIN 100 FEET OF THE FIND IF SIGNIFICANT ARCHAEOLOGICAL RESOURCES ARE DISCOVERED. SIGNIFICANT ARCHAEOLOGICAL RESOURCES SHALL INCLUDE THE REMAINS OF PREHISTORIC INDIAN AREAS OR HUMAN BURIALS. IN THE INSTANCE OF INDIAN LIVING LOCATIONS, THESE OBJECTS SHALL BE RECORDED AND MARKED TO FURTHER EXCAVATION ON THAT PORTION OF THE SITE. IN THE EVENT OF HUMAN BURIALS ARE DISCOVERED DURING EXCAVATION, WORK SHALL BE HALTED AND THE CONTRACTOR, THE DISTRICT HISTORIC GEMMERY PROTECTIVE ASSOCIATION (NHCP), AND OTHER APPROPRIATE AUTHORITIES SHALL BE NOTIFIED. MITIGATION MEASURES DEVELOPED BY THE APPLICANT AND AUTHORIZED ARCHAEOLOGISTS SHALL BE SUBJECT TO THE APPROVAL OF THE PLANNING DEPARTMENT.

ALL CONSTRUCTION STAKING FOR CURB, GUTTER, SIDEWALK, SANITARY SEWER, STORM DRAINS AND WATER LINES SHALL BE DONE UNDER THE SUPERVISION OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER.

THE DIRECTOR OF PUBLIC WORKS, OR HIS AUTHORIZED REPRESENTATIVE, SHALL HAVE THE AUTHORITY TO "STOP WORK" IF THE WORK IS NOT BEING DONE IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF CONSTRUCTION QUANTITIES PRIOR TO BIDDING ON ANY ITEM. QUANTITY REFERENCES SHOWN ON THESE PLANS, OR ENGINEER'S ESTIMATES ARE FOR ESTIMATING PURPOSES ONLY AND SHALL NOT BE CONSIDERED AS A BASIS FOR CONTRACTOR PAYMENT. CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY FLUCTUATIONS IN SUCH QUANTITIES AND ESTIMATES.

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF THESE PLANS, ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.

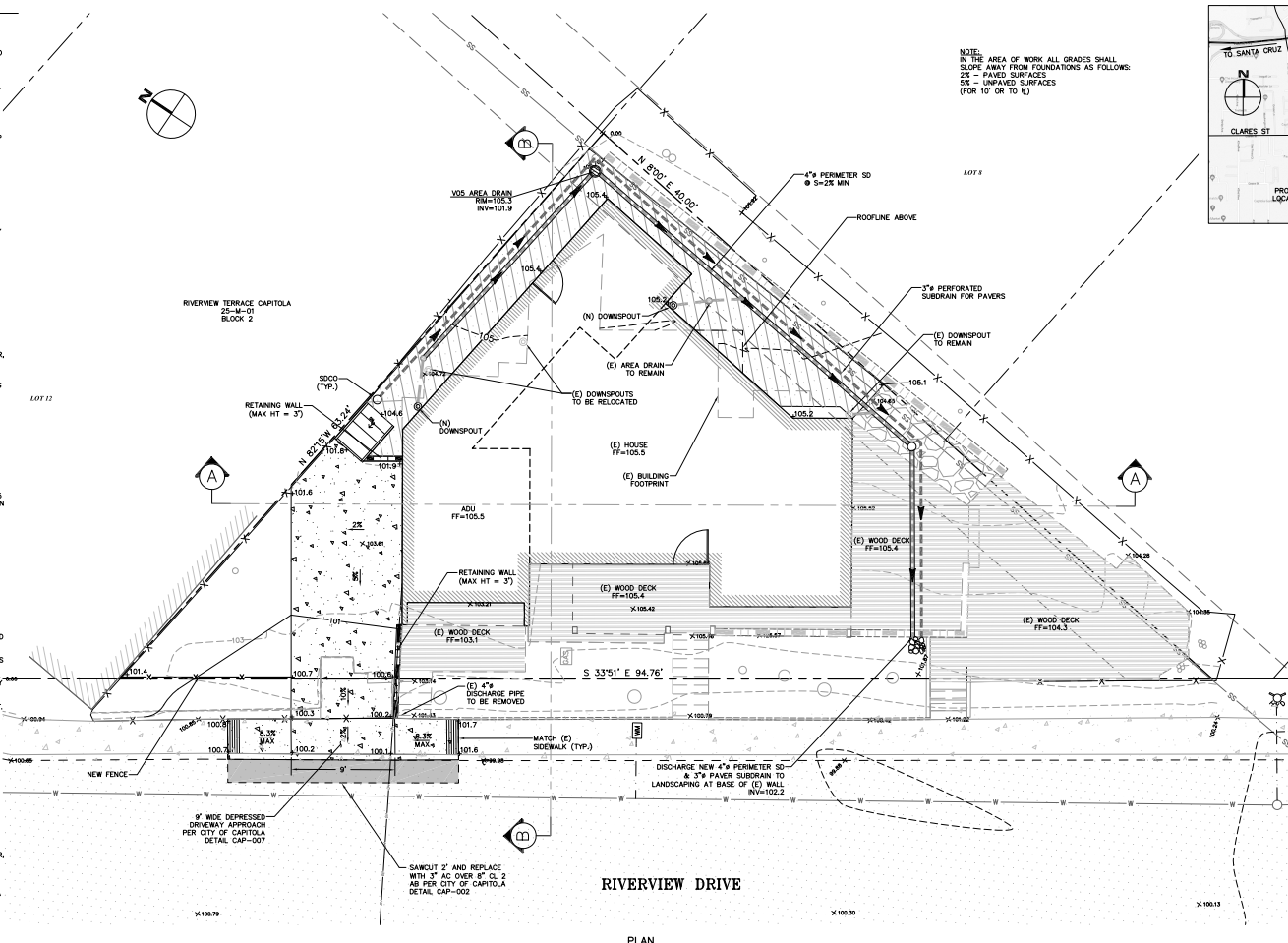
ON-SITE LATERAL PIPING SERVING ALL SEWERED BUILDINGS SHALL BE REMOVED. ALL UNUSED LATERALS SHALL BE ABANDONED AT THE PROPERTY LINE AND INSPECTED BY A SANITATION DISTRICT REPRESENTATIVE. BUILDINGS SHALL NOT BE DEMOLISHED OR RELOCATED WITHOUT PIPE REMOVAL AND LATERAL ABANDONMENT.

UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY UTILITY AGENCIES, AND ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY AND LOCATIONS OF AFFECTED UTILITY LINES PRIOR TO ANY TRENCHING OR EXCAVATING AND POTENTIAL NOISE AREAS. WHERE POTENTIAL CONFLICTS EXIST OR WHERE DATA IS OTHERWISE INCOMPLETE, FOR LOCATION, CALL USA 1-800-624-1444.

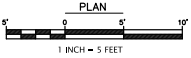
ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE DEVELOPER'S EXPENSE.

EARTHWORK AND GRADING

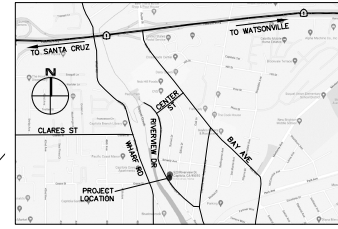
1. WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATING, GRADING, STRIPPING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.
2. ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS, AND SHALL ALSO BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF CAPITOLA. THE MOST STRINGENT GUIDELINE SHALL PREVAIL.
3. THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN AND SHALL SECURE THE SERVICES OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE.
4. STRIPPED AREAS SHOULD BE SCARIFIED TO A DEPTH OF ABOUT 6" WATER-CONDITIONED TO BRING THE SOIL'S WATER CONTENT TO ABOUT 2% ABOVE THE OPTIMUM, AND COMPACTED TO A DENSITY EQUIVALENT TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY OF THE SOIL ACCORDING TO ASTM D1557 (LATEST EDITION). SUBGRADES AND ADEQUATE BASE ROCK FOR PAVEMENTS SHOULD BE COMPACTED TO A MINIMUM OF 95%.
5. ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 8" IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
6. BARE GROUND WITHIN 10' OF FOUNDATIONS SHALL BE SLOPED AWAY @ 2% MINIMUM OR 2% MINIMUM FOR PAVED SURFACES.



RIVERVIEW DRIVE



NOTE:
IN THE AREA OF WORK ALL GRADES SHALL SLOPE AWAY FROM FOUNDATIONS AS FOLLOWS:
2% - PAVED SURFACES
1% - UNPAVED SURFACES
(FOR 10' OR TO E)



VICINITY MAP
NTS

LEGEND

- (E) AC
- (E) CONCRETE
- PROPOSED CONCRETE
- PROPOSED AC
- PROPOSED PERMEABLE PAVERS
- (E) FLOWLINE
- (E) RETAINING WALL
- PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED LIMIT OF GRADING
- PROPOSED RETAINING WALL
- PROPOSED AC BERM
- PROPOSED SIALOE
- PROPOSED SD
- PROPOSED PERIMETER SD
- PROPOSED SDOO
- PROPOSED CB

ABBREVIATIONS

- BW BOTTOM OF WALL
- CB CATCH BASIN
- CONST CONSTRUCT
- DA # DRAINAGE AREA
- DS DOWNSPOUT
- DTI DRIVEWAY
- DWY DRIVEWAY
- EXIST EXISTING
- (E) ELEVATION
- ELP EDGE OF PAVEMENT
- FF FINISH FLOOR
- FG FINISH GRADE
- HF HIGH POINT
- HP HIGH POINT
- LF LINEAR FEET
- LOW LOW POINT
- MAX MAXIMUM
- N.T.S. NOT TO SCALE
- RETAINING WALL RETAINING WALL
- RM ELEVATION
- S SLOPE
- SSDO SANITARY SEWER CLEANOUT
- SDO STORM DRAIN CLEANOUT
- TYP TYPICAL
- TW TOP OF WALL
- WS WATER SERVICE

DRAINAGE NOTE

RI ENGINEERING HAS REVIEWED THE EXISTING AND PROPOSED DRAINAGE PATTERS. EXISTING DRAINAGE CONDITIONS WILL REMAIN UNCHANGED. THE PROJECT WILL RESULT IN A NOTICEABLE INCREASE IN RUNOFF AND NO FORESEEN ADVERSE IMPACT TO THE PUBLIC RIGHT OF WAY ON NEIGHBORING PROPERTIES IS ANTICIPATED.

THE PROJECT WILL RESULT IN LESS THAN 2,500 SF OF NEW/REPLACED IMPERVIOUS AREA AND IS THEREFORE EXEMPT FROM POST CONSTRUCTION STORMWATER MITIGATION REQUIREES PER THE CITY OF CAPITOLA ORDINANCES AND THE CALIFORNIA STATE WATERBOARD.

TOPOGRAPHIC SURVEY

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

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS MAP IS N 87°07' E BETWEEN FOUND MONUMENTS ON THE EASTERN SIDE LINE OF SUNSET DRIVE PER THAT CAN BE RECORDED SUBDIVISION MAP FILED IN VOLUME 25 OF MAPS, ON PAGE 1, IN THE SANTA CRUZ COUNTY RECORDS.

BASIS OF ELEVATION

AN ASSUMED ELEVATION OF 100.00 FEET WAS USED ON A SET NAIL IN ASPHALT, AS SHOWN ON THIS MAP.



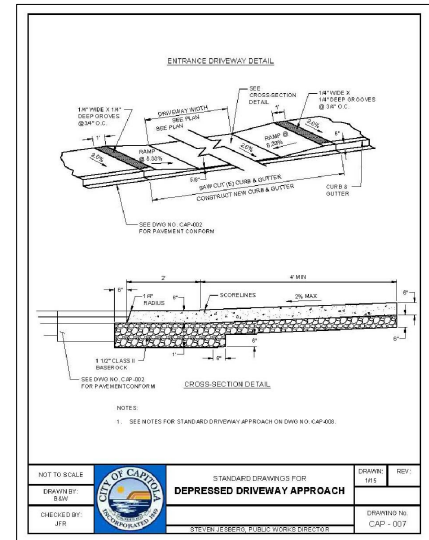
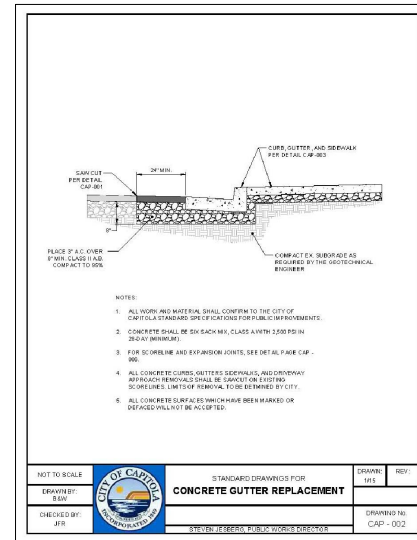
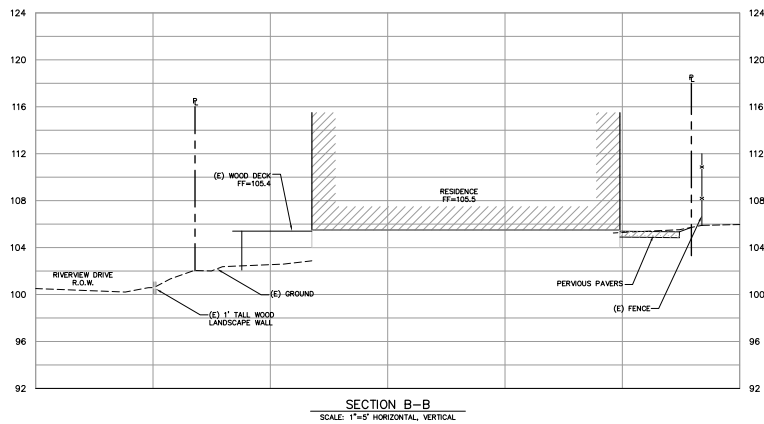
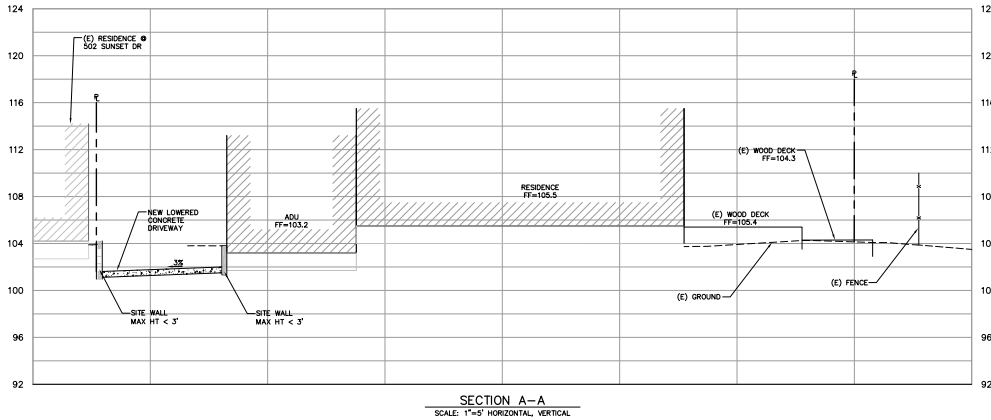
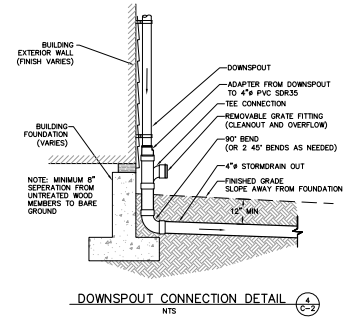
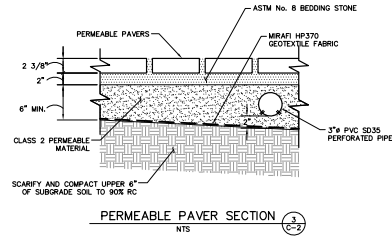
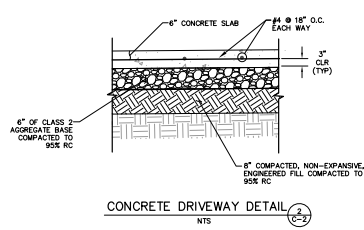
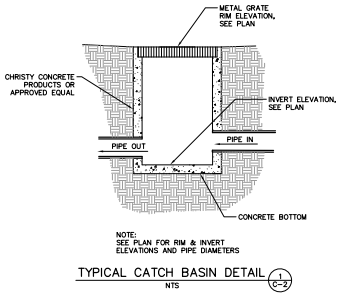
R.I. Engineering, Inc.
303 Polanco St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

RESIDENTIAL ADDITION & REMODEL
TARRA GUNDERSGAARD
520 RIVERVIEW DRIVE
APRIL 08/2018-10
GRADING & DRAINAGE PLAN

project no. 21-088-1
date: DECEMBER 2022
scale: AS SHOWN
dwg name: CIVIL1.DWG

C-1

BUILDING PERMIT SUBMITTAL



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

RESIDENTIAL ADDITION & REMODEL
FOR
TARRA GUNDERSGAARD
520 RIVERVIEW DRIVE
APR 1984-081-10

SECTIONS AND DETAILS

project no.
21-088-1

DATE
DECEMBER 2022

SCALE
AS SHOWN

dwg name
CIVIL1.DWG

TOTAL AREA OF DISTURBANCE = 2,200 SQFT

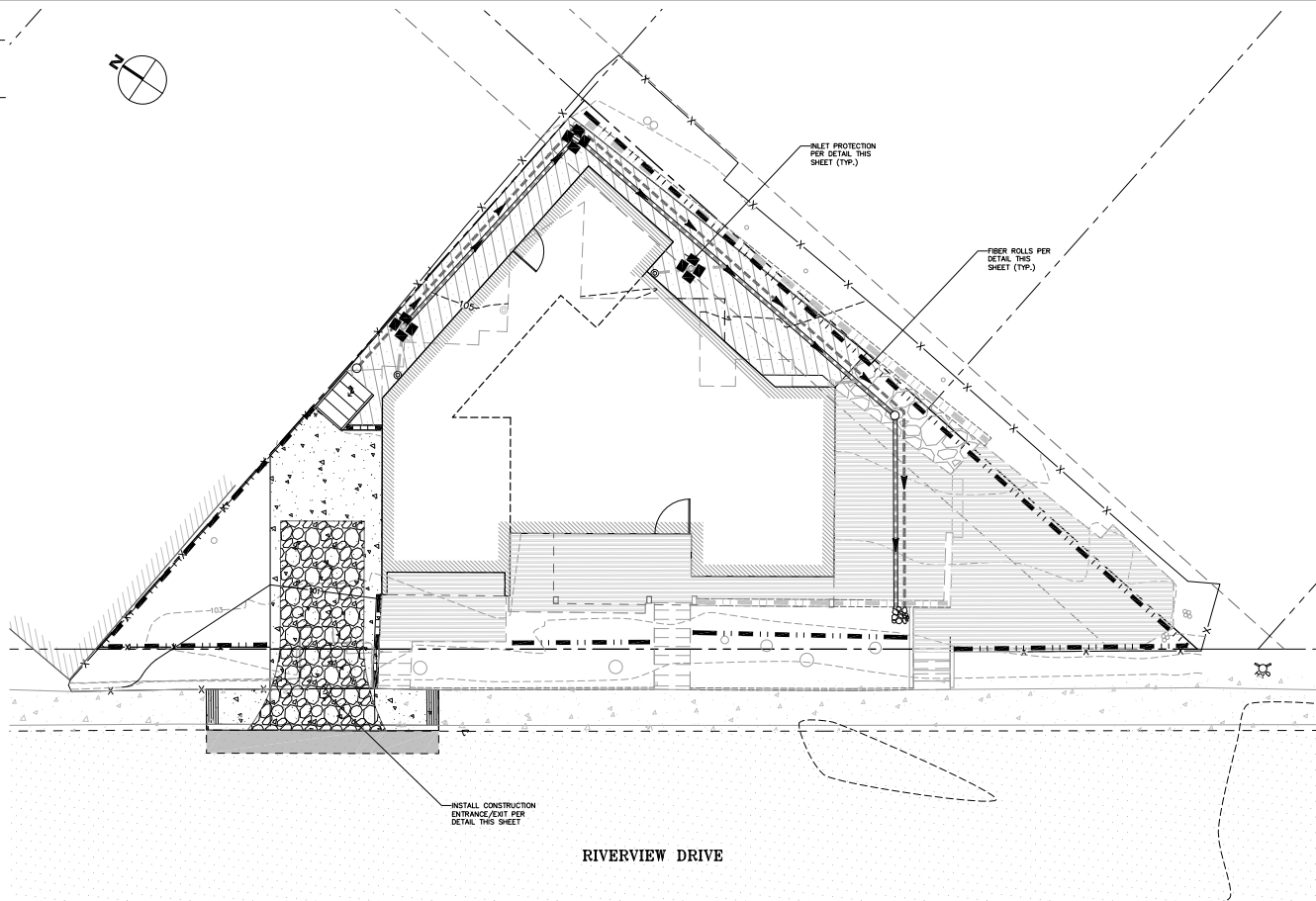
SITE HOUSEKEEPING REQUIREMENTS

- EQUIPMENT AND VEHICLE MAINTENANCE AND CLEANING**
1. INSPECT EQUIPMENT AND VEHICLES FREQUENTLY AND REPAIR ANY LEAKS AS SOON AS POSSIBLE. CONTAIN AND CLEAN UP LEAKS, SPILLS AND DRIPS OF HAZARDOUS MATERIALS AND CHEMICALS AS QUICKLY AS POSSIBLE TO MINIMIZE RUN-OFF OR SOAK IN. THIS INCLUDES FUEL AND MOTOR OIL, HYDRAULIC FLUID, AND GLYCOL. BASED ANTI-FREEZE FROM VEHICLES. USE DRY CLEANUP METHODS IF POSSIBLE. PERFORM MAJOR MAINTENANCE AND REPAIRS OFF-SITE.
 2. MAINTAIN UNCONTAMINATED FUEL/OIL TANKS (AND THEIR CONTENTS) IN A MANNER CONSISTENT WITH METHODOLOGY APPROVED BY BOTH THE CITY AND THE CAPITOLA COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
 3. IF REPAIR OR REFUELING OF VEHICLES AND EQUIPMENT MUST BE DONE ON-SITE, USE A DESIGNATED LOCATION AWAY FROM STORM DRAIN SHEETS, WATER BODIES AND OTHER SENSITIVE AREAS.
 4. IF EQUIPMENT IS WASHED ON-SITE, WASH WATER MAY NOT BE DISCHARGED INTO THE STORM DRAIN SYSTEM. IF POSSIBLE, WASH VEHICLES AT AN APPROPRIATE OFF-SITE FACILITY.
 5. RECYCLE USED MOTOR OIL, OTHER VEHICLE FLUIDS, AND VEHICLE PARTS WHENEVER POSSIBLE.

- MATERIAL STORAGE AND SOIL STOCKPILES**
1. LOCATE MATERIAL AND SOIL STOCKPILES AWAY FROM GUTTERS, STORM DRAIN INLETS, AND WATER BODIES. IN ADDITION, KEEP STOCKPILES AWAY FROM STEEP SLOPES AND UNSTABLE SOIL IN ORDER TO MINIMIZE THE CHANCE OF AN ACCIDENTAL RELEASE TO THE ENVIRONMENT. STOCKPILES MAY NEVER BE STORED ON A STREET OR IN AN ALLEY UNLESS SPECIFICALLY APPROVED BY THE PUBLIC WORKS DEPARTMENT.
 2. STORE MATERIALS INCLUDING STOCKPILES AND EXCAVATION SPILLS UNDER COVER AND PROTECTED FROM WIND, RAIN, AND RUNOFF. COVER PILES OF SOIL, CONSTRUCTION MATERIALS AND WASTES WITH PLASTIC SHEETING OR TARPS.
 3. DURING THE RAINY SEASON, AFTER OCTOBER 1ST OR SOONER IF RAIN IS FORECAST, IMPLEMENT CONTROL MEASURES FOR THE ITEMS LISTED BELOW IF STORED OUTSIDE IN ORDER TO PREVENT SEDIMENT, LITTER, AND OTHER POLLUTANTS FROM LEAVING THE SITE AND/OR BEING DISCHARGED INTO THE STORM DRAIN SYSTEM.
 1. MATERIAL STOCKPILES
 2. SOIL STOCKPILES
 3. EXCAVATION SPILLS
 4. CONSTRUCTION MATERIALS (SUCH AS PLASTER OR CONCRETE) INDOORS IF POSSIBLE. IF STORED OUTSIDE, THEY MUST BE COVERED OR GLOTTED, AND DURING THE RAINY SEASON THEY MUST BE KEPT WITH SECONDARY CONTAINMENT.
 5. STORE PAINTS, CHEMICALS, SOLVENTS, AND OTHER HAZARDOUS MATERIALS INSIDE OR WITHIN A SHED WITH DOUBLE CONTAINMENT.
 6. KEEP DUMPSTER LIDS CLOSED AND SECURED FOR DUMPSTERS OR BINS THAT DON'T HAVE A LID. COVER THEM WITH PLASTIC SHEETING OR A TARP DURING RAINY OR WINDY WEATHER.

ADDITIONAL NOTES:

- CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs): PROJECT CONSTRUCTION AND DEMOLITION ACTIVITIES SHALL COMPLY WITH THE CITY'S STORM WATER BEST MANAGEMENT PRACTICES FOR CONSTRUCTION. SEE THE CITY WEBSITE AT: [HTTP://WWW.CITYOFSANTACRUZ.COM/HOME/SHOWDOCUMENT?id=6031](http://www.cityofsantacruz.com/home/showdocument?id=6031)
- BMPs, SUCH AS FIBER ROLLS OR MATS, SHALL BE INSPECTED PERIODICALLY DURING CONSTRUCTION AND AFTER EACH SIGNIFICANT RAIN EVENT, AND ANY NEEDED REPAIRS MADE IMMEDIATELY.
- CHECK THE SIDEWALK AND STREET DAILY DURING THE DEMOLITION AND CONSTRUCTION PHASES FOR SOIL OR SEDIMENT DRAG-OUT, AND SWEEP IF NEEDED.



EROSION CONTROL MEASURES

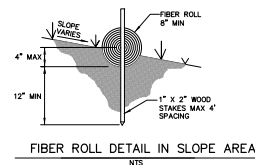
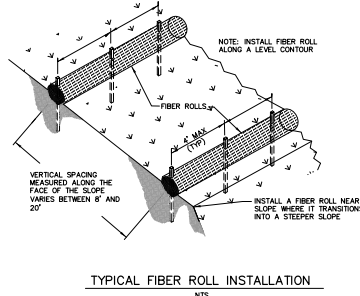
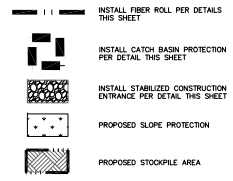
1. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BY OCTOBER 15.
2. UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THE PLAN, ALL COLLECTED RUNOFF SHALL BE CARRIED TO DRAINAGE COURSES IN LINED CONDUITS. DISCHARGE SHALL BE IN THE LOCATIONS SHOWN ON THE PLANS.
3. THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL, SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF THE SITE. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY EROSION MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. IF FAILED INSPECTIONS BY CITY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES MAY BE REQUIRED.
4. ALL DISTURBED AREAS NOT CURRENTLY BEING USED FOR CONSTRUCTION SHALL BE SEEDDED WITH THE FOLLOWING SEED MIXTURE:
WINTER BARLEY 25#/ACRE
5. AFTER SEEDING, STRAW MULCH WILL BE APPLIED IN 4" (AVG.) LAYERS.
6. AMMONIUM PHOSPHATE FERTILIZER, 0-3-3, SHALL BE APPLIED AT A RATE OF 30 LBS. PER ACRE. ON SLOPES GREATER THAN 20% EROSION CONTROL BLANKET (NORTH AMERICAN GREEN) SHALL BE APPLIED.
7. SILT BARRIERS SHALL BE PLACED END TO END AND STAKED DOWN ALONG THE BOTTOM OF ALL GRADED SLOPES.

ALL EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO SILT FENCES, FIBER ROLLS AND SLOPE PROTECTION SHALL BE IN PLACE BY OCTOBER 15TH. THE ENGINEER OF RECORD SHALL INSPECT ONCE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

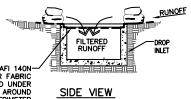
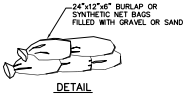
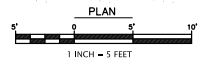
EXPOSED SLOPE MEASURES

1. COVER ALL EXPOSED SLOPES
2. STRAW 2 TONS/ACRE ON SLOPES < 20% WITH SOIL BINDER
3. USE NORTH AMERICAN GREEN C125 OR EQUAL ON SLOPES 20%+.

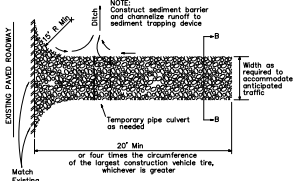
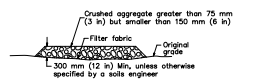
EROSION CONTROL LEGEND



RIVERVIEW DRIVE



GRAVEL BAG CATCH BASIN PROTECTION
NTS



CONSTRUCTION ENTRANCE DETAIL
NTS

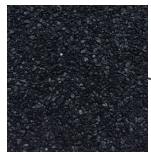


R.I. Engineering, Inc.
303 Palomero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.riengineering.com

RESIDENTIAL ADDITION & REMODEL
FOR
TARA GUNDERSGAARD
520 RIVERVIEW DRIVE
APRIL 08/2017-10
STORM WATER POLLUTION CONTROL PLAN

project no. 21-088-1
DATE: DECEMBER 2022
scale AS SHOWN
dwg name CIVIL1.DWG

C-3



Asphalt Shingle
Roof in Dark Grey



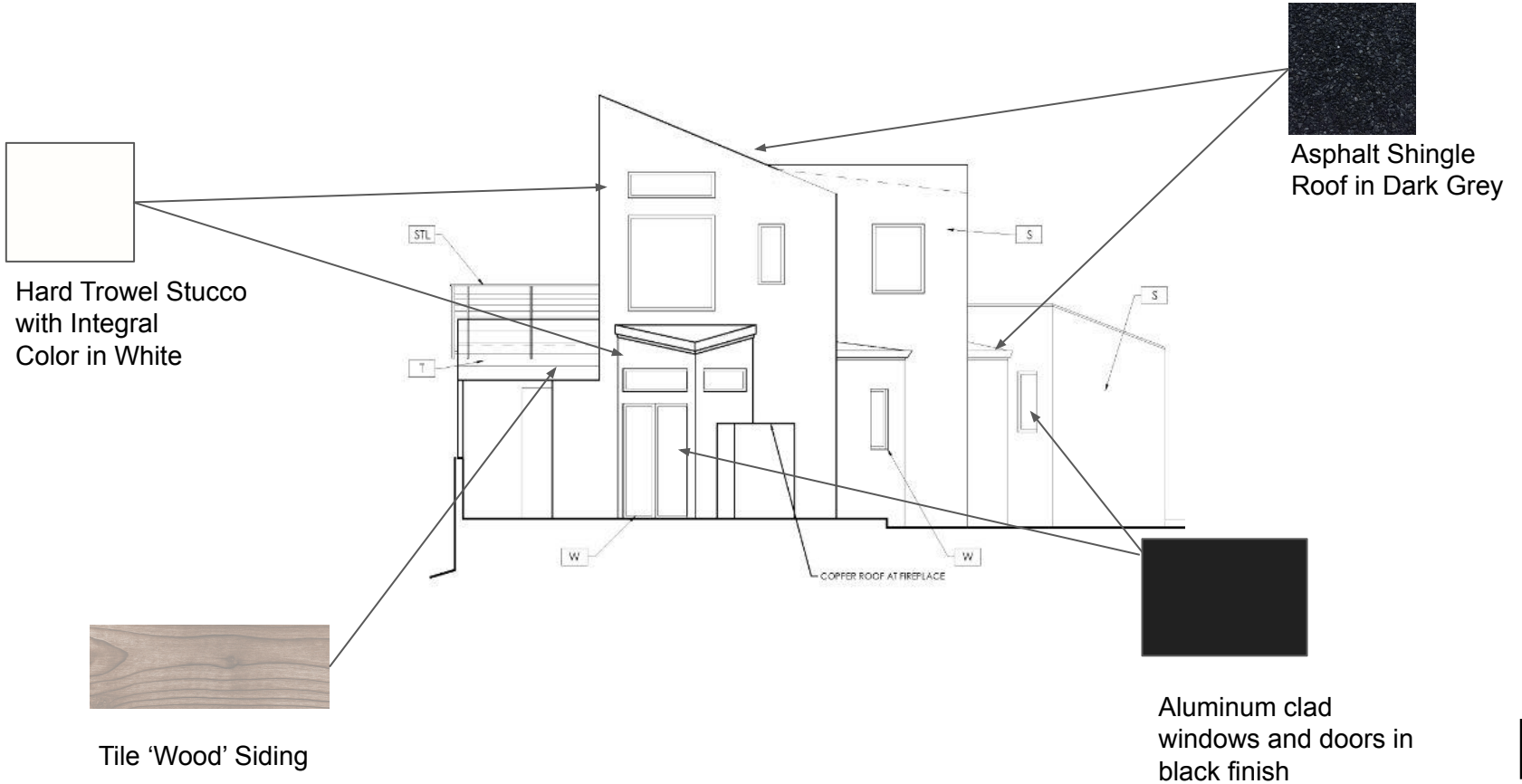
Hard Trowel Stucco
with Integral
Color in White



Aluminum clad
windows and doors in
black finish



Tile 'Wood' Siding



Sesanto, Sean

From: Jesberg, Steve (sjesberg@ci.capitola.ca.us)
Sent: Thursday, August 4, 2022 2:55 PM
To: Sesanto, Sean; Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Cc: Mozumder, Kailash; Uharriet, Danielle (duharriet@ci.capitola.ca.us)
Subject: 520 Riverview Dr
Attachments: CIVIL1_PRELIM_APPLICATION_7.27.pdf; CAP-009_Driveway Location at Corners.pdf; CAP-010_Intersection Site Distance.pdf

Sean,

Public Works staff have reviewed the proposed improvement plans for 520 Riverview Drive. These plans include the construction of a new driveway at the northwestern corner of the lot near the intersection of Riverview Drive and Sunset Drive, see attached plan sheet. The location of this proposed driveway does not meet the City's standards for site distance and distance from an intersection. I have attached both applicable standard drawings.

The issue with the proposed location is a matter of safety. The existing fence along the northernmost property line continues at a height of 6-8 feet to the back of sidewalk. This fence will block a driver's view of cars coming from both Sunset Ave and Riverview Ave. In addition both pedestrians and bicyclists using the sidewalk or other parts of the road will be hidden from view. This condition exists whether the car exiting the driveway is pulling out forward and is even worse if it is being backed out.

Given these safety issues Public Works cannot support the construction of the driveway as proposed. Also, given the odd shape of the parcel and the existing building envelope it may be impossible to build a conform driveway on this property.

The existence of an existing driveway for the neighbors house on Sunset Ave at the intersection does not influence this direction. This driveway is also unsafe but was most likely built prior to the applicable standard being enforced. Perpetuating an unsafe condition is not in the public's interest.

Please let me know if you need any additional information or want to discuss this further.

-Steve

Steven Jesberg
Public Works Director
City of Capitola
831-475-7300

Design Permit Design Review Criteria

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

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

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

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

Capitola Planning Commission

Agenda Report

Meeting: March 2, 2023

From: Community Development Department

Address: 4401 Capitola Road



Permit Number: #22-0244

APN: 034-123-05 & 034-124-18

Design Permit, Conditional Use Permit, Density Bonus, and Coastal Development Permit request for a 36-unit, 100% affordable housing project on an approximate 0.81-acre site on the northeast corner of Capitola Road and 44th Avenue. The project includes a mix of 1-bedroom, 2-bedroom and 3-bedroom apartment units, configured in two 3-story buildings. The project includes a density bonus request pursuant to California Government Code sections 65915 – 65918.

Environmental Determination: Categorical Exemption 15332 - In-fill Development

Applicant: CRP Affordable Housing & Community California, LLC

Applicant Proposal

The project consists of a 36-unit, affordable housing project on an approximate 0.81-acre site on the northeast corner of Capitola Road and 44th Avenue in the City of Capitola. Four existing office buildings, totaling approximately 3,700 square feet would be demolished to accommodate the project. The project consists of a mix of 1-bedroom, 2-bedroom and 3-bedroom apartment units, configured in two, 3-story buildings, totaling 32,475 square feet. The project will be a 100% affordable rental housing project. The applicant is requesting a Design Permit, Conditional Use Permit, Coastal Development Permit, and a Density Bonus.

The breakdown of unit type and affordability categories are provided in the table below.

Affordability Unit Mix/Income Levels

Unit Size:	%AMI	Units	Gross Rents	Utility Allowance	Monthly Net Rent	Income Limits	Income Level
1BR/1BA	80%	10	\$2,333	\$81	\$2,252	\$93,320	Low-Income
1BR/1BA	30%	5	\$874	\$81	\$793	\$34,995	Extremely Low-Income
2BR/1BA	30%	9	\$1,050	\$112	\$938	\$42,000	Extremely Low-Income
3BR/2BA	30%	11	\$1,213	\$144	\$1,069	\$48,525	Extremely Low-Income
3BR/2BA	MGR*	1	\$0	\$0	\$0	\$0	N/A

Total Units

36

The project will also provide approximately 1,270 square feet of support uses, including a community room, a laundry room, a lobby, a mail room and a manager's office. The project includes a landscaped exterior plaza with a dedicated children's play area and 36 parking spaces within a surface parking lot.

The applicant requests a Density Bonus pursuant to California Government Code sections 65915 – 65918. Under Density Bonus Law, the applicant is requesting concessions and waivers related to number of parking spaces, building setbacks, building daylight plane, an increase in the allowable compact

parking space ratio, relief from objective design standards regarding building entrance orientation and massing, and increase in building height (from 27 to 36 feet). (Attachment 1 - Project Plans).

Concessions and waivers override local development standards and are required by State law in order to remove barriers to affordable housing production. The City's regulatory role for Density Bonus projects is therefore focused on determining Density Bonus eligibility, overall functionality, and basic accommodation of safety standards rather than across-the-board compliance with local development standards. Eligible projects can request accommodation in the form of concessions and waivers to allow project feasibility without the necessity of variances or code amendments. Further, eligible projects are allowed these benefits by-right.

An incentive or concession can be defined as "a reduction in site development standards or a modification of zoning code or architectural design requirements, such as a reduction in setback or minimum square footage requirements; or approval of mixed use zoning; or other regulatory incentives or concessions which actually result in identifiable and actual cost reductions." (Gov. Code § 65915, subd. (k)(1).) Incentives are presumed to result in cost reductions. In order to overcome this presumption, a city must make a showing of substantial evidence to the contrary. A developer is not required to demonstrate on the front end that any requested incentive will result in actual cost reductions. Projects that are 100% affordable qualify for four waivers.

A waiver or reduction of development standards is also required for any other development standard that would physically prevent the project from being built at the permitted density and with the granted concessions/incentive. There is no limit to the number of waivers a project can have. Special parking requirements are technically considered an additional form of assistance in addition to incentives/concessions.

Project Description

The 0.81 acre project site is located at the northeast corner of 44th Avenue and Capitola Road in the MU-N (Mixed Use Neighborhood) Zoning District. The site is sparsely developed with four existing two-story office buildings and surface parking. Surrounding land uses and structures include a mix of multi-family developments, a church, and professional offices. The project site includes two parcels of land. If the project is approved, the City would include a condition on the permit requiring the parcels to be merged (condition 34).

The proposed three-story buildings are to be laid out in an L-shape on the property with the longest building façade facing Capitola Avenue. Vehicular access to the property will be split into two parking lots, one accessing Capitola Avenue and the other accessing 44th Avenue.

The proposal includes a mix of one, two, and three bedrooms units. All ground floor units will be accessible units to remove the cost of elevator installation.

The project features amenity spaces accessible from the ground floor that include: a community kitchen, administrative office, mail room, and central laundry. Exterior amenities include: a landscaped plaza, children's play area, and short and long term bike parking/storage areas.

The applicant has proposed sustainability features including low water use landscaping, solar arrays on the roof, on-site storm water bio retention areas, EV charging and EV-ready parking spaces.

The architectural style is described as coastal contemporary with pitched gable roofs, articulated facades and patios/balconies. The use of two buildings and the single story community building between the residential buildings would reduce the visual mass when viewed from Capitola Avenue.

Background

The existing professional office building development was approved by the Planning Commission in 1984 and was built in 1985. The development included four office buildings with lofts. No major changes to the property have occurred since the original construction.

On June 29, 2022, the Planning Department received the subject application.

Development and Design Review

Multifamily residential projects necessitate review of the design by a city-contracted design professional and issuance of a design permit by the Planning Commission. RRM Design was contracted by city staff to complete the third-party review of the project for an overall architectural evaluation and review of the city's Objective Standards for Multifamily Residential in Chapter 17.82. The analysis on RRM's findings is summarized within the analysis section of the report under the Design Review and Objective Standards section.

On December 14, 2022, at the Development and Design Review meeting, City staff reviewed the application and provided the applicant with the following feedback:

Public Works Representative, Danielle Uharriet: Commented that the storm drainage plan check was completed and accepted a revised sidewalk design at the driveway along 44th Avenue.

Building Official, Robin Woodman: Asked the architect if the buildings were required to have elevators and noted that the trash enclosure floor drain would be required to connect to the sanitary sewer.

Senior Planner, Brian Froelich: Commented that the parking lot accessed from Capitola Road had a "No Parking" area that would serve as a turnaround for passenger vehicles and noted minor corrections needed on plan sheet G1.0.

Following the meeting, the applicant updated the plans and confirmed that elevators were not required for the project.

On January 19th, 2023, the Planning Commission continued the item to a special meeting on a date certain (January 25, 2023) due to a regional internet outage.

On January 25, 2023, the Planning Commission considered the item at a special meeting, received public comments, and voted 3-1-1 (Commissioner Wilk - Nay, Chair Westman - Absent) to continue this item off calendar with the following direction to staff:

1. Conduct a safety review of the intersection in front of the Project.
2. Verify that the 300-foot noticing requirement is accurately conducted.

New Information

Staff is providing the following new items for Planning Commission consideration:

- Dudek Traffic Safety Addendum dated February 22, 2023. Study commissioned by staff. (Attachment #10)
- Hexagon Transportation Consultants, Inc. Peer review of first Dudek Traffic Study. Item submitted by the applicant (Attachment #11)
- Public Comment – All written public comments received as of 5pm on February 22, 2023 (Attachment #12). Any written comments received after this date/time will be included in the Supplemental Materials packet.
- Property Management Plan provided by the applicant (Attachment #13)
- Parking Management Plan provided by the applicant (Attachment #14)
- Resident Screening Plan provided by the applicant (Attachment #15)
- Rooftop mechanical and line of sight diagram provided by the applicant (Attachment #16)

Traffic Safety

There will be two parking lots on the project site. A 15-space lot will be provided on the northwest portion of the site, with driveway access on 44th Avenue, and a 21-space lot will be provided on the east side of the site, with driveway access on the north leg of the 45th Avenue/Capitola Road intersection.

Planning staff initially commissioned Dudek Consulting to prepare the baseline Traffic Study dated November 17, 2022. Dudek provided comments which required the applicant to modify the original design. In order to properly place the new driveway on the north leg of the intersection, the existing continental crosswalk will be relocated slightly to the west. The crosswalk relocation will require modification of the existing median on Capitola Road. Also, the driveway access orientation submitted in the original application was modified to be at a right angle to the intersection.

At the direction of Planning Commission, Dudek completed a second study follow-up report focusing on safety of the intersection dated February 22, 2023. The primary findings of the follow up report are as follows:

1. The proposed project and adjacent existing single-family home are very low traffic generators. There will be relatively low traffic volumes entering/exiting the driveways on the north leg of the intersection. Per the LOS analysis, added vehicle delays from the project would be very low.
2. The intersection is an all-way stop-controlled intersection where all stopped vehicles have to give the vehicle, bicyclists, and pedestrians in the intersection their rights-of-way.
3. There is adequate to good sight distance from all approaches of the driveway with well-marked crosswalks.
4. There were two collisions reported within a five-year period. Both collisions involved vehicle-to-pedestrian collisions and the at-fault party were the vehicles who failed to yield the right-of-way. The collisions were not related to any movements at the existing single-family residential driveway on the north leg or the design of the intersection.

The applicant independently commissioned a peer review prepared by Hexagon Traffic Consultants Inc. dated February 14, 2023, of the Dudek baseline Traffic Study dated November 17, 2022. The Hexagon report generally concurs with the Dudek report with regard to trip generation, level of service (LOS), and the recommended on and off-site improvements (onsite turnaround, realigned crosswalk and median). Hexagon introduces new information by studying turning and access models for all vehicle paths in or out of the driveway that accesses at 45th Avenue and Capitola Road. Hexagon prepared exhibits showing that the geometry of all vehicle movements into and out of the proposed driveway are independently functional for a large passenger vehicle (7 ft. x 19 ft. Chevy Suburban).

Public Comment

Planning staff and the Planning Commission have received numerous written comments about the project. Comments opposed to the project generally focus on parking, traffic safety, density, height, and neighborhood impacts. Comments in favor of the project generally support affordable housing and encourage the city to follow state density bonus requirements. Comments opposed to the project greatly outnumber the comments of support. All comments received before 5pm on February 22, 2023 are included in Attachment #12.

Applicant's Management Plans

The applicant has provided a property management plan, parking management plan, and a resident screening plan. Planning staff has included those informational items for the public and the Planning Commission. (Attachments #13, #14, and #15 respectively)

Public Noticing

The Planning Commission instructed Planning staff to confirm that public noticing was verified. Planning staff took the following steps to ensure that the public was notified of the hearing:

1. Planning staff confirmed the 300 foot noticing mail list was correctly created and distributed prior to the January 25, 2023 Planning Commission Meeting.
2. In preparation for the March 2, 2023 Planning Commission Meeting, Planning staff expanded the 300 foot radius for post card notices to include the following:
 - a. Increased to 500 foot radius.
 - b. Added all of 43rd Avenue, 44th Avenue, 46th Avenue, and 47th Avenue north of Capitola Road.
 - c. Added all of Capitola Road between 42nd Avenue and 47th Avenue.
 - d. Added a portion of Diamond Street.
 - e. Added all of Crystal Street and Emerald Street between 45th Avenue and 47th Avenue.
 - f. On site posting was placed in three locations near the property line.
 - g. Newspaper legal noticing was posted through two cycles.

The following analysis is from the January 25, 2023, Planning Commission staff report and unchanged, with the exception of the new Attachments 8 - 16.

Development Standards

The following table outlines the zoning code requirements for development in the Mixed Use Neighborhood (MU-N) Zoning District. The proposed project complies with the standards of the MU-N zone or requests concessions/waivers under Density Bonus law as noted below.

	MU-N	Proposed	Compliance
Site Requirements			
Floor Area Ratio, Maximum	1.0 35,588 sf	0.91 32,475 sf	Yes
Parking	2.5 per unit, 1 covered 90 total	36 uncovered -	With concession for number of spaces.
	Max. 30% compact 2 EV	42% compact 2 EV 13 EV ready	With concession for ratio of compact spaces.
Structure Requirements			
Setbacks			
Front (44 th Ave.)	0-15 ft.	9 ft. 6 in.	Yes
Rear	20% of lot depth 60 ft.	73 ft.	Yes
Interior Side	10% of lot width 11 ft. 10 in.	5 ft.	With concession.
Street Side	Min: 0 ft. Max: 15 ft.	15 ft.	Yes
Height, Maximum	27 ft.	36 ft.	With waiver.

Residential Transition Standards – Daylight Plane	No structure shall extend above or beyond a daylight plane having a height of twenty-five feet at the setback (11 ft. 10 in.) from the residential property line and extending into the parcel at an angle of forty-five degrees.	Building B 3 rd floor encroaches into the daylight plane.	With waiver.
Landscaped Open Space	5%	22%	Yes

Discussion

This report outlines the project’s consistency with the zoning ordinance or applicable state law and further describes the proposed development; evaluates the project architecture, landscaping, trees, transportation; and provides a summary of the environmental review process that was completed for the project.

State Density Bonus

The California Density Bonus Law (Government Code 65915-65918) was first enacted in 1979. Since 2019, the Legislature has aggressively amended and expanded the law with increased options and benefits for developers and reduced regulatory authority for local government. The subject property is in the MU-N zoning district and allows for multi-family uses with approval of a Conditional Use Permit. The MU-N zone regulates FAR (Floor Area Ratio), setbacks, and height but does not limit density directly. Therefore, the developer is not requesting consideration of additional density but other allowed benefits that are also included under Density Bonus Law. (Attachment 6 - Government Code 65915-65918)

The law previously allowed developers to request concessions and/or waivers from local government if the developer demonstrated that the associated costs were prohibitive to the project. Now the burden of proof is on local government to demonstrate that the requested concession or waiver, based on substantial evidence, does not result in actual cost reductions. This change raises the bar significantly by assuming requested concessions and waivers are necessary for project feasibility. Further, a local agency cannot deny requests for concessions unless the jurisdiction has fulfilled the current Regional Housing Needs Assessment (RHNA) numbers. At the close of 2021, Capitola had permitted 42 of the 143 allocated through RHNA and estimates up to a dozen more units were permitted in 2022; therefore, concessions may be requested.

Concessions

With the provision of 100% affordable units, the project is eligible for concessions, which are considered a reduction in site development standards or a modification of zoning code requirements or architectural design requirements that result in identifiable and actual cost reductions for the project (Government Code § 65915). Below is a summary of the proposed concessions:

- Daylight plane - encroachment for Building B
- Side setback reduction - five feet where 11 feet 10 inches is required
- Parking Ratio - 1:1 parking space per unit where 1:2.5 is standard
- Percentage of compact parking – 42% where 30% is the standard

Pursuant to Government Code § 65915(d), the City is required to grant the requested concessions unless it makes a written finding based on substantial evidence that: 1) the concession does not result in identifiable and actual cost reductions to provide for the affordable housing; 2) the concession would create a specific adverse impact to health, safety, the physical environment or historic resources for which there is no feasible mitigation; or 3) the concession is contrary to federal or state law. A “specific, adverse

impact” means “a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.” (§ 65589.5(d)(2).) Conditions that would have a specific, adverse impact upon the public health and safety “arise infrequently.” In addition, Government Code section 65915, subdivision (r) states: “this chapter shall be interpreted liberally in favor of producing the maximum number of total housing units.”

It is staff’s assessment that the requested concessions are appropriate and will result in identifiable and actual cost reductions consistent with the State Density Bonus Law and the City’s ministerial requirements with respect to those requests. The project is also conditioned to comply with the provisions for affordable housing under Government Code § 65915.

Waivers

In addition to the permitted number of concessions based on the project’s affordability mix, an applicant may also propose a waiver or reduction of any development standard that would have the effect of physically precluding the construction of the project at the densities or with the concessions permitted under state law. A proposal for a development standard waiver does not reduce the number of concessions to which the applicant is otherwise entitled. (Gov. Code, § 65915(e)(1).) A “development standard” is defined as “a site or construction condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation.” Below is a summary of the proposed waivers:

- Building height - 36 feet where 27 feet is standard
- Mitigation tree size – less than required 24 inch box
- Entry design facing street – entries do not face street
- Massing breaks – design does not provide eight foot recesses every 50 feet of building facade

Pursuant to Government Code § 65915(e), the City cannot apply any development standard to a project that will physically preclude construction of a development that includes the required percentage of affordable units at the eligible density bonus or with the permitted concessions. Therefore, the City must grant a proposal for a waiver or reduction of development standards unless the proposal would: 1) have a specific, adverse impact to health or safety for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact; 2) have an adverse impact on any real property that is listed in the California Register of Historical Resources; or 3) be contrary to federal or state law. It is staff’s assessment that the proposed waivers will not result in any of the above adverse impacts and are appropriate to ensure that construction of the project as proposed is not physically precluded.

Conditional Use Permit Considerations

Pursuant to Section 17.124.060 of the Capitola Municipal Code, when evaluating a CUP, the Planning Commission shall consider the following characteristics of the proposed use:

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

Staff Analysis: Residential housing operates 24 hours per day. The project will have a manager’s unit and the site manager will operate in an office in the community building. This is primarily an internal facing function that will infrequently require visits from maintenance contractors, new tenants, and other similar property management meetings. Proposed exterior lighting complies with city standards and will be shielded to mitigate light cast onto neighboring properties. The project would not result in any significant effects relating to traffic, as further described in the traffic section below.

B. Availability of adequate public services and infrastructure.

Staff Analysis: Public services and infrastructure are available at the site. The property owner and/or City staff have been in contact with Soquel Creek Water District, County Sanitation, and Central Fire District to ensure adequate public services and infrastructure for the use. Prior to issuance of building permit, the applicant must provide will serve letters from the water district and sanitation (condition 20).

C. Potential impacts to the natural environment.

Staff Analysis: The proposed project is exempt under California Environmental Quality Act (CEQA) Section 15332, which is described in the CEQA section below.

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

Staff Analysis: The project site is generally flat and is located centrally in the city with access to adequate roads, infrastructure and public transit. The two lots are required to be merged prior to issuance of a Building Permit and are collectively of sufficient size and shape to accommodate the proposed development.

Height and Residential Transitions Standards

Pursuant to Municipal Code Section 17.48.020.A, height is measured as the vertical distance from the assumed ground surface to the highest point of the building. The existing topography has a very slight upslope of two feet from south to north and can be described as flat. The proposed grading plan shows cut and fill to further level the site. Thus the building's height is perceived similarly from all sides. The applicant proposes a waiver to maximum height of 27 feet for the MU-N district to 36 feet, which accommodates three floors and an articulated roof design. Building A of the proposed design complies with the transitional standards as outlined below, but Building B is included in a request for a concession to the daylight plan standard.

The standard for Daylight Plane is as follows: No structure shall extend above or beyond a daylight plane having a height of twenty-five feet at the setback from the residential property line and extending into the parcel at an angle of forty-five degrees.

Staff Analysis: The applicant has requested use of a concession at the narrow end, north side of Building B to encroach within the daylight plane. Specifically, two bedrooms and one bathroom on the third floor project into the daylight plane area. All other buildings and portions of buildings comply with the daylight plane standard.

Parking

The proposed parking lots are located to the side and rear of the multi-family buildings, which is preferred per Section 17.20.040 E. The zoning ordinance requires two and a half parking spaces per multi-family unit, which would be 90 parking spaces for the proposed project. The applicant is proposing to utilize a concession to reduce parking standards to one vehicle parking space per unit (36 total). The applicant is also proposing a percentage of compact parking spaces of 42% where the standard is 30%. These constitute the most significant deviations requested from typical standards for the project. The Density Bonus Law (Government Code 65915 – 65918) discusses parking throughout in describing the use of concessions, waivers, and impact to project feasibility. The Legislature has targeted first density, and now parking and height, as development standards that are often barriers to production of affordable housing and has incorporated specific tools for developers. The applicant understands the importance of providing parking and making the project both feasible, functional for tenants, and acceptable to the community. They have accordingly provided EV ready parking and bike parking in excess of standards. The requested concession for reduction in the parking ratio for the project will allow for the construction of the proposed

affordable units and would result in a building design and construction efficiencies that could otherwise not be accommodated; it enables the developer to maximize the use of the lot for residential development and to construct the proposed project with the proposed number of affordable housing units, without which the development would be physically precluded [Government Code 65915 (p)(6)].

Design Review and Objective Standards

The proposed architectural design is “Coastal Contemporary”, with materials consisting of stucco, lap siding, white vinyl windows, wood and perforated metal trim elements, and composite shingle roof. The community building has antique bronze storefront finish with a mono plane roof line. The residential buildings incorporate a façade roofline with gable ends and sloping elements. The center area of the roof is flat and will house mechanical equipment and PV panels.

Multifamily residential projects necessitate review of the design by a city-contracted design professional and issuance of a design permit by the Planning Commission. RRM Design was contracted by city staff to complete the third-party review of the project for an overall architectural evaluation and review of the city’s Objective Standards for Multifamily Residential in Chapter 17.82. RRM reviewed the design twice. The applicant addressed most of the comments from the first round of review. RRM’s final review memo is attachment 4. The only comments that the applicant could not address is summarized below:

- Consider opportunities to relocate primary unit entries to face the street and/or other building entries in order to enhance the street character (OS 17.82.060C.1).

The applicant is using a Density Bonus waiver for this comment noting that the ground floor units are accessible to avoid the cost of elevators for the project. Accessible entries that faced the street would require accessible walkways that are also incompatible with the designed storm drain retention areas.

Signs

The application does not include signs. A separate application for a Master Sign Permit may be submitted by the applicant for Planning Commission review. Total signage is limited to 20 square feet.

Landscaping

Under CMC 17.72.050, parcels within the MU-N zoning district must have a minimum of five percent landscape area (1,779 square feet). The proposed overall site plan includes 7,837 square feet of landscaped area, so complies with the landscaped area requirement. The landscape irrigation system is required to be on a separate dedicated water meter (Section 17.72.050 B2)

The applicant demonstrated compliance with the Soquel Creek Water District’s Maximum Allowable Water Use as required by Section 17.72.060 B1 (plan sheet L-3.0).

The new parking lots add 36 new parking spaces and are required to be 15% landscaped with one shade tree per every five parking spaces. The applicant is proposing 15 trees in proximity to the parking lots to meet this requirement. The proposed parking lot areas are 11,850 square feet. The applicant is proposing trees in the new parking lot area that will provide 3,360 square feet (28%) of canopy at maturity, exceeding the requirement.

Trees

The site contains 26 existing trees and the applicant is proposing removal of 23. The existing trees range in size from four to 14 inches diameter at breast height (DBH) with the exception of one 36 inch white ash tree.

The trees proposed for removal are in locations critical to the project feasibility (circulation, buildings and drainage) and are not particularly unique specimens other than the 36 inch white ash. Mitigation planting

is typically a 2:1 ratio of 24" box trees. The applicant has requested a waiver to the typical mitigation and instead proposes a landscape plan that includes 26 total replacement trees and will provide 44% canopy coverage at maturity, which far exceeds the city's goal of 15% canopy for each parcel. The applicant notes that committing to the cost of larger trees at installation could make the project less feasible.

Storm Drainage

By size the project would typically be categorized as a Tier 4 project, per the City's Stormwater Technical Guide. Tier 4 development projects include new/replaced impervious area between greater than 22,500 square feet. However, the project site is connected to an underground storm drain that discharges directly to marine nearshore waters, which recategorizes the design as a Tier 3 project. Tier 3 projects must design for the following:

- Treat runoff onsite with an appropriately sized retention system.
- Prevent any offsite discharge for 95th percentile rainfall events.
- Low Impact Design, which directs runoff from impervious surface to bio retention and landscape areas.

The project was plan checked by consultant, HydroScience Engineers Inc. to ensure compliance with Tier 3 requirements:

- Seven bioretention basins that captures all new impervious surface drainage and 50% of the replaced impervious surface.
- The total volume of bioretention can accommodate a storm event that delivers 2.1 inches of rain.

HydroScience Inc. concluded that the design meets Tiers 3 standards and provided recommended conditions of approval.

Traffic Analysis

The project would not result in any significant effects relating to traffic. The project is a 100% affordable housing project, which is screened out (exempt) from traffic-vehicle miles traveled (VMT) review. The City's adopted VMT threshold and accompanying guidelines follow CEQA Guidelines Section 15063(c)(3)(C) and the Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA, which allows for development of "screening criteria" that can be used to identify projects that are not expected to cause a significant impact on transportation without conducting a detailed VMT analysis. Affordable residential development is screened out; the OPR Technical Advisory provides data to support the conclusion that adding affordable housing to infill locations generally improves jobs-housing match, in turn shortening commutes and reducing VMT. Accordingly, Capitola's screening criteria provides that projects that are a 100% affordable residential development or the residential component of a mixed-use development, in infill locations shall be assumed to have a less than significant impact on transportation for CEQA purposes. The project is both a 100% affordable residential project and located in an infill location.

Notwithstanding the exempt status of affordable housing projects regarding VMT, the city commissioned a project-specific traffic analysis by Dudek (attachment #3). The project was evaluated in accordance with the standards of the City of Capitola's General Plan. The traffic analysis is based on the older methodology of evaluation, Level of Service (LOS). CEQA no longer focuses on LOS-based analyses because such analyses tend to result in mitigation measures calling for new or expanded roadways, which leads to more VMT and Greenhouse Gas (GHG) emissions. Staff commissioned the analysis for this project not for CEQA purposes, but as a way to understand the proportionality of impacts at the most impacted intersection.

The results of the traffic analysis concluded that the LOS related impacts of the proposed project would be less than significant. The project creates a net of seven vehicle trips during the AM peak and a net of 8 trips during the PM peak period compared to the existing offices. Dudek also concluded that the greatest impact to wait times at the intersection of 45th Avenue and Capitola Road would be a maximum increase of 1.8 seconds during the PM peak period.

Sustainability Features

The applicant proposes to incorporate the following sustainability features into the project:

- Two EV chargers
- 13 EV-ready parking spaces
- Solar Panels
- Low water use landscaping
- Storm water retention system

CEQA

Section 15332 of the CEQA Guidelines exempts infill development projects that meet certain criteria.

The city contracted with environmental consultant Dudek to prepare a detailed environmental analysis under CEQA for the proposed project (attachment #5). Aside from the concessions and waivers allowed via Density Bonus Law, the project is consistent with both the general plan and zoning ordinance. The site is within city limits and is surrounded by developed sites and urban uses. No known habitat or rare or threatened species have been identified on the subject site. Potential for traffic, noise, air quality, water quality, and cultural resources impacts were all evaluated and will be effectively mitigated by following current City codes and the recommended project conditions of approval. The site is well served by available public utilities and services.

Therefore, the City has documented that the project qualifies for the Categorical Exemption found in CEQA Guidelines section 15332, the infill exemption, and that none of the potential exceptions to the use of a categorical exemption apply to this project or the project site.

Recommendation

Staff recommends that the Planning Commission adopt the resolution in Attachment #8 finding that:

1. The Project is exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15332 (In-Fill Development); and

Approving:

2. The Conditional Use Permit pursuant to the findings and analysis included in this Staff Report and subject to the included Conditions of Approval; and
3. The Density Bonus request for concessions and waivers under State Density Bonus Law based on the findings and analysis included in this Staff Report and subject to the included Conditions of Approval; and
4. The Design Permit including the proposed water feature, pursuant to the findings and analysis included in this Staff Report and subject to the included Conditions of Approval; and
5. The Coastal Development Permit pursuant to the findings and analysis included in this Staff Report and subject to the included Conditions of Approval

Recommended Conditions of Approval

General Conditions

1. The project approval consists of a Conditional Use Permit, Design Permit, State Density Bonus and Coastal Development Permit for the construction of a multifamily at 4401 Capitola Road. The application #22-0244 was approved by Planning Commission on March 2, 2023.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At the time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet or G sheets of the construction plans.
4. 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.
5. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
6. This permit shall expire 24 months from the date of issuance. The applicant shall have obtained an approved building permit commenced construction before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration.
7. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
8. The project applicant shall designate a “disturbance coordinator” who will be responsible for responding to any local complaints regarding construction noise or activity. The coordinator (who may be an employee of the general contractor) will determine the cause of the complaint and will require that reasonable measures warranted to correct the problem be implemented. A 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.

Conditional Use Permit Conditions

10. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.
11. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view and inside the trash enclosure on non-collection days.

12. Bicycle parking is required to be accommodated with 14 short term bike parking spaces and 36 long term bike parking spaces. The design and specifications of the bike parking spaces shall be further detailed in the plans for Building Permit plan check.
13. Amplified sound is limited to interior areas only.

Planning Department Conditions

14. 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.
15. Prior to issuance of building permit, all Planning fees associated with permit #22-0244 shall be paid in full.
16. Air-conditioning equipment or other roof top equipment shall be screened from view and fall within allowable city permitted decibel levels. Additional detail showing equipment heights and any mechanical screens shall be shown on the building permit plans.
17. The trash enclosure shall be covered, gated, and maintained to provide a clean and sanitary area. The trash enclosure construction shall be completed, prior to final inspection.
18. Outdoor luminaires shall be energy-efficient fixtures controlled by motion sensors and incorporate cut-off controls and outdoor lighting controls. All building and parking lot lighting shall be shielded to prevent light from shining in the neighboring properties and be Dark Sky compliant. The applicant shall provide a lighting plan and photometric plan with the submittal of plans for building permit plan check.
19. No rooftop equipment is to be visible to the general public. Any necessary roof screening is to match the color of the building as closely as possible. Plans for any necessary screening shall be submitted to the Community Development Department prior to, or in conjunction with the building permit submittal.
20. 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.
21. 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.
22. Prior to issuance of building permits, the building plans must show that any existing overhead utility lines within the property and any new utility lines will be underground to the nearest utility pole.
23. 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.

24. If prehistoric or historic-period cultural materials are unearthed during ground-disturbing activities, it is recommended that all work within 100' of the find be halted until a qualified archaeologist and Native American representative can assess the significance of the find. Prehistoric materials might include obsidian and chert-flaked stone tools (e.g., projectile points, knives, scrapers) or tool-making debris; culturally darkened soil ("midden") containing heat-affected rocks and artifacts; stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered-stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. If the find is determined to be potentially significant, the archaeologist, in consultation with the Native American representative, will develop a treatment plan that could include site avoidance, capping, or data recovery.
25. In the event of the discovery of human remains during construction or demolition, there shall be no further excavation or disturbance of the site within a 50' radius of the location of such discovery, or any nearby area reasonably suspected to overlie adjacent remains. The Santa Cruz County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his/her authority, he/she shall notify the Native American Heritage Commission, which shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the landowner shall reinter the human remains, and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. A final report shall be submitted to the City's Community Development Director prior to release of a Certificate of Occupancy. This report shall contain a description of the mitigation programs and its results, including a description of the monitoring and testing resources analysis methodology and conclusions, and a description of the disposition/curation of the resources. The report shall verify completion of the mitigation program to the satisfaction of the City's Community Development Director.
26. In the event that a fossil is discovered during construction of the project, excavations within 50' of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The City shall include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.
27. To the extent practicable, tree removal shall be performed from September 1 through January 31 to avoid the general nesting period for birds. If tree removal cannot be performed during this period, precutting surveys will be performed no more than two days prior to beginning work activities to locate any active nests as follows: The owner/applicant shall be responsible for the retention of a qualified biologist to conduct a survey of the project site and surrounding 300' for active nests—with particular emphasis on nests of migratory birds—if tree cutting will begin during the bird nesting season, from February 1 through August 31. If active nests are observed on either the project site or the surrounding area, the project owner/applicant, in coordination with the appropriate city staff, shall establish no-disturbance buffer zones around the nests, with the size to be determined in consultation with the California Department of Fish and Wildlife (usually 100' for perching birds and 300' for raptors). The no-disturbance buffer will remain in place until the biologist determines the nest is no longer active or the nesting season ends. If construction ceases for three days or more and then resumes during the nesting season, an additional survey will be necessary to avoid impacts on active bird nests that may be present.
28. No signs are approved as part of this application. A Sign Permit application shall be submitted in compliance with Chapter 17.80 of the zoning ordinance and shall include all signage proposed for the project site.

29. Inspections by the Planning Department are required for the foundation, final framing, prefinal after application of exterior materials, and final inspection.
30. Separate containers for recyclables, organics, and waste shall be placed in all common areas, including all gathering areas, such as eating areas and community room.
31. A separate water service and water meter for irrigation will be required.
32. The applicant shall provide two electric vehicle charging stations with the plans for building permit plan check.
33. The property at 4401 Capitola Road shall be deed restricted to provide continued affordability of 100% low-income affordable housing rental units in the approved ratio and affordability categorized for a period of no less than 55 years. Low-income household cannot exceed 80% of the median family income level for Santa Cruz County as published by California Department of Housing and Community Development. The owner shall enter into an agreement with the City so as to assure compliance with the provisions of the State Density Bonus affordable housing requirement for all units on site to be deed restricted as a low-income rental as defined in Section 50053 of the Health and Safety Code. The deed restriction shall be in a form suitable for recordation as authorized by the Community Development Director and City Attorney.
34. Prior to issuance of building permits, parcels 034-123-05 & 034-124-18 shall be merged and all final documentation recorded with Santa Cruz County. The applicant shall, at their sole cost, diligently prepare plat maps, legal descriptions, grant deeds, and any other necessary documentation to execute the lot merger.

Public Works Department Conditions

35. Prior to filing an application for a building permit the applicant shall prepare and submit a plat map showing the original parcels (APN: 034-123-05 and APN: 034-124-18) and the parcel being combined by the lot merger with pertinent supporting data. Said map shall be filed with the Public Works Department with the appropriate review fees for review by the City Surveyor. Said plat map shall be prepared by a licensed land surveyor who shall be responsible for responding to comments until the map is acceptable to the Public Works Department. The final accepted map shall be recorded with the Santa Cruz County Recorder.
36. Prior to the issuance of the building permit the applicant shall submit plans detailing all improvements or modifications that impact or interface with the public right of way. At a minimum these details will include the limits of any existing or proposed curb drains, ADA compliant driveway approach, signage and striping or any other modification to the curb/gutter/sidewalk. The extent of all improvements or modifications shall be limited to those areas fronting the property boundaries (44th Avenue and Capitola Road) and shall not impact the frontage of any adjacent parcels.
37. 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.
38. 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. The sidewalk along the Capitola Road frontage shall entirely be replaced eliminating all identified ADA barriers: cross slopes exceed 2%, lips greater than ¼ - ½ inch between sections, curb ramp cross/running/landing slopes, lack of minimum clearance at utility poles and signs. The

driveway approach on 44th Avenue – north wing running slope shall be limited to those areas fronting the property boundary and shall not impact the frontage of any adjacent parcels.

39. Prior to issuance of a building permit the applicant shall incorporate the following design recommendations per the November 17, 2022, Dudek Traffic Analysis:
 - a. The relocated continental crosswalk on the west leg of the intersection shall be placed at a 90-degree angle with the roadway. The existing raised median on Capitola Road shall be modified to integrate the crosswalk. The crosswalk shall be designed per City and ADA standards.
 - b. A “no parking” area shall be striped for turnaround at the north end of the east parking lot so that vehicles can turn around on site instead of backing into the intersection.
40. Prior to issuance of building permits, the Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans.
41. Prior to issuance of building permits, the applicant shall submit a stormwater temporary construction sediment and erosion control plan, (BMPs) e.g., wattle location, storm drain protection, construction entrance, washout areas, contain trash/debris, stockpile protection and details, location of portable toilet and containment/protection, etc. All BMPs, sediment and erosion control measures shall be installed prior to the start of construction; and shall be maintained throughout project duration.
42. Prior to any land disturbance, applicant shall notify the Public Works Department 24 hours in advance for a pre-site inspection to be conducted by the grading official to verify initial compliance with the approved stormwater temporary construction erosion and sediment control plan. All temporary sediment and erosion control best management practices (BMPs) shall be maintained throughout the project duration.
43. No material or equipment storage may be placed in the road right-of-way.
44. Keep work site clear of debris & be aware of tracking mud, dirt, gravel into the street, and sweep daily, cover all stockpiles and excavation spoils. Practice good housekeeping BMPs.
45. Prior to issuance of building permits, the applicant shall submit a Stormwater Control Plan, Bioretention Construction Checklist, and detailed draft Stormwater Operation and Maintenance Plan prepared and certified by a Registered Civil Engineer as submitted on November 30, 2022, and conditionally approved by HydroScience Engineers on December 9, 2022, in accordance with the current Post Construction Requirements (PCRs) for a Tier 2 project for review and approval by the Public Works Director.
46. The Engineer of Record shall inspect and provide record drawings of construction of stormwater management improvements and certify to the City that the construction meets the intent of the approved design drawings, Stormwater Control Plan, and City Post Construction Requirements.
47. Prior to final occupancy approval the applicant shall submit a final Operation and Maintenance Plan including any revisions resulting from changes made during construction for review, approval and recorded in the Office of the County Recorder by the Public Works Director.
48. Prior to final occupancy approval the applicant shall enter into and record in the Office of the County Recorder, any agreements identified in the Stormwater Control Plan which pertain to the transfer of ownership, right-of-entry for inspection or abatement, and/or long-term maintenance of the stormwater treatment BMPs.

49. The drain within the dumpster enclosure shall be connected to the sanitary sewer with the review and approval of Santa Cruz County Sanitation.

Conditional Use Permit Findings

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

Multifamily housing is a conditional use in the MU-N zone. The project complies with state law or local codes, as required, and provides needed affordable housing units in Capitola.

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 proposed use, as conditioned, is consistent with local long range and implementation planning documents as listed. The Project site has a General Plan land use designation that allows for residential uses. The Project is consistent with the local coastal program, and with the zoning code except for the allowable incentives and concessions under Density Bonus Law. The Project is not located within a Specific Plan. The Project meets Design Review criteria.

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 project will have a minimal effect on trip generation and improve the jobs to housing ratio in the region, which according the Office of Planning and Research, will have a net beneficial effect on traffic and greenhouse gas emissions. In addition, surrounding land uses and structures include a mix of multi-family developments, a church, and professional offices. The proposed Project is a multi-family development, similar in size and scope to the surrounding land uses.

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

The building provides required affordable housing and RHNA units, will be fire sprinkled, and will be served by all necessary public utilities.

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

The proposed use is appropriately located and generally mitigated from impacts to adjacent residential uses. The project is within 0.75 miles of State Route 1 and within 200 feet of bus route 55. The property will be served by all utilities.

Design Permit Findings

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

Community Development staff, the Development and Design Review Committee, consultant RRM and the Planning Commission have all reviewed the project. The proposed project, as conditioned, is consistent with local long range and implementation planning documents. The Project site has a General Plan land use designation that allows for residential uses. The Project is consistent with the local coastal program, and with the zoning code except for the allowable incentives and concessions under Density Bonus Law. The Project is not located within a Specific

Plan. The project meets the Design Review Criteria.

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

Community Development Staff, the Design and Development Review Committee, and the Planning Commission have all reviewed the project. The proposed 32,475 square foot multi-family development complies with all development standards of the MU-N zoning district and/or applicable state law, outside of those standards being waived by incentives or waivers pursuant to Density Bonus law.

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

The Project has been reviewed in compliance with and found to be exempt from CEQA through a Class 32 Infill exemption.

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 multifamily development will not have an impact to public, health, safety, and welfare. The building will be fire sprinkled and will be served by all necessary public utilities.

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

Community Development Staff, the Design and Development Review Committee, design consultant RRM and the Planning Commission have all reviewed the project. The proposed 32,475 square foot multifamily development and supporting improvements comply with the applicable design review criteria and as described by RRM.

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

The project site is in a mixed use zone with professional office, single family and multi family uses in nearby proximity. The design complies with local standards with the exception of state permitted concessions and waivers. The proposed use does not introduce any new or unusual impacts.

Coastal Findings

1. **The project is consistent with the LCP land use plan, and the LCP implementation program.**
The proposed project conforms to the City's certified Local Coastal Plan (LCP) land use plan and the LCP implementation program.
2. **The project maintains or enhances public views.**
The proposed project has no permanent impact on view or coastal access.
3. **The project maintains or enhances vegetation, natural habitats and natural resources.**
The proposed project has no impact on coastal vegetation, habitats, or resources.

4. **The project maintains or enhances low-cost public recreational access, including to the beach and ocean.**
The project has no impact on recreation access or cost.
5. **The project maintains or enhances opportunities for visitors.**
The project has no impact on visitors and opportunity.
6. **The project maintains or enhances coastal resources.**
The proposed multifamily project has no negative impact on coastal resources.
7. **The project, including its design, location, size, and operating characteristics, is consistent with all applicable design plans and/or area plans incorporated into the LCP.**
The proposed multifamily project allows Capitola to produce needed affordable housing units in an area that is zoned for this type of use. The project is consistent with the LCP.
8. **The project is consistent with the LCP goal of encouraging appropriate coastal development and land uses, including coastal priority development and land uses (i.e., visitor serving development and public access and recreation).**
The project will not obstruct public access and has no impact on recreation or visitor opportunities and experiences. The project allows the city to produce affordable housing and deliver required RHNA units to the region.

Density Bonus Findings

Pursuant to Density Bonus Law, the Project qualifies for four incentives and concessions and unlimited waivers from development standards. The Project has requested incentives and concessions related to the required daylight plane, side setback, parking ratio, and percentage of compact parking spaces. The Project has requested waivers from building height, mitigation tree size, entry orientation, and massing breaks. Pursuant to Density Bonus Law, proposed concessions or incentives must be approved unless it can be established by written findings based on a preponderance of the evidence that the proposed concession or incentive does not result in identifiable and actual cost reductions, would cause a public health or safety problem, would cause an environmental problem, would harm historical property, or would be contrary to law.

Report prepared by: Brian Froelich

Attachments January 25, 2023:

1. Project Plans – November 30, 2022
2. CEQA Draft NOE prepared by Dudek – November 14, 2022
3. Transportation Study prepared by Dudek – November 17, 2022
4. RRM Final Design Review Memo – November 18, 2022
5. Applicant's Attorney Memo re: Density Bonus – October 21, 2022
6. California Density Bonus Law (Government Code 65915-65918)
7. Design Review Criteria

Attachments March 2, 2023

8. Draft Resolution Approving application #2022-0244
9. Planning Commission Meeting Minutes – January 25, 2023
10. Dudek Traffic Study Addendum dated February 22, 2023 – City commissioned
11. Hexagon Peer review dated February 17, 2023 – applicant commissioned

12. Public Comments received by 5pm on February 22, 2023
13. Property Management Plan – by applicant
14. Parking Management Plan – by applicant
15. Resident Screening Plan – by applicant
16. Rooftop Equipment and Line of Sight Diagram

THE BLUFFS AT 44TH

4401 CAPITOLA ROAD, CAPITOLA, CA 95010

PLANNING RESUBMITTAL SET

11/30/2022





THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATING THE PROJECT. THE DOCUMENT AND ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2020.

THE BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT
4495 MORENA BLVD, SUITE 109, SAN DIEGO, CA 92117

Sheet Title:
PROJECT INFORMATION

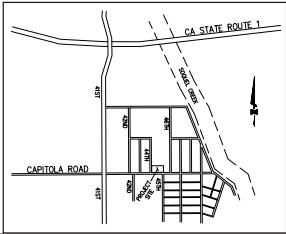
Job No. 21041
Date: 11/30/2022

Scale:
Drawn By:

Sheet No:

G1.0

VICINITY MAP



PROJECT SUMMARY

THE BLUFFS AT 44TH, LOCATED ON A 0.82-ACRE SITE ON THE NORTH-EAST CORNER OF CAPITOLA ROAD AND 44TH AVENUE IN CAPITOLA, CA WILL FEATURE 36 UNITS OF AFFORDABLE FAMILY HOUSING IN TWO SEPARATE 3-STORY BUILDINGS ON A BEAUTIFULLY LANDSCAPED SITE. THE UNITS ARE A MIX OF 1-BEDROOM, 2-BEDROOM AND 3-BEDROOM APARTMENTS, AND ARE CONFIGURED IN TWO 3-STORY NON-ELEVATOR BUILDINGS. ALL UNITS ARE TO BE FOR RENT ONLY AND AFFORDABLE UNITS AS DEFINED BY CALIFORNIA GOVERNMENT CODE SECTIONS 65915-65918. AFFORDABILITY LEVELS WILL BE AT THE INCOME LEVELS SHOWN BELOW:
10 UNITS AT "LOW-INCOME"
25 UNITS AT "EXTREMELY LOW-INCOME"
1 MANAGER UNIT

ALL GROUND FLOOR UNITS WILL BE ACCESSIBLE OR ADAPTABLE FOR PERSONS WITH DISABILITIES AND THE UPPER TWO FLOORS ARE SERVED BY THREE OPEN STAIRS. THERE IS ON-GARAGE PARKING FOR 36 CARS LOCATED IN WEST AND EAST PARKING LOTS WITH ACCESS DRIVES FROM BOTH 44TH AVENUE AND CAPITOLA ROAD. THE BUILDINGS SERVE TO FRAME A PROTECTED CENTRAL OPEN SPACE AND COMMUNITY SOCIAL "CORE". THE PROJECT FEATURES RESIDENTIAL AMENITY SPACE ON THE FULLY-ACCESSIBLE GROUND LEVEL INCLUDING A COMMUNITY CENTER WITH KITCHEN, ADMINISTRATIVE OFFICES, RESIDENTIAL SERVICES, MAIL ROOM AND CENTRAL LAUNDRY ROOM. THERE IS A LANDSCAPED EXTERIOR PLAZA WITH ADJACENT DEDICATED CHILDREN'S PLAY AREA. THE SITE WILL EMPLOY SUSTAINABLE GREEN FEATURES INCLUDING DRIP IRRIGATION, LOW-WATER-USE LANDSCAPING, ON-SITE STORM-WATER BIOSWALES, AND SHADE TREES AT PARKING AND DRIVES. THE BUILDINGS WILL BE ENERGY-EFFICIENT AND GREEN-HOUSE-GAS-REDUCING ALL-ELECTRIC DESIGN WITH ENERGY STAR APPLIANCES, LED LIGHTING AND GENEROUS ROOF AREA AVAILABLE FOR SOLAR PHOTO-VOLTAIC PANELS. THE ARCHITECTURAL STYLE REFLECTS A TRADITIONAL RESIDENTIAL CHARACTER WITH PITCHED GABLE ROOFS AND WELL-ARTICULATED PATIOS AND BALCONIES TO ACTIVATE THE MAIN CAPITOLA ROAD ELEVATION. THE ATTACHED COMMUNITY BUILDING MODULATES DOWN TO A SINGLE-STORY MASSING ALONG THE PROJECT FRONTAGE TO CREATE A WELCOMING, ACTIVE PRESENCE ON THE STREET. THE PROJECT SEEKS TO PROVIDE MUCH-NEEDED AFFORDABLE FAMILY HOUSING LOCATED NEAR TRANSIT AND TO FIT RESPECTFULLY INTO AN ESTABLISHED RESIDENTIAL / COMMERCIAL NEIGHBORHOOD IN CAPITOLA.

SITE ZONE SUMMARY

PROJECT ADDRESS: 4401 CAPITOLA RD, CAPITOLA, CA 95010
034-124-021
APN: R2
OCCUPANCY: TYPE V-A
CONSTRUCTION TYPE: MIXED USE NEIGHBORHOOD (MU-N)
PROPOSED ZONING: 0.82 AC / 35,600 SF
SITE AREA: 32,475 SF
TOTAL BUILDING AREA: 0.88
PROPOSED FAR: 44 DU/AC
PROPOSED DENSITY: 36
UNIT COUNT: 36
BUILDING HEIGHT: 36FT, 3-STORY
PARKING COUNT: 36 (6 ACCESSIBLE STALLS)
BIKE PARKING COUNT: 14 SHORT-TERM BIKE PARKINGS
36 LONG-TERM BIKE PARKINGS

AFFORDABLE HOUSING INCENTIVES / WAIVERS

CONCESSIONS:
• PARKING (2.5 SPACES PER UNIT), AND
• DAYLIGHT PLANE TRANSITION, AND
• THE ADA SIDEWALK EXTENDING BEYOND THE PROPERTY FRONTAGE.

WAIVERS:
• REDUCED 11.8 FOOT SETBACK TO 5 FOOT AT NORTH PROPERTY LINE;
• HEIGHT OF 36 FEET WHERE 27 IS THE MAXIMUM;
• ROOF PITCH MINIMUM 5:12;
• SIDEWALK SETBACK TO ALLOW 10 FOOT SIDEWALK;
• MAX 30% COMPACT PARKING;
• ALLOW REDUCTION OF MASSING RELIEF.

DENSITY & UNIT MIX

PROPOSED DENSITY:
36 UNITS PROPOSED (44 DU/AC)

UNIT MIX				TYPE V RESIDENTIAL BUILDING A SUMMARY		TYPE V RESIDENTIAL BUILDING B SUMMARY		
NAME	COUNT	# OF BEDS	AVERAGE UNIT AREA	UNIT MIX	NAME	AREA	NAME	AREA
1A	15	1 BEDROOM	605	41.7%	RESIDENTIAL AREA	18,000	RESIDENTIAL AREA	10,100
2A	6	2 BEDROOM	765 / 825	16.7%	CORRIDORS / STAIR	1,560	CORRIDORS / STAIR	780
2B	3	2 BEDROOM	790	8.3%	ELECTRICAL ROOM AND OTHERS	215	ELECTRICAL ROOM AND OTHERS	110
3A	12	3 BEDROOM	975 / 1,050	33.3%	TOTAL	19,775	TOTAL	10,990
TOTAL	36		780	100%				

* 100% OF UNITS TO BE VERY-LOW OR LOW INCOME AFFORDABLE UNITS
UNIT MIX PER TCAC FAMILY PROJECT STANDARDS:
25% MIN. 3 BEDROOM OR LARGER, PLUS
25% MIN. 2 BEDROOM OR LARGER
REQUIRED
UNIT SIZE MIN. PER TCAC:
1 BEDROOM 450 SF. MIN.
2 BEDROOM 700 SF. MIN.
3 BEDROOM 900 SF. MIN.

MANAGER'S UNIT PER TCAC:
16 OR MORE, UP TO 160 AFFORDABLE AND MARKET RATE UNITS MUST HAVE 1 ON-SITE MANAGER'S UNIT
1 MANAGER'S UNIT PROVIDED, AS A PART OF 36 UNITS OVERALL
MOBILITY UNIT REQUIREMENT PER TCAC:
15% MIN. MOBILITY UNITS * 36 UNITS = 6 UNITS MIN.
10% MIN. COMMUNICATIONS UNITS * 36 UNITS = 4 UNITS MIN.
ALL OTHER UNITS TO BE ADAPTABLE UNITS

OTHER REQUIREMENTS PER TCAC:

LAUNDRY ROOM:
NO FEWER THAN ONE WASHER/DRYER PER 10 UNITS
4 WASHER/DRYERS MIN. REQUIRED
4 WASHER/DRYERS MIN. PROVIDED

COMMON AREA:
31-60 UNITS SHALL PROVIDE 1,000 SF MIN. COMMON AREA AMENITIES
1,710 SF COMMON BUILDING - 100 SF LAUNDRY ROOM - 270 SF BIKE SHELTER
= 1,340 SF COMMON AREA AMENITY PROVIDED

DISHWASHERS:
DISHWASHERS BE PROVIDED IN ALL UNITS

PLAY/RECREATIONAL FACILITY:
600 SF MIN. PLAY/RECREATIONAL AREA REQUIRED FOR CHILDREN AGES 2-12.
930 SF PLAY AREA PROVIDED

TYPE V COMMUNITY BUILDING SUMMARY	
NAME	AREA
COMMUNITY ROOM	575
RESIDENTIAL SERVICE / RECEPTION	110
MANAGER OFFICE	180
LOBBY	220
MAIL ROOM	75
REST ROOM	79
STORAGE	85
LAUNDRY ROOM	100
JAN	25
BIKE SHELTER	270
TOTAL	1,710

PARKING SUMMARY

PARKING REQUIREMENT PER AFFORDABLE HOUSING REGS. PARKING SHALL BE PROVIDED 1.5 SPACES PER UNIT USING A WAIVER TO REDUCE PARKING TO 1 SPACE PER UNIT. PARKING WILL BE MANAGED / ASSIGNED.

RESIDENTIAL ACCESSIBLE PARKING
PER CBC 11B-208.2.3.1 & 208.2.3.2:
WHERE AT LEAST ONE PARKING SPACE IS PROVIDED FOR EACH RESIDENTIAL UNIT, AT LEAST ONE ACCESSIBLE PARKING SPACE SHALL BE PROVIDED FOR EACH RESIDENTIAL UNIT WITH MOBILITY FEATURES.

36 UNITS X 15% MIN. MOBILITY UNIT REQUIRED PER TCAC = 5.4 OR 6 MOBILITY UNITS
6 ACCESSIBLE STALLS REQUIRED

RESIDENTIAL EV PARKING
PER CALGREEN 4.106.4.2.2 FOR NEW MULTIFAMILY DWELLINGS WITH MORE THAN 20 UNITS:
10% OF THE TOTAL NUMBER OF PARKING SPACES SHOULD BE EV CAPABLE (FUTURE EV). 25% SHOULD BE EV READY (FUTURE EV).
5% SHOULD BE PROVIDED EV CHARGERS.
36 RESIDENTIAL STALLS PROVIDED X 5% = 1.8 OR 2 EV CHARGERS REQUIRED

PROVIDED PARKING SCHEDULE		MIN. PARKING STALL SIZE: (PER CMC 17.76.060)	
DESCRIPTION	COUNT	STANDARD STALL:	9'-0" X 18'-0"
ACCESSIBLE STANDARD	5	ACCESSIBLE STALL:	9'-0" X 18'-0"
ACCESSIBLE VAN (INCLUDE 1 EV VAN)	1	COMPACT STALL:	8'-0" X 14'-0" (+2' OVERRUN)
EV STANDARD	1	DRIVE AISLE SIZE:	2-WAY DRIVE AISLE WIDTH: 22'-0" (WEST PARKING)
STANDARD (INCLUDE 13 FUTURE EV)	14		2-WAY DRIVE AISLE WIDTH: 24'-0" (EAST PARKING)
COMPACT	15		
TOTAL	36		

BICYCLE PARKING SUMMARY

BICYCLE PARKING REQUIREMENT: (PER CMC 17.76.080)
SHORT-TERM SPACES: 10% OF REQUIRED AUTOMOBILE SPACES; MINIMUM OF 4 SPACES.
10% * 36 UNITS = 4 SHORT-TERM SPACES REQUIRED
LONG-TERM SPACES: 1 SPACES PER UNIT
1 * 36 UNITS = 36 LONG-TERM SPACES REQUIRED

BICYCLE PARKING PROVIDED:
SHORT-TERM SPACES: 14 SHORT-TERM BIKE PARKING SPACES PROVIDED
LONG-TERM SPACES: 36 LONG-TERM BIKE PARKING SPACES PROVIDED

ZONING COMPLIANCE SUMMARY

	REQUIRED	PROPOSED
DENSITY	N/A	44 DU/AC
FAR	0.8	0.8
HEIGHT (FT) & STORIES	27 FT PER ZONING	UP TO 36 FT / 3 STORIES
SETBACK		
FRONTAGE	MIN: 0 FT. FROM PROPERTY LINE OR 10 FT. FROM CURB, WHICHEVER IS GREATER. MAX: 25FT	8 FT
STREET SIDE	MIN: 0 FT. FROM PROPERTY LINE OR 10 FT. FROM CURB, WHICHEVER IS GREATER. MAX: 25FT	10 FT
SIDE	MIN: 10% OF LOT WIDTH (12 FT)	5 FT
LOT DIMENSIONS		
MINIMUM SIZE	3,200 SF	35,600 SF
MINIMUM WIDTH / DEPTH	40 FT / 80 FT	120 FT / 300 FT
LOT COVERAGE		N/A
OPEN SPACE	NO REQUIREMENT FOR OPEN SPACE MINIMUM	N/A
PERCENT LANDSCAPE COVERAGE	N/A	N/A
GROUND FLOOR TRANSPARENCY	N/A	N/A
FRONT SETBACK LANDSCAPE	N/A	N/A
PARKING	2.5 CARS PER UNIT (1 COVERED)	36 PARKING SPACES, 1 CAR PER UNIT
BICYCLE PARKING	SHORT-TERM SPACES: 10% OF REQUIRED AUTOMOBILE SPACES; MINIMUM OF 4 SPACES LONG-TERM SPACES: 1 PER UNIT	36 LONG-TERM BICYCLE PARKING 14 SHORT-TERM BICYCLE PARKING
EV PARKING MINIMUM	N/A	2 EV PARKING (INCLUDE 1 EV VAN) 13 FUTURE EV PARKING

TCAC COMPLIANCE SUMMARY

	REQUIRED	PROPOSED
BEDROOMS	25% TWO BEDROOMS OR LARGER 25% THREE BEDROOMS OR LARGER	25% TWO BEDROOMS OR LARGER 33.3% THREE BEDROOMS OR LARGER
UNIT SIZES	1 BEDROOM - 450 SF MIN 2 BEDROOM - 700 SF MIN 3 BEDROOM - 900 SF MIN	1 BEDROOM - 605 SF MIN 2 BEDROOM - 765 / 790 / 825 SF MIN 3 BEDROOM - 975 / 1,050 SF MIN
PLAY/RECREATIONAL FACILITIES	AREA FOR 2-12 YRS OUTDOOR 600 SF MIN. 13-17 YRS AVAILABILITY	930 SF PROVIDED
COMMON AREA	1,000 SF MIN.	1,340 SF
LAUNDRY FACILITIES	1 W/D PER 10 UNITS	4 W/D
DISHWASHERS	REQUIRED EXCEPT STUDIOS/SRO	PROVIDED IN ALL UNITS

PROJECT TEAM

DEVELOPER:
CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT
4455 MORENA BLVD., SUITE 107
SAN DIEGO, CA 92117
CONTACT: GARRETT BASCOM
909.206.9177
GBASCOM@CRPAFFORDABLE.COM

ARCHITECT:
STUDIO T-SQ, INC.
1970 BROADWAY, SUITE 615
OAKLAND, CA 94612
CONTACT: ROBERT LINDLEY
510.451.2850
RLINDLEY@STUDIOT-SQ.COM

FIRE CONSULTING:
CW FIRE CONSULTING, INC.
19392 UNION SCHOOL RD.
REDDING, CA 96003
CONTACT: BRIAN WILLIAMS
BRIAN@CWFIRECONSULTING.COM

SURVEYOR / CIVIL
BKF ENGINEERS
1730 N. FIRST STREET, SUITE 600
SAN JOSE, CA 95112
CONTACT: JEREMY MARELLO
408.606.6674
JMARELLO@BKF.COM

LANDSCAPE:
SSA LANDSCAPE ARCHITECTS
303 POTRERO STREET, SUITE 40-C
SANTA CRUZ, CA 95060
CONTACT: CHRISTIAN HARRIS
831.459.0455
CHRISTIAN.HARRIS@SSA.LA.COM

DRY UTILITIES:
TARRAR UTILITY CONSULTANTS, INC.
813 FIRST STREET
BRENTWOOD, CA 94513
CONTACT: ANTHONY REYES
925.240.2595
ANTHONY@TARRAR.COM

SHEET INDEX

ARCHITECTURE	CIVIL
G1.0 COVER PAGE	C1.0 EXISTING CONDITIONS
G2.0 PROJECT INFORMATION	C2.0 GRADING AND DRAINAGE PLAN
G2.1 SITE CONTEXT	C2.1 GRADING AND DRAINAGE PLAN
G3.0 SURVEY	C2.2 SECTIONS
A1.0 SITE PLAN	C3.0 UTILITY PLAN
A1.1 BUILDING A - 1ST FLOOR PLAN	C4.0 STORMWATER CONTROL PLAN
A1.2 BUILDING A - 2ND FLOOR PLAN	C5.0 FIRE ACCESS EXHIBIT
A1.3 BUILDING A - 3RD FLOOR PLAN	
A1.4 BUILDING A - ROOF PLAN	LANDSCAPE
A1.5 BUILDING B - 1ST & 2ND FLOOR PLAN	L1.0 TREE INVENTORY PLAN
A1.6 BUILDING B - 3RD & ROOF FLOOR PLAN	L2.0 LANDSCAPE CONCEPT PLAN
A2.0 BUILDING A ELEVATIONS	L-2.1 LANDSCAPE MATERIAL BOARD
A2.1 BUILDING B ELEVATIONS	L-3.0 HYDROZONE PLAN
A4.0 RENDERING	L-4.0 CONCEPTUAL LANDSCAPE DETAILS
A4.1 RENDERING	L-4.1 CONCEPTUAL LANDSCAPE DETAILS
A4.2 MATERIAL AND COLOR	L-4.2 CONCEPTUAL LANDSCAPE DETAILS
A5.0 UNIT PLANS	
A6.0 TRASH ENCLOSURE DESIGN	LIGHTING
	LTG-1 SITE LIGHTING
	LTG-2 SITE PHOTOMETRIC

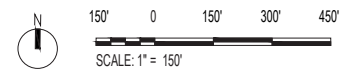
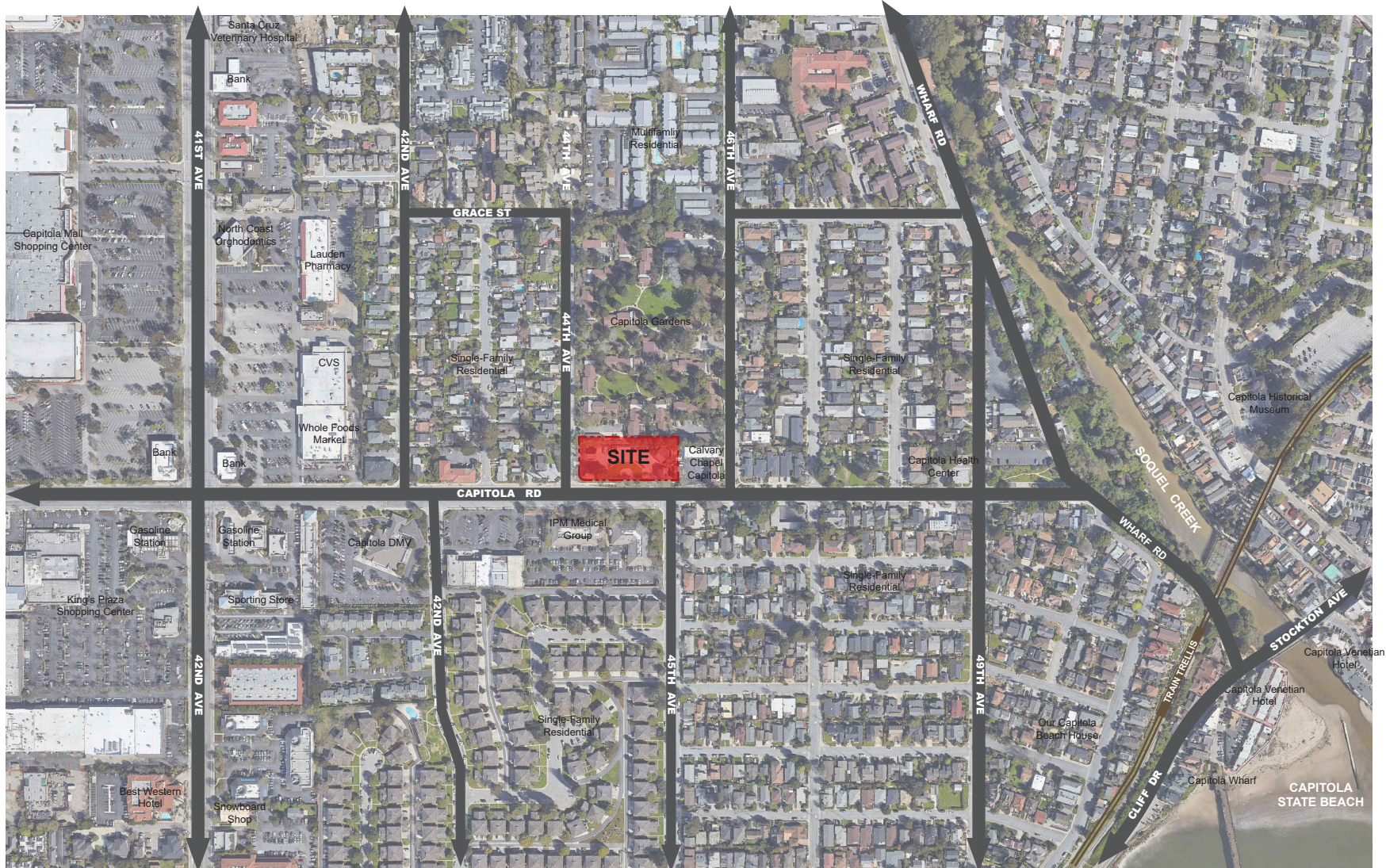


**STUDIO
T SQUARE**

- : Architecture
- : Planning
- : Urban Design
- : 1970 Broadway #615
- : Oakland, California 94612
- : (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSES OF CONSULTATION AS SET FORTH. THE DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2020.

THE BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
**CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT**
4495 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117



Sheet Title:
SITE CONTEXT

Job No. 21041
Date: 11/30/2022
Scale:
Drawn By:

Sheet No:

G2.0

REFERENCED TITLE INSURANCE POLICY

TITLE COMPANY: FIRST AMERICAN TITLE INSURANCE COMPANY
 806 THIRD AVENUE, 15TH FLOOR
 NEW YORK, NY 10017

TITLE REPORT NO.: 3020-1118908
 TITLE REPORT DATE: MARCH 04, 2022

TITLE VESTED IN: CLAUDIA JOY CAULDE AND DANA M. CAULDE, WIFE AND HUSBAND AS COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, AS TO AN UNDIVIDED 50% INTEREST AND JOSEPH E. TRABERT, TRUSTEE OF THE JOSEPH E. TRABERT TRUST DATED 12/20/90 AS TO AN UNDIVIDED 50% INTEREST

NATURE OF TITLE: FEE SIMPLE

PROPERTY ADDRESS(ES): 4401 CAPITOLA ROAD, CAPITOLA, CA
 ASSESSOR'S PARCEL NO.: 034-123-05 & 034-124-18

PROPERTY DESCRIPTION

REAL PROPERTY IN THE CITY OF CAPITOLA, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

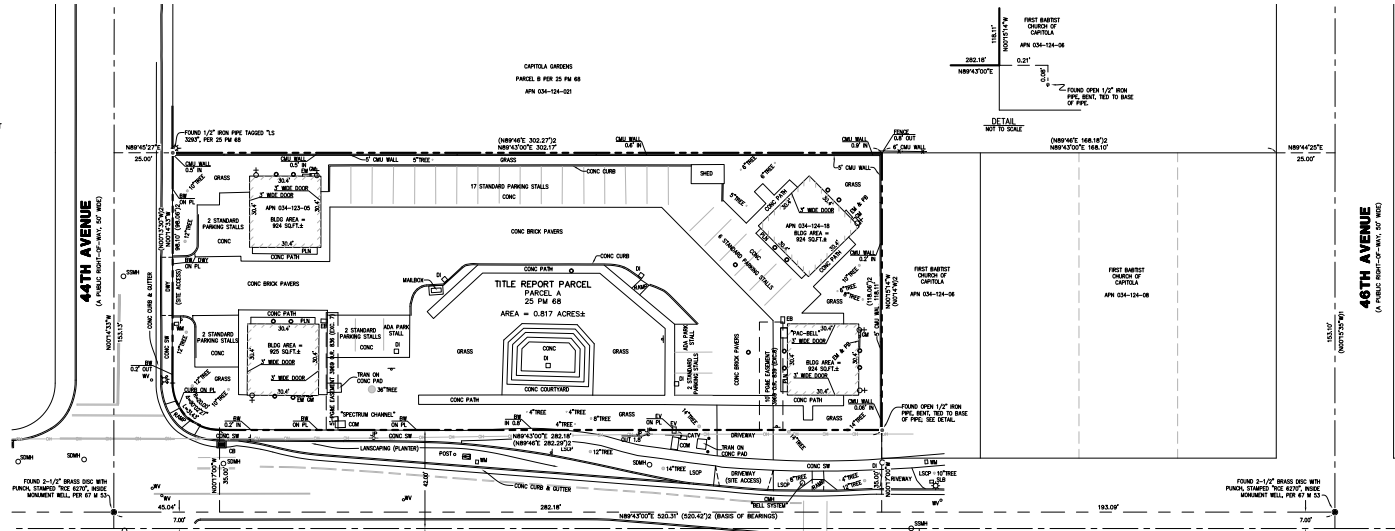
PARCEL "A" OF THE PARCEL MAP, IN THE CITY OF CAPITOLA, COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA, PER THE MAP FILED MAY 31, 1974, IN BOOK 25, PAGE 68 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTIONS TO COVERAGE

- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2021-2022, A LIEN NOT YET DUE OR PAYABLE. **NOT A SURVEY ITEM.**
 - GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2021-2022. FIRST INSTALLMENT: \$12,498.52, PAID. PENALTY: \$12,498.52, OPEN. SECOND INSTALLMENT: \$0.00. PENALTY: \$0.00, OPEN. TAX RATE AREA: 03110. A. P. NO.: 034-123-05. (PORTION OF COMMUNITY FACILITIES DISTRICT INCLUDED) AFFECTS A PORTION OF SAID LAND. **NOT A SURVEY ITEM.**
 - GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2021-2022. FIRST INSTALLMENT: \$25,650, PAID. PENALTY: \$25,650, OPEN. SECOND INSTALLMENT: \$0.00. PENALTY: \$0.00, OPEN. TAX RATE AREA: 03110. A. P. NO.: 034-124-18. (PORTION OF COMMUNITY FACILITIES DISTRICT INCLUDED) AFFECTS A PORTION OF SAID LAND. **NOT A SURVEY ITEM.**
 - 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 ENCLOSED BY NOTICE OF SPECIAL TAX LIEN RECORDED AUGUST 18, 2016 AS INSTRUMENT NO. 2016-003073 OF OFFICIAL RECORDS. **NOT A SURVEY ITEM.**
 - THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE. **NOT A SURVEY ITEM.**
 - THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE CAPITOLA REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED JUNE 25, 1982 AS INSTRUMENT NO. 24832 IN BOOK 3456 PAGE 534 OF OFFICIAL RECORDS. **SUBJECT SITE IS LOCATED WITHIN THE CAPITOLA REDEVELOPMENT PROJECT AREA. SEE ABOVE DOCUMENT FOR PARTICULARS.**
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 25, 1968 AS BOOK 3969 PAGE 836 OF OFFICIAL RECORDS. AFFECTS: PACIFIC GAS AND ELECTRIC COMPANY AND PACIFIC BELL. AS DESCRIBED THEREIN. **EASEMENT PLOTTED; SEE MAP TO THE RIGHT OF THIS SHEET.**
 - AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 25, 1968 AS BOOK 3969 PAGE 836 OF OFFICIAL RECORDS. AFFECTS: PACIFIC GAS AND ELECTRIC COMPANY AND PACIFIC BELL. AS DESCRIBED THEREIN. **EASEMENT PLOTTED; SEE MAP TO THE RIGHT OF THIS SHEET.**
 - WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY. AN INQUIRY SHOULD BE MADE CONCERNING THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER INCUMBRANCE WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT PROPERTY. **NOT A SURVEY ITEM.**
 - WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. **NOT A SURVEY ITEM.**
 - RIGHTS OF PARTIES IN POSSESSION. **NOT A SURVEY ITEM.**
- BOLD AND ITALICIZED TEXT ARE THE SURVEYOR'S COMMENTS.*

TABLE A

- ADDRESS FOR SUBJECT PROPERTY IS 4401 CAPITOLA ROAD, CAPITOLA, CALIFORNIA 95010
- FLOOD ZONE DESIGNATION: ZONE X AREAS OF MINIMAL FLOOD HAZARD PER FLOOD INSURANCE RATE MAP (FIRM), NO. 060533, COUNTY OF SANTA CRUZ, FIRM 0202, SHEET 7, EFFECTIVE DATE: SEPTEMBER 29, 2017 FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
- LAND AREA: 35,800 SQ.FT., OR 0.817 ACRES.
- NO ZONING REPORT WAS PROVIDED TO THE SURVEYOR.
- EXTERIOR DIMENSIONS OF THE BUILDING WERE TAKEN ALONG THE EXTERIOR FOOTPRINT OF THE BUILDING ENVELOPE AT GROUND LEVEL AND ARE SHOWN TO THE NEAREST 1/4" FOOT.
- BUILDING SQUARE FOOTAGE WAS CALCULATED BASED ON THE EXTERIOR FOOTPRINT OF THE BUILDING ENVELOPE AT GROUND LEVEL.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK SHOWN ON THE MAP ABOVE.
- PARKING COUNT:
 31 STANDARD
 2 ADA
 33 TOTAL PARKING SPACES
- OBSERVED SURFACE UTILITIES SHOWN ON THE MAP ABOVE: SOME SUCH UTILITIES CHIMNEYS, VAULTS, STORM DRAIN STRUCTURES, ETC) WOULD INDICATE THE PRESENCE OF UNDERGROUND FACILITIES THE EXTENT OF WHICH ARE NOT SHOWN HEREON.
- POWER OF RECORDING SERVICES ACCORDING TO CURRENT TAX RECORDS SHOWN ON THE MAP ABOVE. (TAX ROLL, YEAR 2021-2022)
- SEE SURVEY FOR DISTANCE TO NEAREST INTERSECTING STREET.
- THERE WAS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADJUSTS ON THE DAY OF THE FIELD SURVEY.
- PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.



LEGEND

AC	ASPHALTIC CONCRETE
ADA	AMERICANS WITH DISABILITY ACT
APN	ASSESSOR'S PARCEL NUMBER (2021-2022 TAX ROLL YEAR)
BB	BACK OF WALK
CB	CABLE TELEVISION BOX
CCB	CATCH BASIN
CM	COMMUNICATION MANHOLE
CMU	CONCRETE MASONRY UNIT
COM	CONCRETE
CONC	CONCRETE
DI	DRAIN INLET
DWI	DRIVEWAY
EM	ELECTRIC METER
EXC	EXCEPTION TO COVERAGE FROM TITLE COMMITMENT
GM	GAS METER
LAND	LANDSCAPING
LR	OFFICIAL RECORD OF SANTA CRUZ COUNTY
LS	PROPERTY LINE
PL	PLASTER
PLN	STORM DRAIN MANHOLE
SMH	STREET LIGHT BOX
SSMH	SANITARY SEWER MANHOLE
SW	SEWER
TRAN	TRANSFORMER
WM	WATER METER
WV	WATER VALVE
IN/OUT	XX' INSIDE OR OUTSIDE PROPERTY LINE
	BACK-FLOW PREVENTOR
	FIRE HYDRANT
	QUIE WYE
	HOSE BIB
	JOINT POLE
	SANITARY SEWER CLEAN OUT
	STREET LIGHT
	TRAFFIC SIGN
	RECORD OF SURVEY 67 M S.S. BOWMAN AND WILLIAMS, SANTA CRUZ COUNTY RECORDS
	PARCEL MAP 25 PM 68, GEORGE N. DARLING, SANTA CRUZ COUNTY RECORDS
BOUNDARY LINE	---
EASEMENT LINE	---
MAP TO THE LINE	---
MONUMENT LINE	---
STREET CENTRALINE	---

BASIS OF BEARINGS

THE BEARING N89°43'00"E, OF THE MONUMENT LINE OF CAPITOLA ROAD, BETWEEN TWO FOUND MONUMENTS, AS SHOWN ON THAT CERTAIN RECORD OF SURVEY FILED FOR RECORD ON JULY 25, 1979 IN BOOK 67 OF MAPS AT PAGE 53, RECORDS OF SANTA CRUZ COUNTY, AND AS SHOWN HEREON.

MAP NOTES

- ALL DISTANCES AND MEASUREMENTS SHOWN ON THIS SURVEY ARE IN DECIMALS AND FEET THEREOF.
- DATES OF FIELD SURVEY: MARCH 28 & 29, 2022
- BOUNDARY AND EASEMENTS SHOWN ON THIS SURVEY ARE BASED ON RECORD MAP DATA AND TITLE INFORMATION FROM TITLE REPORT PREVIOUSLY MENTIONED. SUBJECT BOUNDARY SHOWN ON THIS SURVEY IS AS DESCRIBED IN TITLE COMMITMENT.
- THE LOCATIONS, SIZES AND TYPES OF UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE OBSERVATIONS ONLY. NO UNDERGROUND SURVEY WAS PERFORMED BY BKF.



SURVEYOR'S CERTIFICATE

TO: FIRST AMERICAN TITLE COMPANY AND CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALLIANCE LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND BKF, AND INCLUDE ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B), 8, 9, 11(A) (OBSERVED ONLY), 13, 14, 16 & 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON MARCH 29, 2022.

David Darling
 P.L.S. NO. 7625
 Ddarling@bkf.com
 APRIL 09, 2022
 DATED



1730 N. FIRST STREET
 SUITE 600
 SAN JOSE, CA 95112
 408-467-9100
 www.bkf.com



THE BLUFFS AT 44TH
 4401 CAPITOLA ROAD, CAPITOLA, CA 95010
 CRP AFFORDABLE HOUSING AND
 COMMUNITY DEVELOPMENT
 4455 MORENA BLVD., SUITE 108, SAN DIEGO, CA 92117

Sheet Title:
 SURVEY

Job No. 21941
 Date: 11/30/2022
 Scale:
 Drawn By:

Sheet No:

G3.0



**STUDIO
T SQUARE**

: Architecture
: Planning
: Urban Design
: 1970 Broadway #615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION ONLY. THE DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2022.

THE BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
**CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT**
4455 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117

Sheet Title:
SITE PLAN

Job No. 21041
Date: 01/23/2023
Scale:
Drawn By:

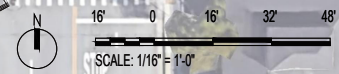
Sheet No:

A1.0



LEGEND

- residential
- interior circulation
- building services
- amenities
- management
- landscape
- parking
- walkway



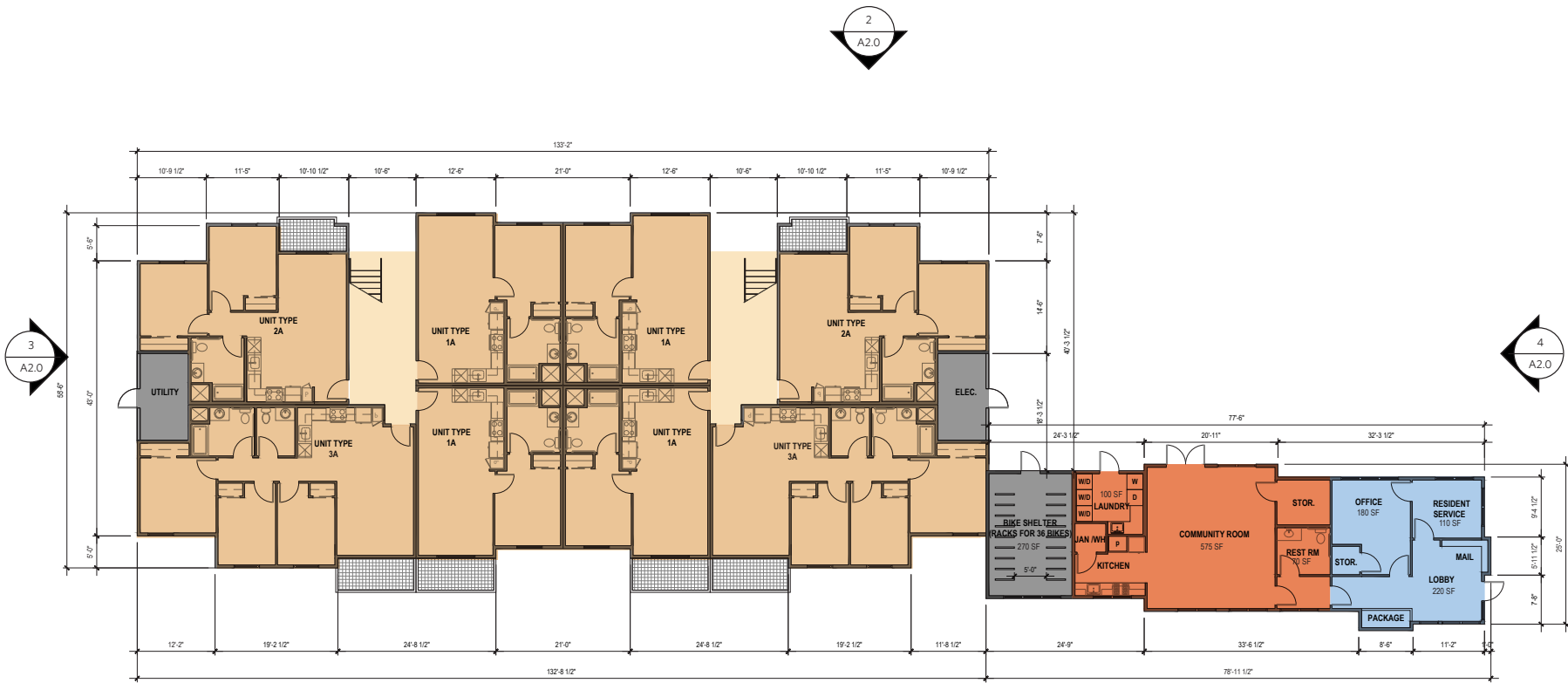


**STUDIO
T SQUARE**

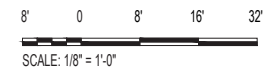
: Architecture
: Planning
: Urban Design
: 1970 Broadway #615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSES OF CONSULTATION AS SET FORTH. THE DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2022.

THE BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
**CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT**
4455 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117



1ST FLOOR PLAN
(BUILDING A)



Sheet Title:
**BUILDING A -
1ST FLOOR PLAN**

Job No. 21041
Date: 11/30/2022
Scale:
Drawn By:

Sheet No:

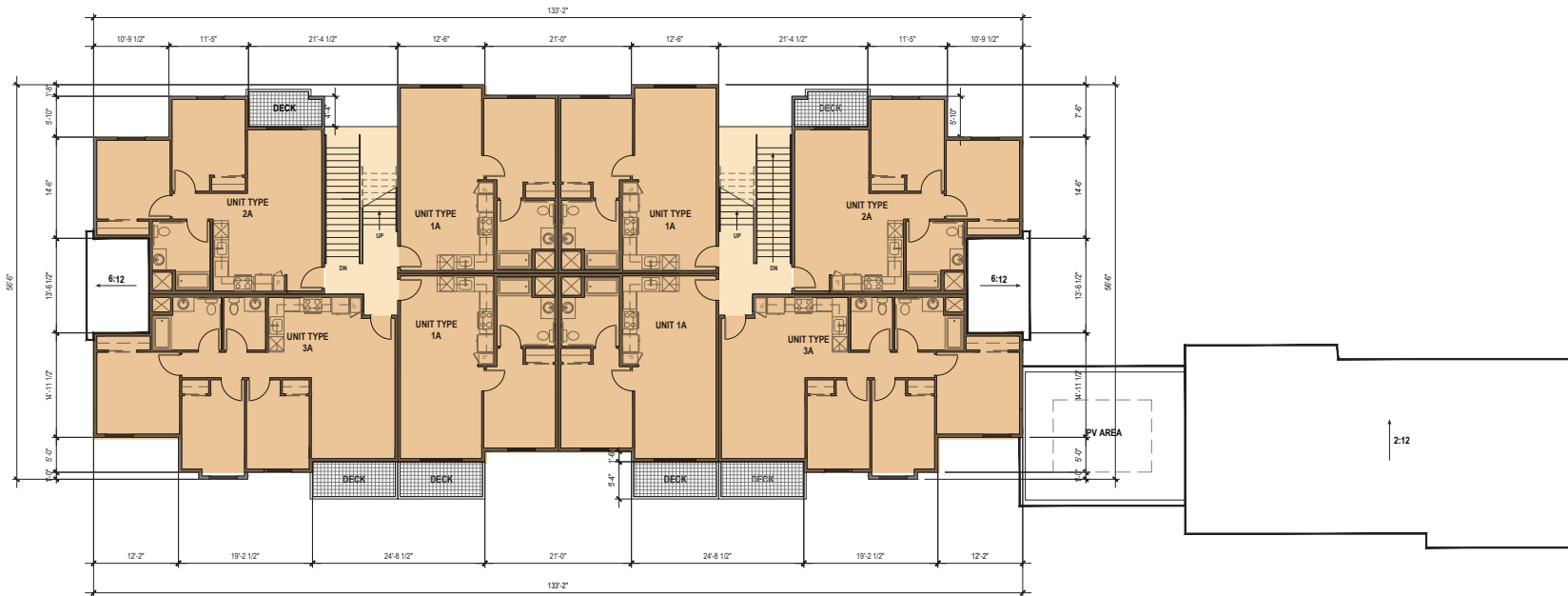
A1.1



**STUDIO
T SQUARE**

: Architecture
: Planning
: Urban Design
: 1970 Broadway #615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSES OF CONSULTATION AS SET FORTH. THE DOCUMENT AND ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2022.



2ND FLOOR PLAN
(BUILDING A)

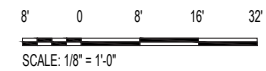
THE BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
**CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT**
4455 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117

Sheet Title:
**BUILDING A -
2ND FLOOR PLAN**

Job No. 21041
Date: 11/30/2022
Scale:
Drawn By:

Sheet No:

A1.2

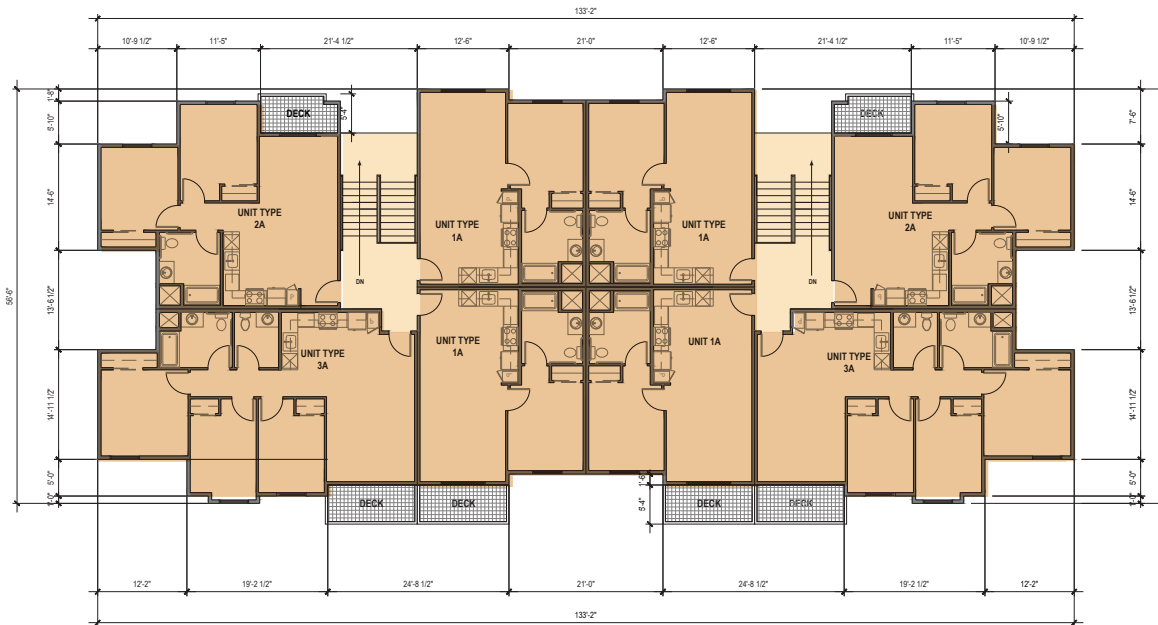




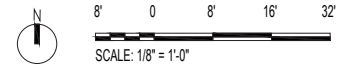
**STUDIO
T SQUARE**

: Architecture
: Planning
: Urban Design
: 1970 Broadway #615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSES OF CONSULTATION AS SET FORTH. THE DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2022.



3RD FLOOR PLAN
(BUILDING A)



THE BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
**CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT**
4455 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117

Sheet Title:
**BUILDING A -
3RD FLOOR PLAN**

Job No. 21041
Date: 11/30/2022
Scale:
Drawn By:

Sheet No:

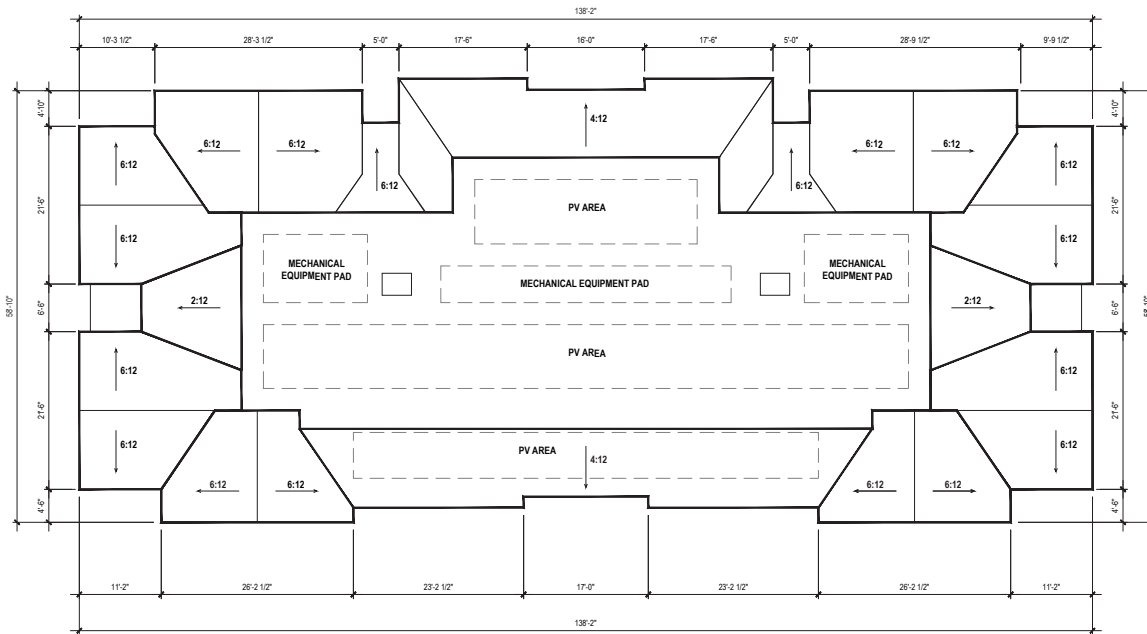
A1.3



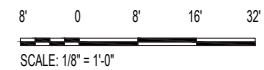
**STUDIO
T SQUARE**

: Architecture
: Planning
: Urban Design
: 1970 Broadway #615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSES OF CONSULTATION AS REQUESTED. THE DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2022.



ROOF PLAN
(BUILDING A)



THE BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
**CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT**
4455 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117

Sheet Title:
**BUILDING A -
ROOF PLAN**

Job No. 21041
Date: 11/30/2022
Scale:
Drawn By:

Sheet No:

A1.4



**STUDIO
T SQUARE**

: Architecture
: Planning
: Urban Design
: 1970 Broadway #615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSES OF THE PROJECT AND FOR WHICH THE DOCUMENTOR OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2022.

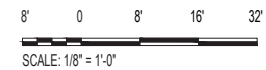
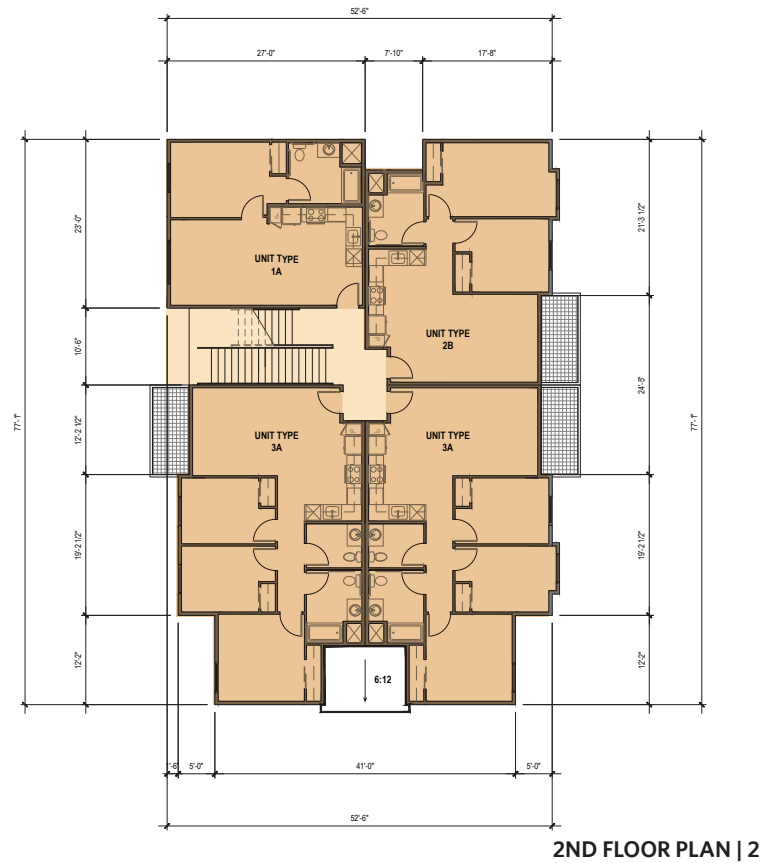
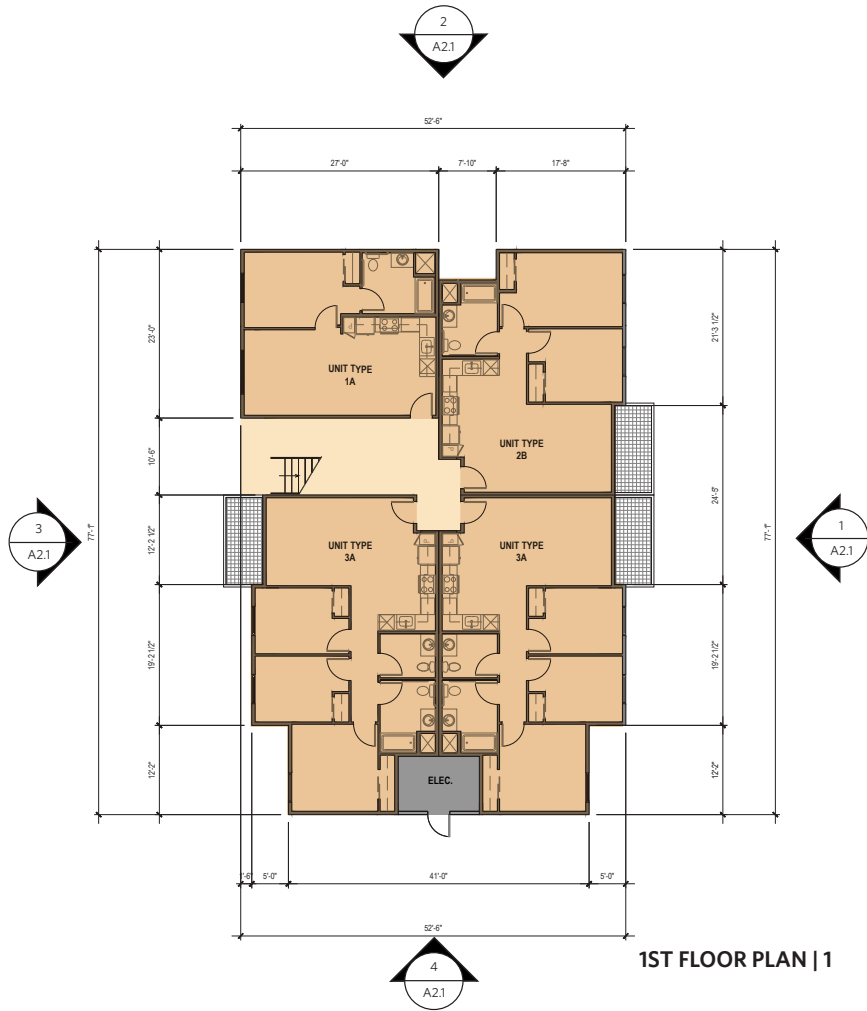
THE BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
**CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT**
4455 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117

Sheet Title:
**BUILDING B -
1ST & 2ND
FLOOR PLAN**

Job No. 21041
Date: 11/30/2022
Scale:
Drawn By:

Sheet No:

A1.5





**STUDIO
T SQUARE**

: Architecture
: Planning
: Urban Design
: 1970 Broadway #615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSES OF CONSULTATION AS SET FORTH. THE DOCUMENT AND ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2022.

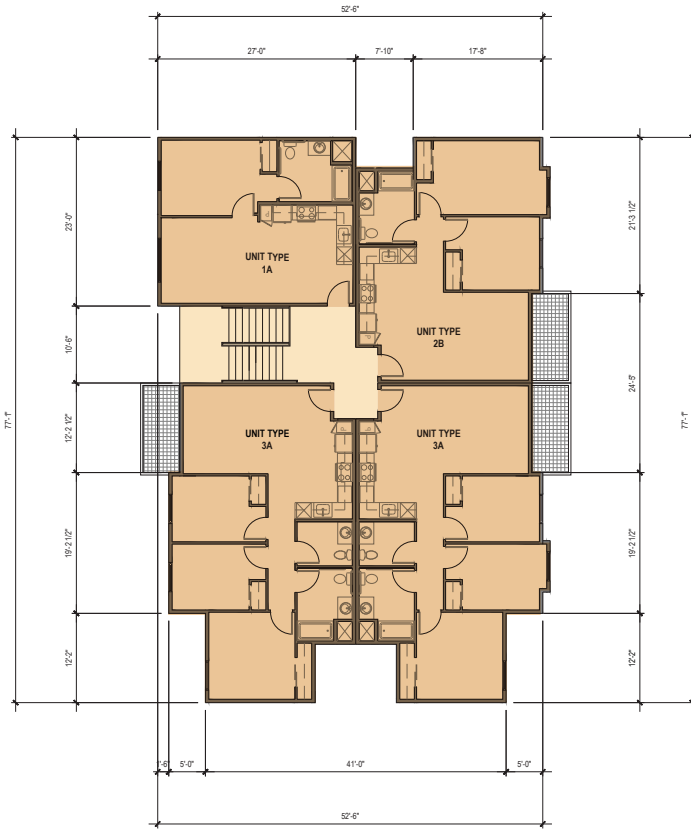
THE BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
**CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT**
4455 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117

Sheet Title:
**BUILDING B -
3RD & ROOF
FLOOR PLAN**

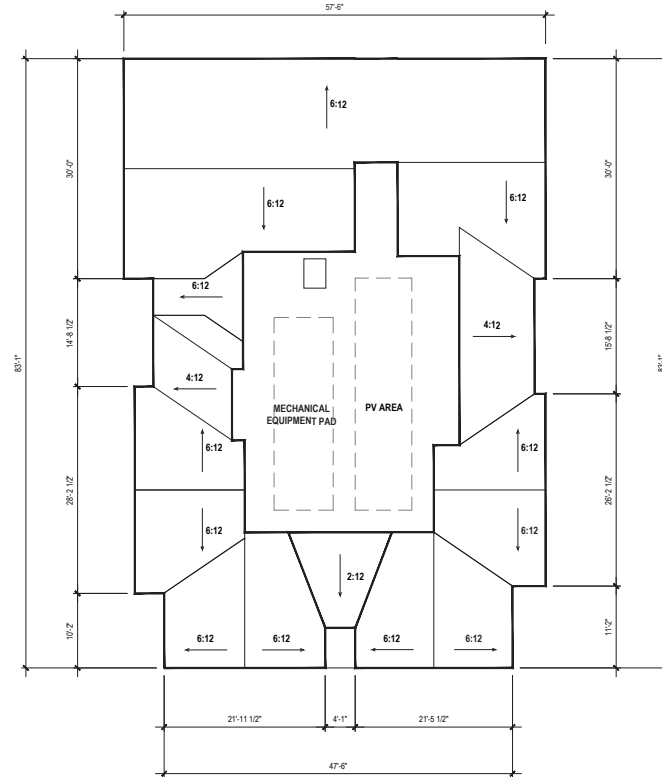
Job No. 21041
Date: 11/30/2022
Scale:
Drawn By:

Sheet No:

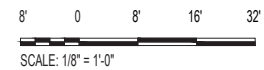
A1.6



3RD FLOOR PLAN | 1
(BUILDING B)



ROOF FLOOR PLAN | 2





STUDIO T SQUARE

Architecture
 Planning
 Urban Design
 1970 Broadway #615
 Oakland, California 94612
 (510) 451-2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF THE PROJECT AND FOR WHICH THE DOCUMENTOR'S CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2022.

THE BLUFFS AT 44TH
 4401 CAPITOLA ROAD, CAPITOLA, CA 95010
CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT
 4495 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117



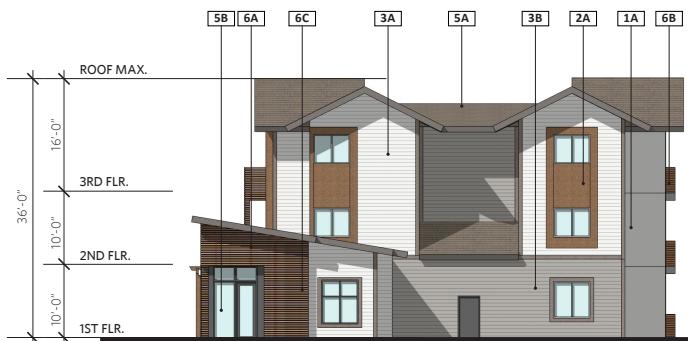
SOUTH ELEVATION | 1



NORTH ELEVATION | 2



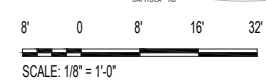
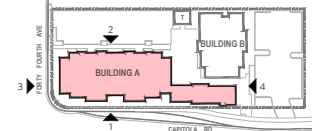
WEST ELEVATION | 3



EAST ELEVATION | 4

MATERIAL LEGEND (SEE SHEET A4.2)

- 1A. STUCCO FINISH - 9240 IVORY
- 1B. STUCCO FINISH - 9222 OYSTER SHELL
- 1C. STUCCO FINISH - 9225 CHINCHILLA
- 2A. FIBER CEMENT PANEL - KM 4539 CIGAR BOX
- 3A. FIBER CEMENT SIDING - KM 203 SWISS COFFEE
- 3B. FIBER CEMENT SIDING - KM 305 IRONWOOD
- 4A. VINYL WINDOW, TYP. - WHITE
- 4B. STOREFRONT, TYP. - DARK BRONZE
- 4C. TRASH ENCLOSURE GATE - DARK GRAY
- 5A. COMPOSITE SHINGLE ROOF
- 5B. CORRUGATED METAL ROOF (TRASH ENCLOSURE)
- 6A. WOOD PLASTIC COMPOSITE BRISE-SOLEIL
- 6B. COMPOSITE RAILING
- 6C. PERFORATED METAL PANEL
- 6D. WOOD FENCE (SITE FENCE)
- 6E. CHIANG LINK FENCE (PLAY AREA FENCE)



Sheet Title:
BUILDING A ELEVATIONS

Job No. 21041
 Date: 11/30/2022
 Scale:
 Drawn By:

Sheet No:

A2.0



STUDIO T SQUARE

: Architecture
: Planning
: Urban Design
: 1970 Broadway #615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSES OF CONSULTATION AS SET FORTH. THE DOCUMENT AND ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2020.



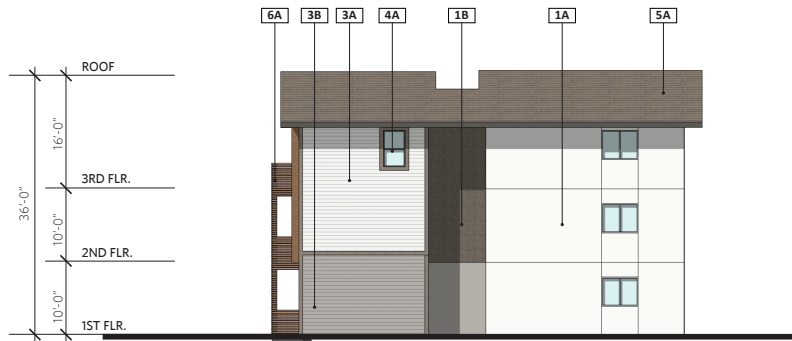
EAST ELEVATION | 1



SOUTH ELEVATION | 2



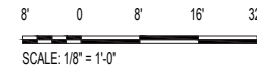
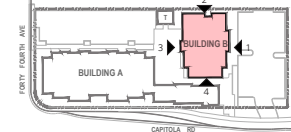
WEST ELEVATION | 3



NORTH ELEVATION | 4

MATERIAL LEGEND (SEE SHEET A4.2)

- 1A. STUCCO FINISH - 9240 IVORY
- 1B. STUCCO FINISH - 9222 OYSTER SHELL
- 1C. STUCCO FINISH - 9225 CHINCHILLA
- 2A. FIBER CEMENT PANEL - KM 4539 CIGAR BOX
- 3A. FIBER CEMENT SIDING - KM 23 SWISS COFFEE
- 3B. FIBER CEMENT SIDING - KM 305 IRONWOOD
- 4A. VINYL WINDOW, TYP. - WHITE
- 4B. STOREFRONT, TYP. - DARK BRONZE
- 4C. TRASH ENCLOSURE GATE - DARK GRAY
- 5A. COMPOSITE SHINGLE ROOF
- 5B. CORRUGATED METAL ROOF (TRASH ENCLOSURE)
- 6A. WOOD PLASTIC COMPOSITE BRISE-SOLEIL
- 6B. COMPOSITE RAILING
- 6C. PERFORATED METAL PANEL
- 6D. WOOD FENCE (SITE FENCE)
- 6E. CHIAN LINK FENCE (PLAY AREA FENCE)



THE BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT
4495 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117

Sheet Title:
BUILDING B ELEVATIONS

Job No. 21041
Date: 11/30/2022
Scale:
Drawn By:

Sheet No:

A2.1



STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design
: 1970 Broadway #615
: Oakland, California 94612
: (510) 451 - 2850

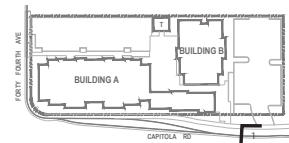
THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSES OF CONSULTATION AS SET FORTH. THE DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2022.



THE BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT
4455 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117

Sheet Title:
RENDERING

CONCEPTUAL RENDERING | 1



Job No. 21041
Date: 11/30/2022
Scale:
Drawn By:

Sheet No:

A4.0



STUDIO
T SQUARE

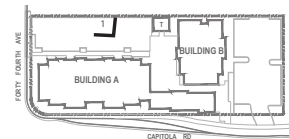
: Architecture
: Planning
: Urban Design
: 1970 Broadway #615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSES OF ILLUSTRATION AND DESIGN. THE DOCUMENT AND ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2022.

THE BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT
4455 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117



CONCEPTUAL RENDERING | 1



Sheet Title:
RENDERING

Job No. 21041
Date: 11/30/2022
Scale:
Drawn By:

Sheet No:

A4.1



**STUDIO
T SQUARE**

: Architecture
: Planning
: Urban Design
: 1970 Broadway #615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OF THE CONTENTS. THE DOCUMENT AND ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2022.

THE BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT
4455 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117

Sheet Title:
**MATERIALS AND
COLORS**

Job No. 21041
Date: 11/30/2022
Scale:
Drawn By:

Sheet No.:

A4.2



1A. STUCCO FINISH
Omega Products
Color: 9240 Ivory



1B. STUCCO FINISH
Omega Products
Color: 9222 Oyster Shell



1C. STUCCO FINISH
Omega Products
Color: 9225 Chinchilla
(Trash Enclosure)



2A. FIBER CEMENT PANEL
Kelly Moore
Color: KM4539 Cigar Box



3A. FIBER CEMENT LAP SIDING
James Hardie - HardiePlank
Color: KM 23 Swiss Coffee



3B. FIBER CEMENT LAP SIDING
James Hardie - HardiePlank
Color: KM 305 Ironwood



4A. VINYL WINDOW, TYP.
Milgard, Style Line Series
Color: White



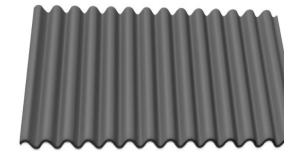
4B. STOREFRONT
Color: Dark Bronze



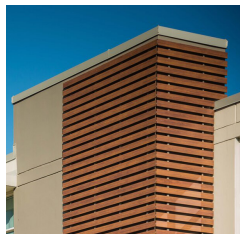
4C. TRASH ENCLOSURE GATE
Color: Dark Grey



5A. COMPOSITE SHINGLE ROOF
CertainTeed, Landmark Series
Color: Weathered Wood



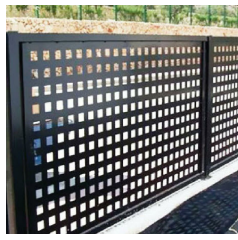
5B. CORRUGATED METAL ROOF
AEP SPAN
Color: Slate Gray
(Trash Enclosure)



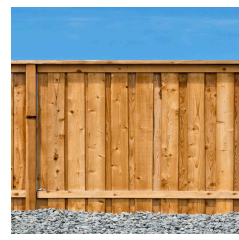
**6A. WOOD PLASTIC COMPOSITE
BRISE-SOLEIL**
LongBoard, Link & Lock Series
/ Trex TBD



6B. COMPOSITE RAILING
Trex, Transcend Series
6" Horizontal Composite Board
Color: Tiki Torch



6C. PERFORATED METAL PANEL



6D. WOOD FENCE
Color: Natural Cedar
(Site Fence)



6E. CHAIN LINK FENCE
Color: Black
(Children Play Area Fence)



**STUDIO
T SQUARE**

Architecture
Planning
Urban Design
1970 Broadway #615
Oakland, California 94612
(510) 451-2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OF THE DESIGN. THE DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2022.

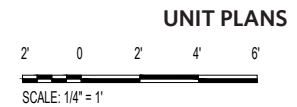
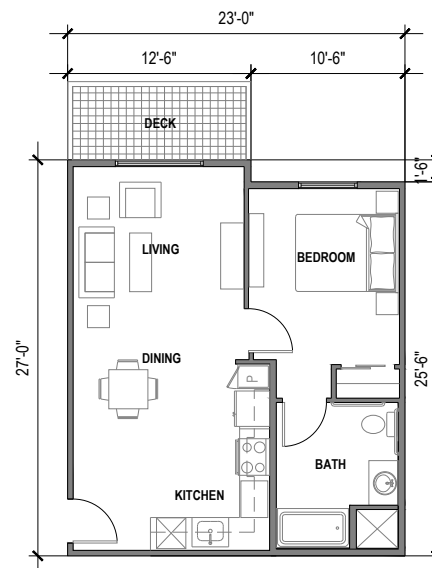
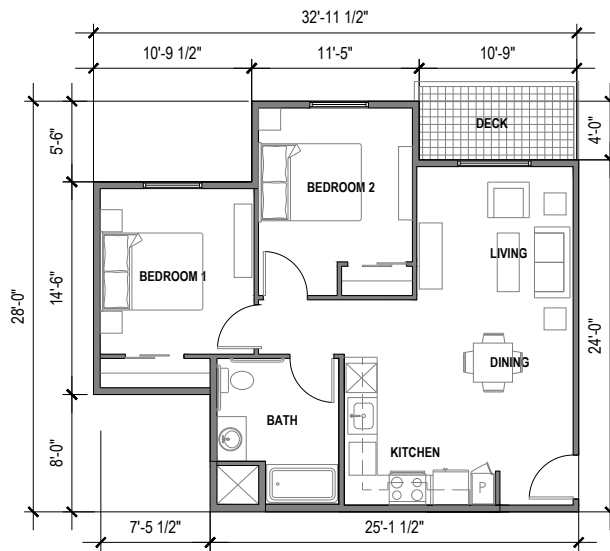
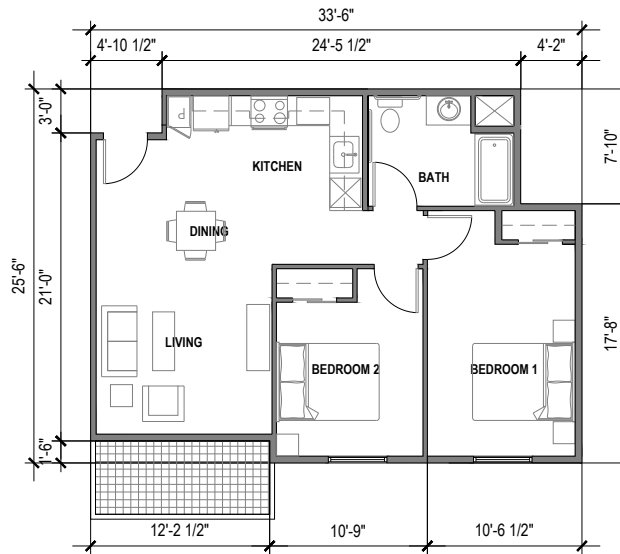
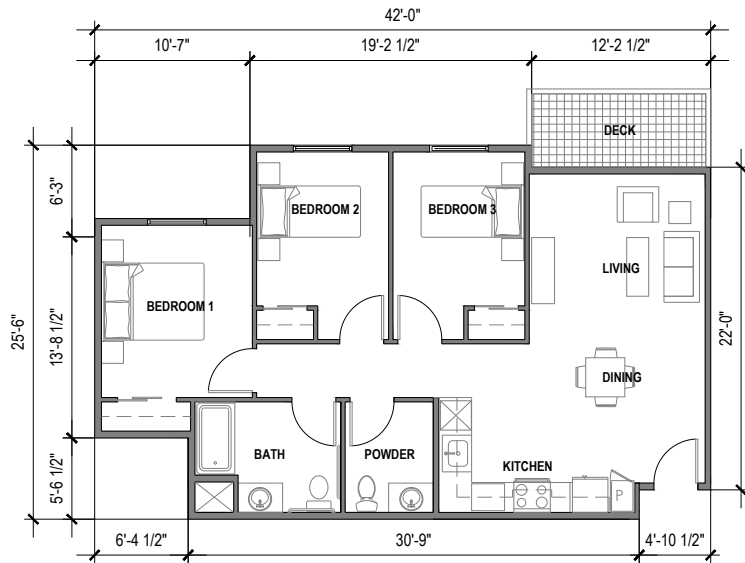
THE BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
**CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT**
4455 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117

Sheet Title:
UNIT PLANS

Job No. 21041
Date: 11/30/2022
Scale:
Drawn By:

Sheet No.:

A5.0





**STUDIO
T SQUARE**

: Architecture
: Planning
: Urban Design
: 1970 Broadway #615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSES OF THE PROJECT FOR WHICH IT WAS PREPARED. THE DOCUMENT AND ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2022.

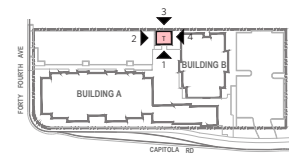
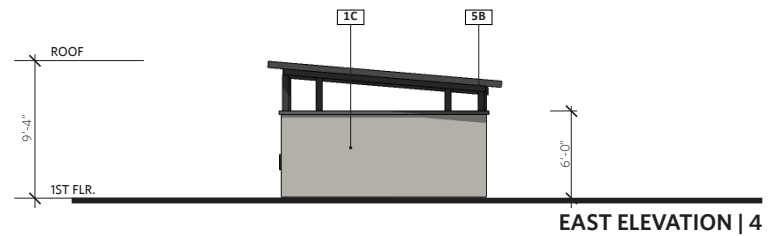
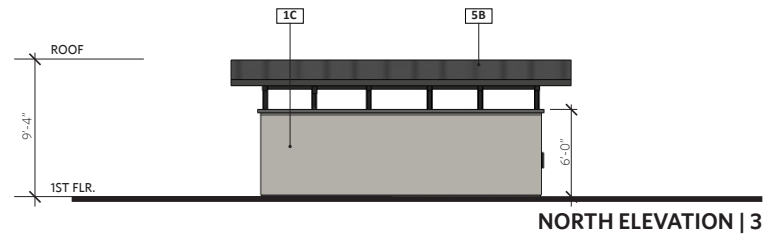
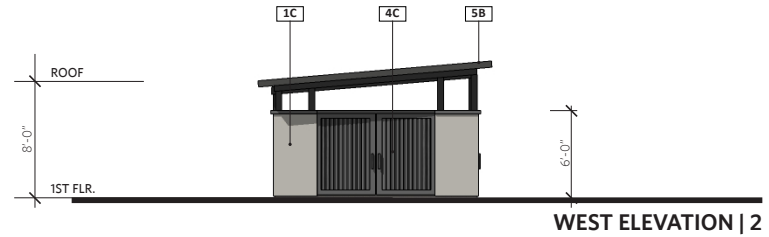
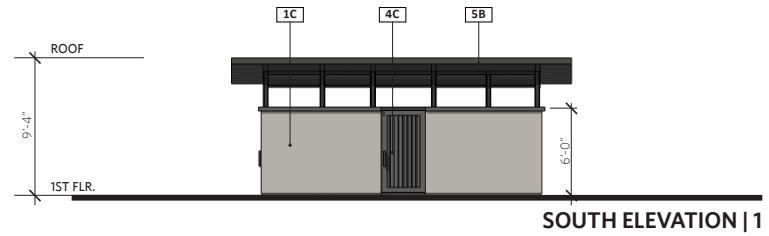
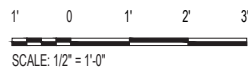
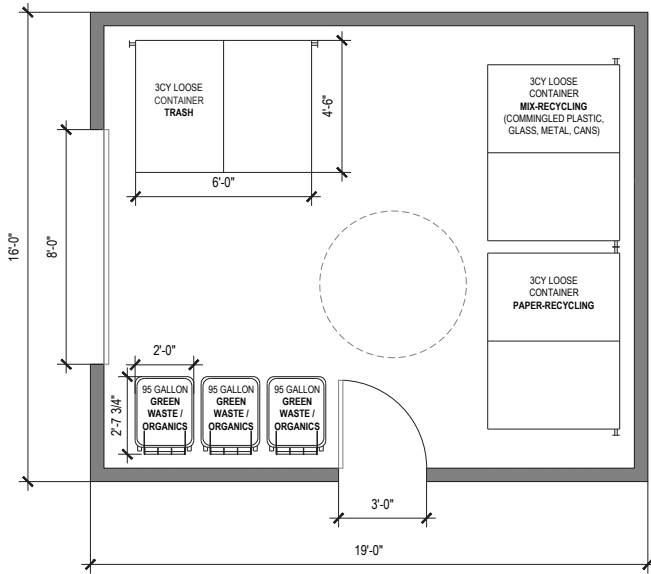
THE BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
**CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT**
4455 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117

Sheet Title:
**TRASH
ENCLOSURE**

Job No. 21041
Date: 11/30/2022
Scale:
Drawn By:

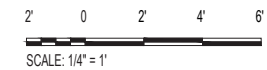
Sheet No.:

A6.0



MATERIAL LEGEND

- 1C. STUCCO FINISH - 9225 CHINCHILLA
- 4C. TRASH ENCLOSURE GATE
- 5B. CORRUGATED METAL ROOF





STUDIO T SQUARE

: Architecture
: Planning
: Urban Design
: 1970 Broadway #615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF THE PROJECT FOR WHICH IT IS PREPARED. THE DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSES AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2020.

BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT
4455 MORENA BLVD., SUITE 100, SAN DIEGO, CA 92117



1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

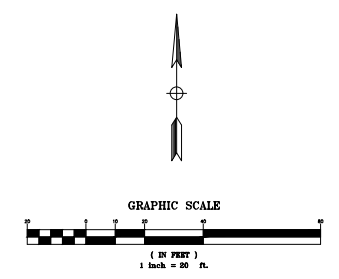
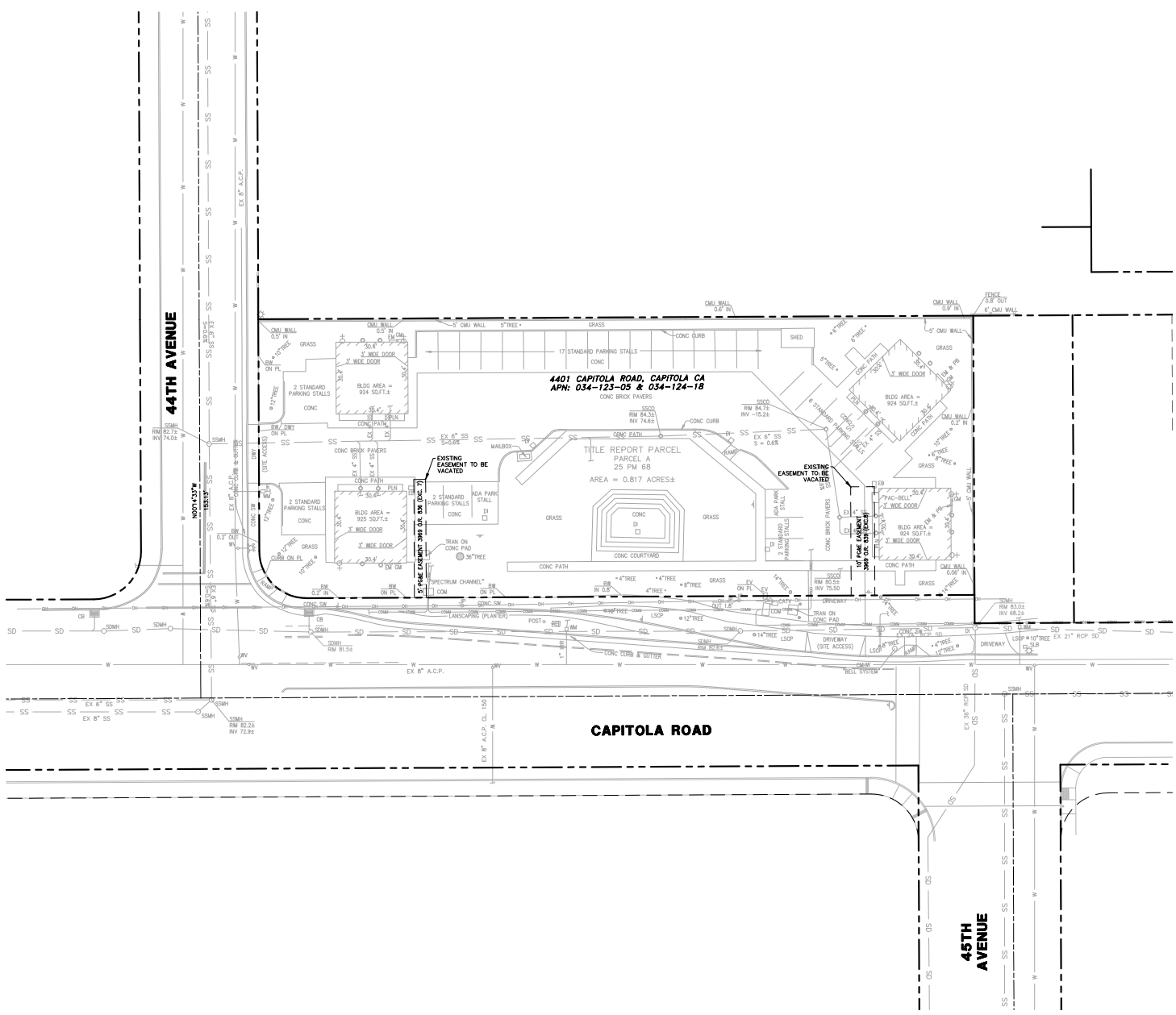
Sheet Title:
EXISTING CONDITIONS

Job No. 20220426
Date: 11/30/2022
Scale: 1"=20'
Drawn By: BE

Sheet No.:

C1.0

LEGEND	
PROPERTY LINE	---
STREET CENTERLINE	---
EASEMENT LINE	---
VERTICAL CURB & GUTTER	---
STORM DRAIN LINE	SD --- SD
SANITARY SEWER LINE	SS --- SS
DOMESTIC WATER LINE	W --- W
NATURAL GAS LINE	G --- G
IRRIGATION LINE	IRR --- IRR
FIRE WATER LINE	FW --- FW
OVER HEAD LINE	OH --- OH
JOINT TRENCH LINE	JT --- JT
STORM DRAIN MANHOLE	SDMH ○
SANITARY SEWER MANHOLE	SSMH ○
CATCH BASIN	CB □
DRAIN INLET	DI □
STORM DRAIN/SANITARY SEWER CLEANOUT	SDCO/SSCO ○
INVERT ELEVATION	INV XXX.XX
RM ELEVATION	RM XXX.XX
WATER VALVE	*
FIRE HYDRANT	FH □
WATER METER	WM □
JOINT POLE	JP ---
SIGN	---
STREETLIGHT	SL □
STREET LIGHT PULL BOX	SLPB □
ELECTRIC VAULT	EV □
SPOT ELEVATION	+46.21
COMMUNICATION BOX	COM □
ELECTRIC METER	EM □
GAS METER	GM □



PROJECT NAME: CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT AT 4401 CAPITOLA ROAD, CAPITOLA, CA 95010
 DRAWN BY: BE
 DATE: 11/30/2022
 SCALE: 1"=20'
 SHEET NO.: C1.0



STUDIO T SQUARE

Architecture
 Planning
 Urban Design
 1970 Broadway #615
 Oakland, California 94612
 (510) 451-2850

THIS DOCUMENT CONTAINS PROPRIETARY INFORMATION OF STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED SCOPE OF THE PROJECT AND FOR THE LIMITED PURPOSES OF THE PROJECT. THE INFORMATION CONTAINED HEREIN IS NOT TO BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2022.

BLUFFS AT 44TH
 4401 CAPITOLA ROAD, CAPITOLA, CA 95010
CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT
 4455 MORENA BLVD, SUITE 109, SAN DIEGO, CA 92117



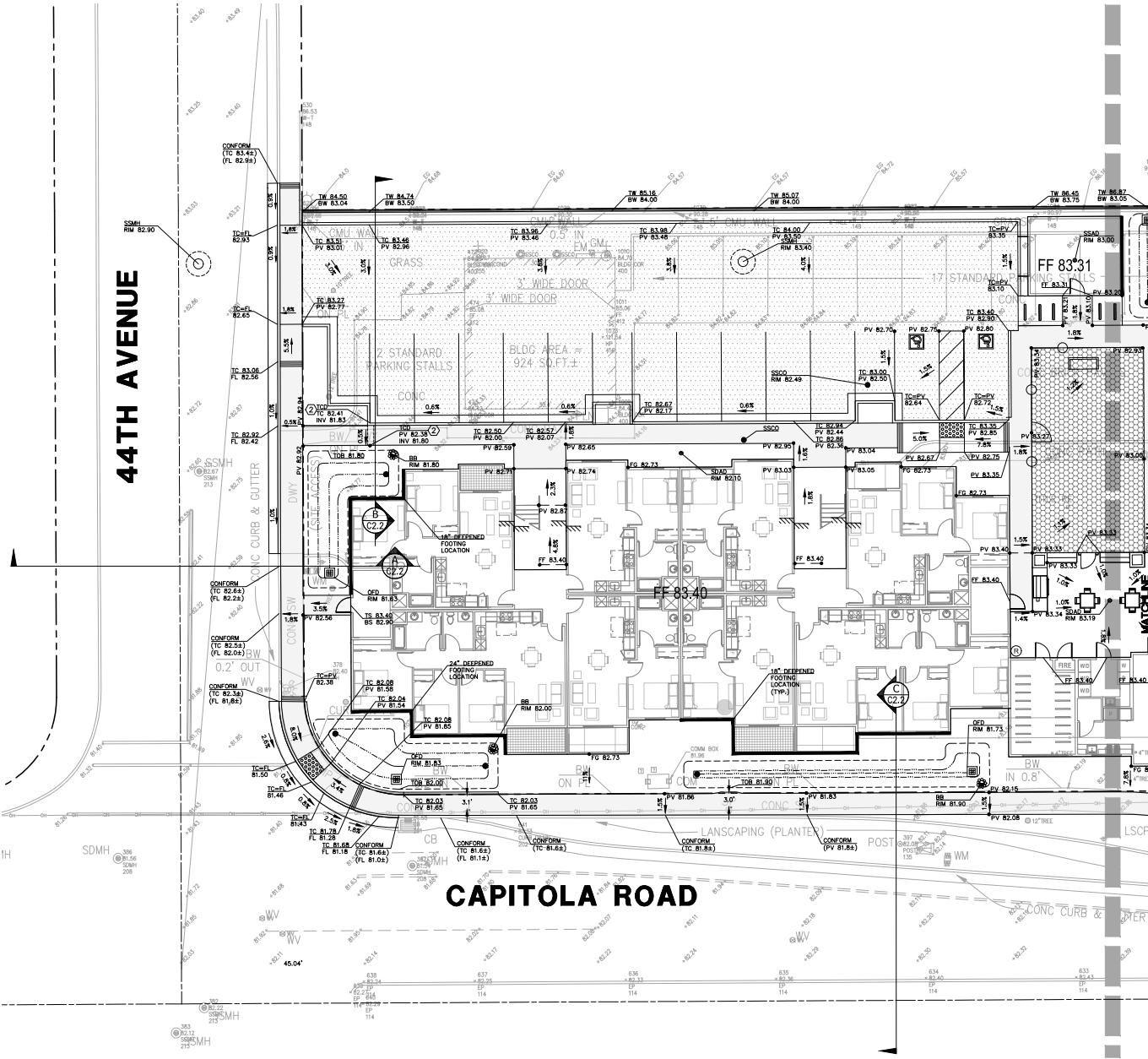
1730 N. FIRST STREET
 SUITE 600
 SAN JOSE, CA 95112
 (408) 467-9100
 www.bkf.com

Sheet Title:
GRADING & DRAINAGE PLAN

Job No. 20220426
 Date: 11/09/2022
 Scale: 1"=20'
 Drawn By: BE

Sheet No. **C2.0**

C2.0

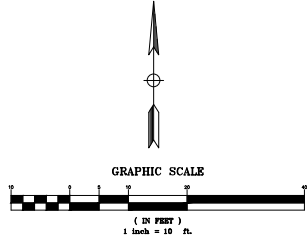


LEGEND

PROPERTY LINE	---
STREET CENTER LINE	---
BIORETENTION BASIN	---
VERTICAL CURB	---
VERTICAL CURB & GUTTER	---
FINISH GRADE ELEVATION	FG XXXX
FINISH FLOOR ELEVATION	FF XXXX
THROUGH CURB DRAIN	TCD
TOP OF WALL ELEVATION	TW XXXX
BOTTOM OF WALL ELEVATION	BW XXXX
TOP OF CURB ELEVATION	TC XXXX
TOP OF BASIN ELEVATION	TB XXXX
FLOW LINE ELEVATION ELEVATION	FL XXXX
HIGH POINT	HP XXXX
LOW POINT	LP XXXX
PAVEMENT ELEVATION	PV XXXX
GRADE TO DRAIN	---
SLOPE/DIRECTION OF FLOW	0.0%
RETAINING WALL	---
CONCRETE SIDEWALK	---
RESILIENT SURFACING SEE LANDSCAPE PLANS FOR DETAILS	---
ASPHALTIC CONCRETE	---
TRANSFORMER	T

KEYNOTES

- "NO PARKING" STALL TO BE USED FOR PASSENGER VEHICLE TURNAROUND. SIGNAGE TO BE COORDINATED AT FUTURE DESIGN STAGE.
- INSTALL THROUGH CURB DRAIN. SEE SHEET C2.2 FOR DETAIL.



PROJECT NAME: 1730 N. FIRST STREET, SAN JOSE, CA 95112
 DRAWN BY: BE
 CHECKED BY: [Signature]
 DATE: 11/09/2022
 SCALE: 1"=20'
 SHEET NO.: C2.0



STUDIO T SQUARE

Architecture
Planning
Urban Design

1970 Broadway #615
Oakland, California 94612
(510) 451-2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSES OF THE PROJECT DESCRIBED HEREIN. THE DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSES AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2020.

BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010

CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT
4455 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117



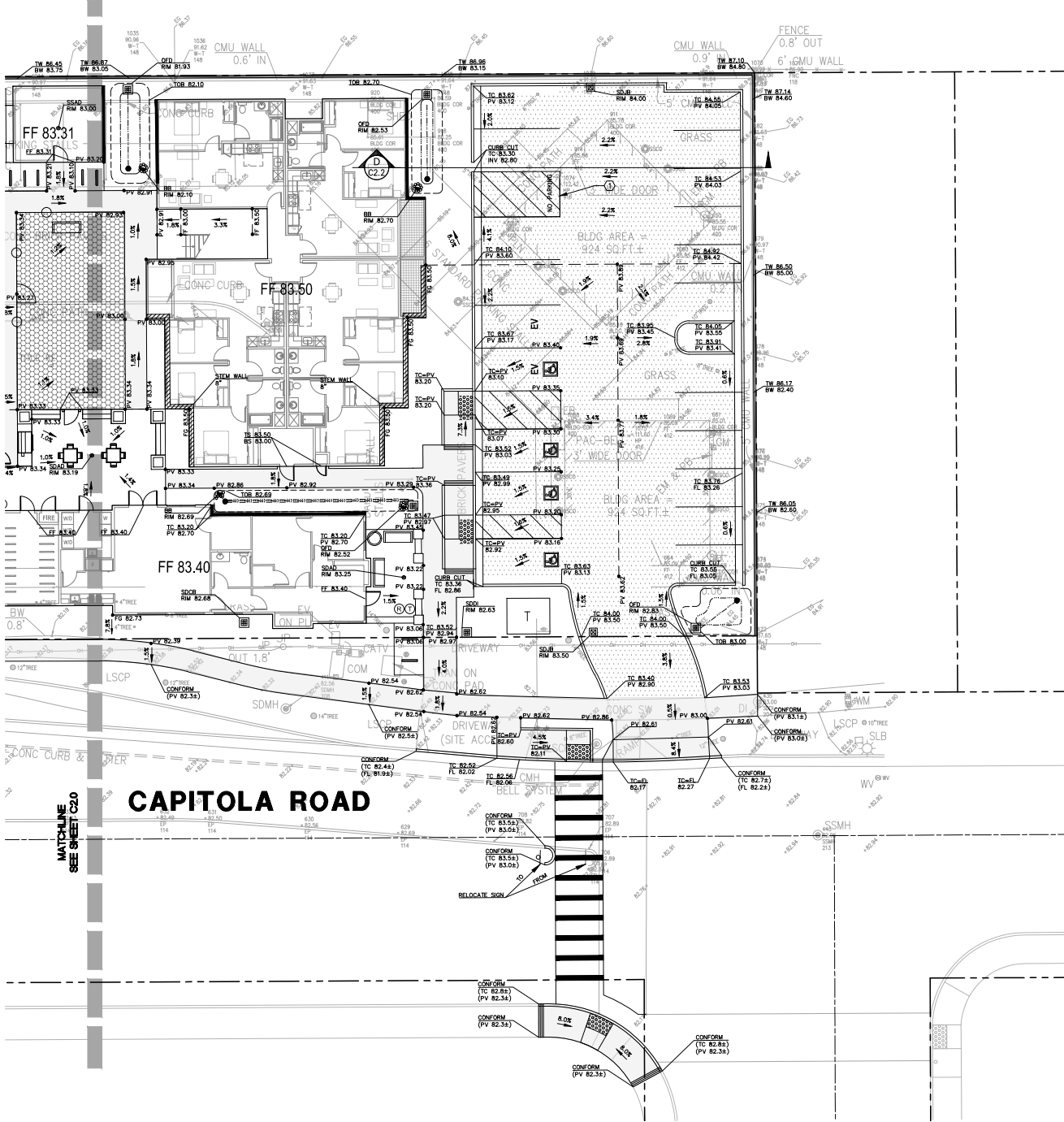
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

Sheet Title:
GRADING & DRAINAGE PLAN

Job No. 20220426
Date: 11/09/2022
Scale: 1"=20'
Drawn By: BE

Sheet No:

C2.1

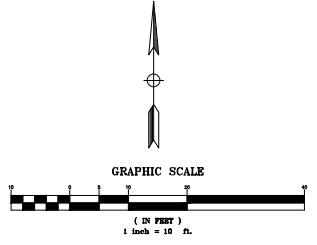


LEGEND

PROPERTY LINE	---
STREET CENTER LINE	---
BIORETENTION BASIN	---
VERTICAL CURB	---
VERTICAL CURB & GUTTER	---
FINISH GRADE ELEVATION	FG XXX.XX
FINISH FLOOR ELEVATION	FF XXX.XX
THROUGH CURB DRAIN	TCD
TOP OF WALL ELEVATION	TW XXX.XX
BOTTOM OF WALL ELEVATION	BW XXX.XX
TOP OF CURB ELEVATION	TC XXX.XX
TOP OF BASIN ELEVATION	TB XXX.XX
FLOW LINE ELEVATION ELEVATION	FL XXX.XX
HIGH POINT	HP XXX.XX
LOW POINT	LP XXX.XX
PAVEMENT ELEVATION	PV XXX.XX
GRADE TO DRAIN	---
SLOPE/DIRECTION OF FLOW	8.0%
RETAINING WALL	---
CONCRETE SIDEWALK	---
RESIDENT SURFACING SEE LANDSCAPE PLANS FOR DETAILS	---
ASPHALTIC CONCRETE	---
TRANSFORMER	T

KEYNOTES

- "NO PARKING" STALL TO BE USED FOR PASSENGER VEHICLE TURNAROUND. SIGNAGE TO BE COORDINATED AT FUTURE DESIGN STAGE.
- INSTALL THROUGH CURB DRAIN. SEE SHEET C2.2 FOR DETAIL.



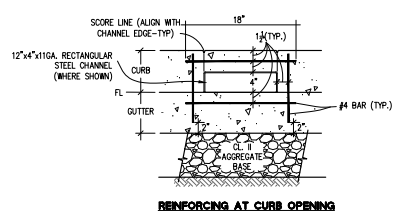
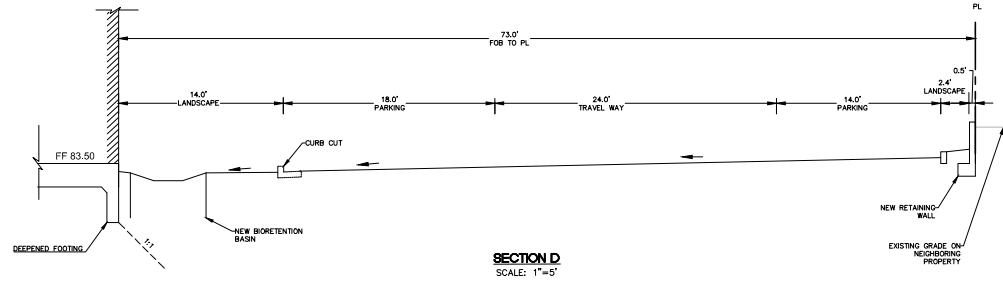
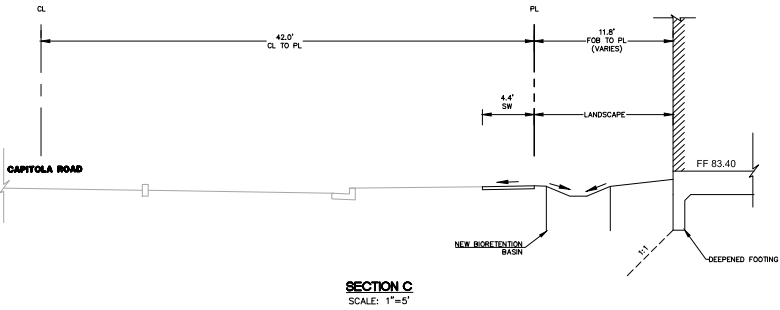
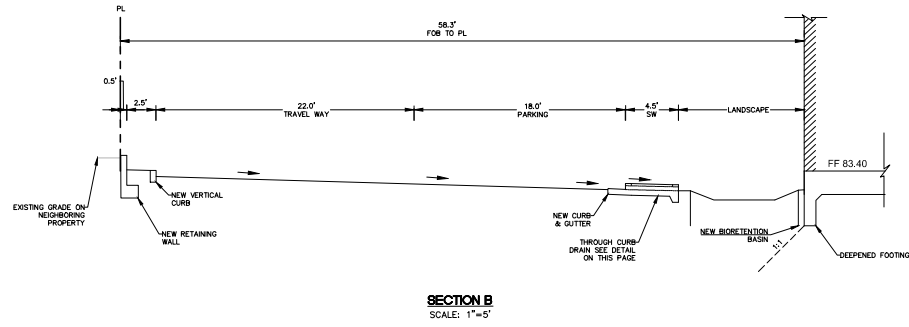
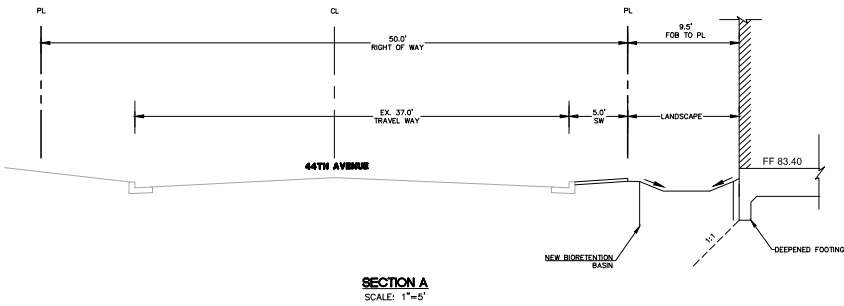
PROJECT NAME: BLUFFS AT 44TH (AFFORDABLE HOUSING) SHEETS (C) 2020 STUDIO T SQUARE
 DRAWN BY: BE
 CHECKED BY: [Signature]
 DATE: 11/09/2022



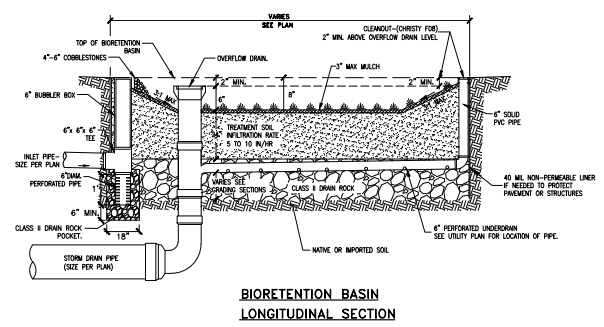
**STUDIO
T SQUARE**

Architecture
Planning
Urban Design
1970 Broadway #615
Oakland, California 94612
(510) 451-2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSES OF THE EVALUATION OF BIDDERS. THE DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2022.



THROUGH CURB DRAIN DETAIL



BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
**CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT**
4455 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117



1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

Sheet Title:

SECTIONS

Job No. 20220426
Date: 11/30/2022
Scale: AS SHOWN
Drawn By: BE

Sheet No:

C2.2



STUDIO T SQUARE

Architecture
Planning
Urban Design
1970 Broadway #615
Oakland, California 94612
(510) 451-2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSES OF A CONSULTING AGREEMENT. THE DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSES AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2020.

BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT
4455 MORENA BLVD, SUITE 100, SAN DIEGO, CA 92117



1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

Sheet Title:

STORMWATER CONTROL PLAN

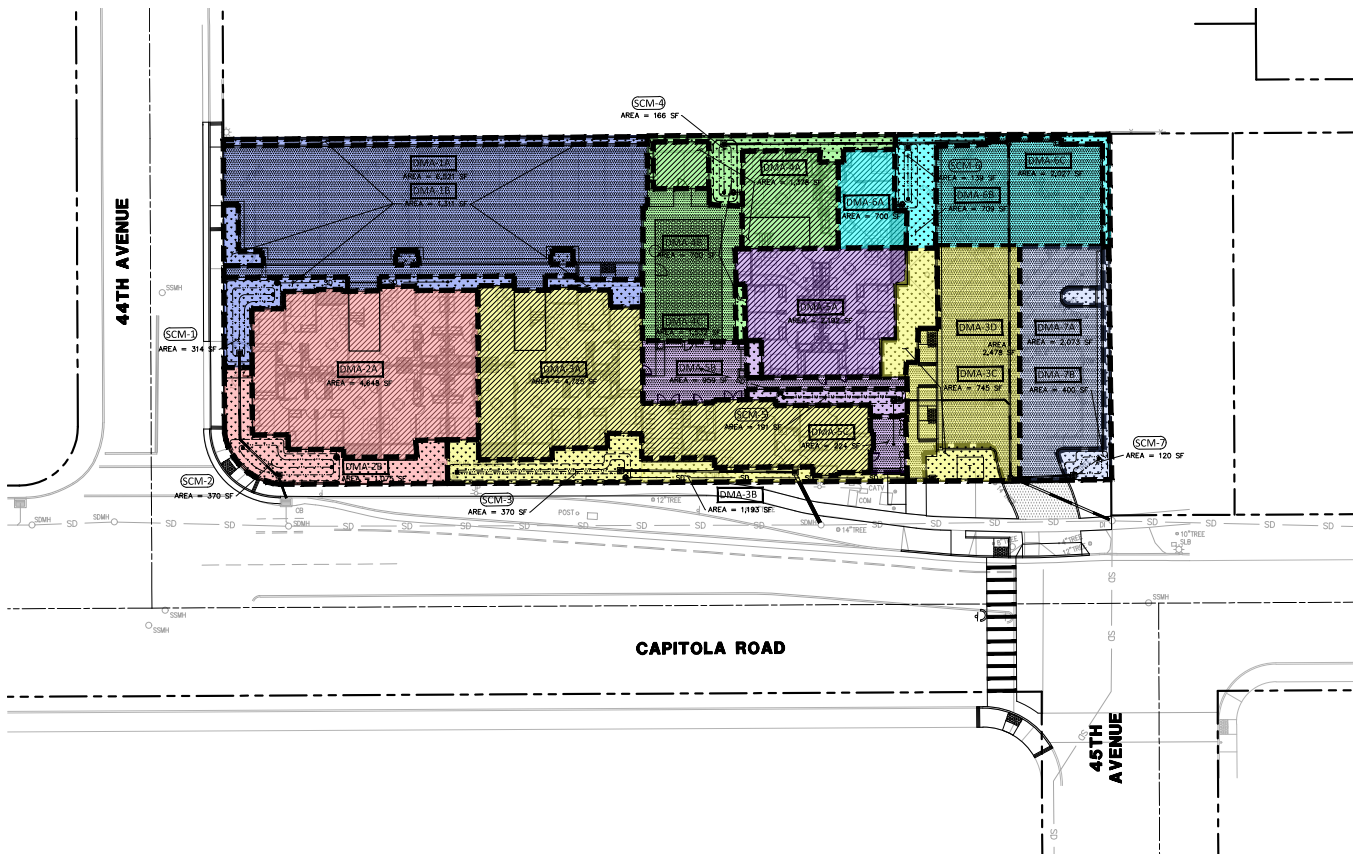
Job No. 20220426
Date: 11/30/2022
Scale: 1"=20'
Drawn By: BE

Sheet No:

C4.0

LEGEND

- PROPERTY LINE
- DRAINAGE AREA BOUNDARY
- BIORETENTION BASIN
- PROPOSED STORM DRAIN (UNTREATED)
- PROPOSED STORM DRAIN (TREATED)
- OVERFLOW DRAIN/DROP INLET
- STORM DRAIN JUNCTION BOX
- AREA DRAIN
- BUBBLER BOX
- STORM DRAIN/SANITARY SEWER CLEANOUT
- DRAINAGE AREA
- TREATMENT AREA
- RETAINING WALL
- HARDSCAPE - CONCRETE/ASPHALT
- HARDSCAPE - ROOF
- LANDSCAPE AREA
- SCM-1 TRIBUTARY AREA
- SCM-2 TRIBUTARY AREA
- SCM-3 TRIBUTARY AREA
- SCM-4 TRIBUTARY AREA
- SCM-5 TRIBUTARY AREA
- SCM-6 TRIBUTARY AREA
- SCM-7 TRIBUTARY AREA



REQUIREMENT CRITERIA

- TIER 1. RUNOFF REDUCTION
 - SITE IMPERVIOUS SURFACE IS OPTIMIZED.
- TIER 2. WATER QUALITY TREATMENT
 - BIORETENTION AREA IS PROVIDED (MINIMUM 4% OF NEW IMPERVIOUS SURFACE)
- TIER 3. RETENTION REQUIREMENT
 - SEE CALCULATION TO THE RIGHT.
- TIER 4. PEAK FLOW MANAGEMENT
 - EXEMPT. LOCATED IN WATERSHED MANAGEMENT ZONE 4 AND PROJECT DISCHARGES TO OCEAN.

TIER 3: RETENTION REQUIREMENT

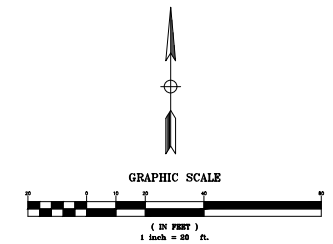
TOTAL PROJECT AREA: 35,590 SF
PROPOSED PROJECT IMPERVIOUS AREA: 6,133 SF
PROPOSED PROJECT IMPERVIOUS AREA: 28,457 SF

BASED ON THE CENTRAL COAST STORM WATER CONTROL SIZING CALCULATOR VERSION 3/28/2017 THIS PROJECT FULFILLS THE RETENTION AREA REQUIREMENTS. THE RETENTION REQUIREMENT IS AS FOLLOWS:

SCM NAME	MIN. REQUIRED STORAGE VOLUME (FT³)	DEPTH BELOW UNDERDRAIN (FT)
SCM-1	157	1.25
SCM-2	48	1.00
SCM-3	268	1.81
SCM-4	123	1.86
SCM-5	80	1.04
SCM-6	186	3.35
SCM-7	48	1.00

TIER 2 WATER QUALITY TREATMENT SUMMARY

DRAINAGE AREA	IMPERVIOUS SURFACE (S.F.)	SCM AREA REQUIRED (4% OF NEW IMPERVIOUS SURFACE, S.F.)	SCM AREA PROVIDED (S.F.)
SCM-1	6521	261	314
SCM-2	4648	186	370
SCM-3	7203	288	370
SCM-4	2910	116	166
SCM-5	3375	135	191
SCM-6	2727	109	139
SCM-7	2073	83	120
TOTAL	29457		





STUDIO T SQUARE

Architecture
 Planning
 Urban Design
 1970 Broadway #615
 Oakland, California 94612
 (510) 451-2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF ILLUSTRATION AS SHOWN. THE DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2022.

BLUFFS AT 44TH
 4401 CAPITOLA ROAD, CAPITOLA, CA 95010
 CRP AFFORDABLE HOUSING AND
 COMMUNITY DEVELOPMENT
 4455 MORENA BLVD, SUITE 109, SAN DIEGO, CA 92117



1730 N. FIRST STREET
 SUITE 600
 SAN JOSE, CA 95112
 (408) 467-9100
 www.bkf.com

Sheet Title:

FIRE ACCESS EXHIBIT

Job No. 20220426
 Date: 11/30/2022
 Scale: 1"=20'
 Drawn By: BE

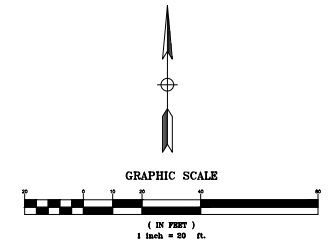
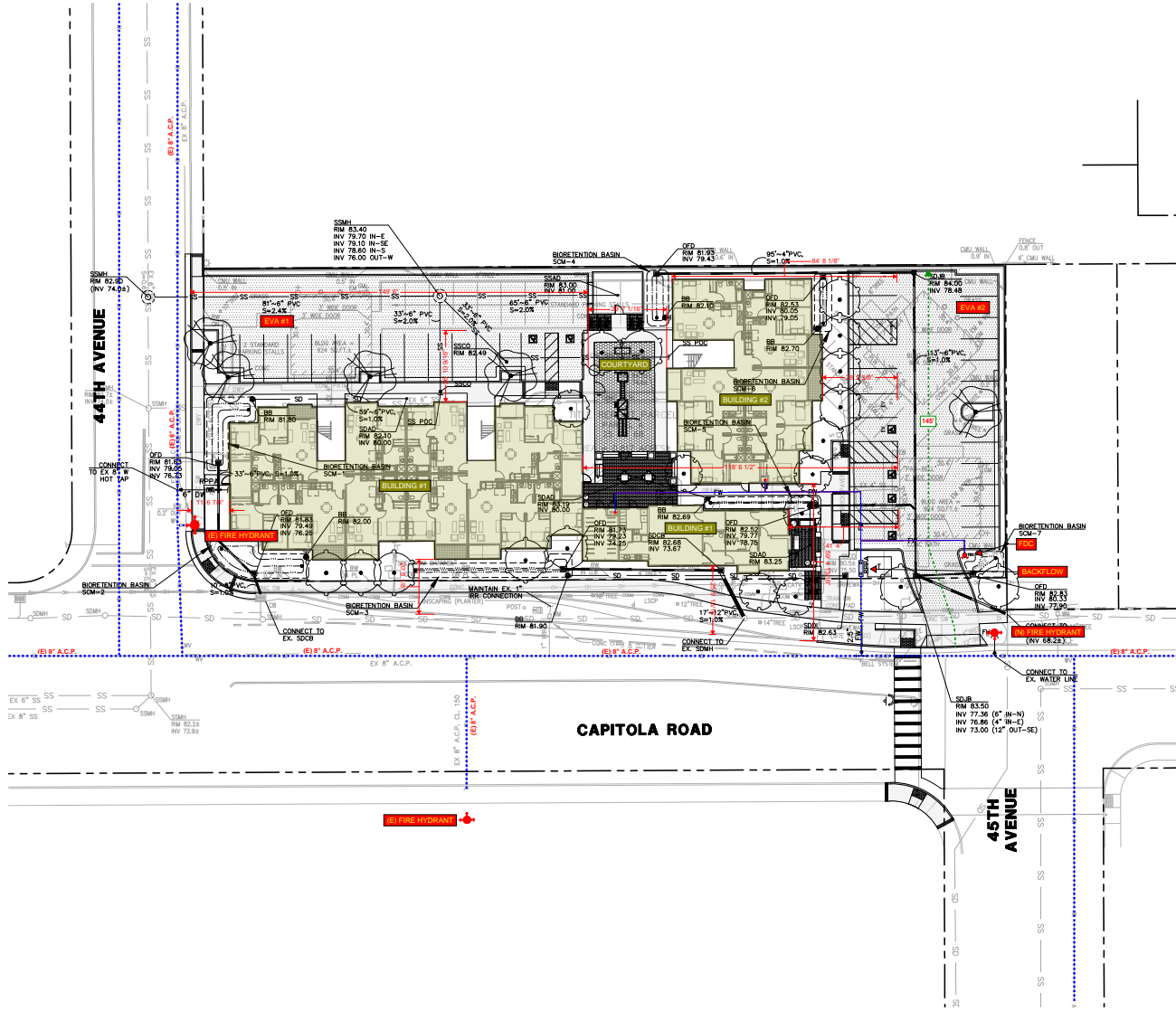
Sheet No.:

C5.0

LEGEND

PROPERTY LINE	---
PERFORATED PIPE	--- ---
BIORETENTION BASIN	○
STORM DRAIN (UNTREATED)	SD
STORM DRAIN (TREATED)	SD
SANITARY SEWER	SS
DOMESTIC WATER	W
IRRIGATION	IRR
FIRE WATER	FW
JOINT TRENCH	JT
STORM DRAIN MANHOLE	SDMH
SANITARY SEWER MANHOLE	SSMH
OVERFLOW DRAIN/DROP INLET	OFD
STORM DRAIN JUNCTION BOX	SDJB
CATCH BASIN	CB
AREA DRAIN	AD
BUBBLER BOX	BB
STORM DRAIN/SANITARY SEWER CLEANOUT	SDSC
INVERT ELEVATION	INV 36.05
RM ELEVATION	RM 36.05
WATER VALVE	WV
FIRE HYDRANT	FH
WATER METER	WM
BACKFLOW PREVENTION	BFP
REDUCED PRESSURE PRINCIPLE ASSEMBLY	RPPA
RETAINING WALL	---
CONCRETE SIDEWALK	---
PAVERS (SEE LANDSCAPE PLANS)	---
RESILIENT SURFACING (SEE LANDSCAPE PLANS FOR DETAILS)	---
ASPHALTIC CONCRETE	---
TRANSFORMER	T

ATTACHMENT -A-



PROJECT NAME: 1970 BROADWAY #615, OAKLAND, CA 94612
 PROJECT NO.: 20220426
 SHEET NO.: C5.0
 DATE: 11/30/2022
 DRAWN BY: BE
 CHECKED BY: [blank]
 PROJECT MANAGER: [blank]

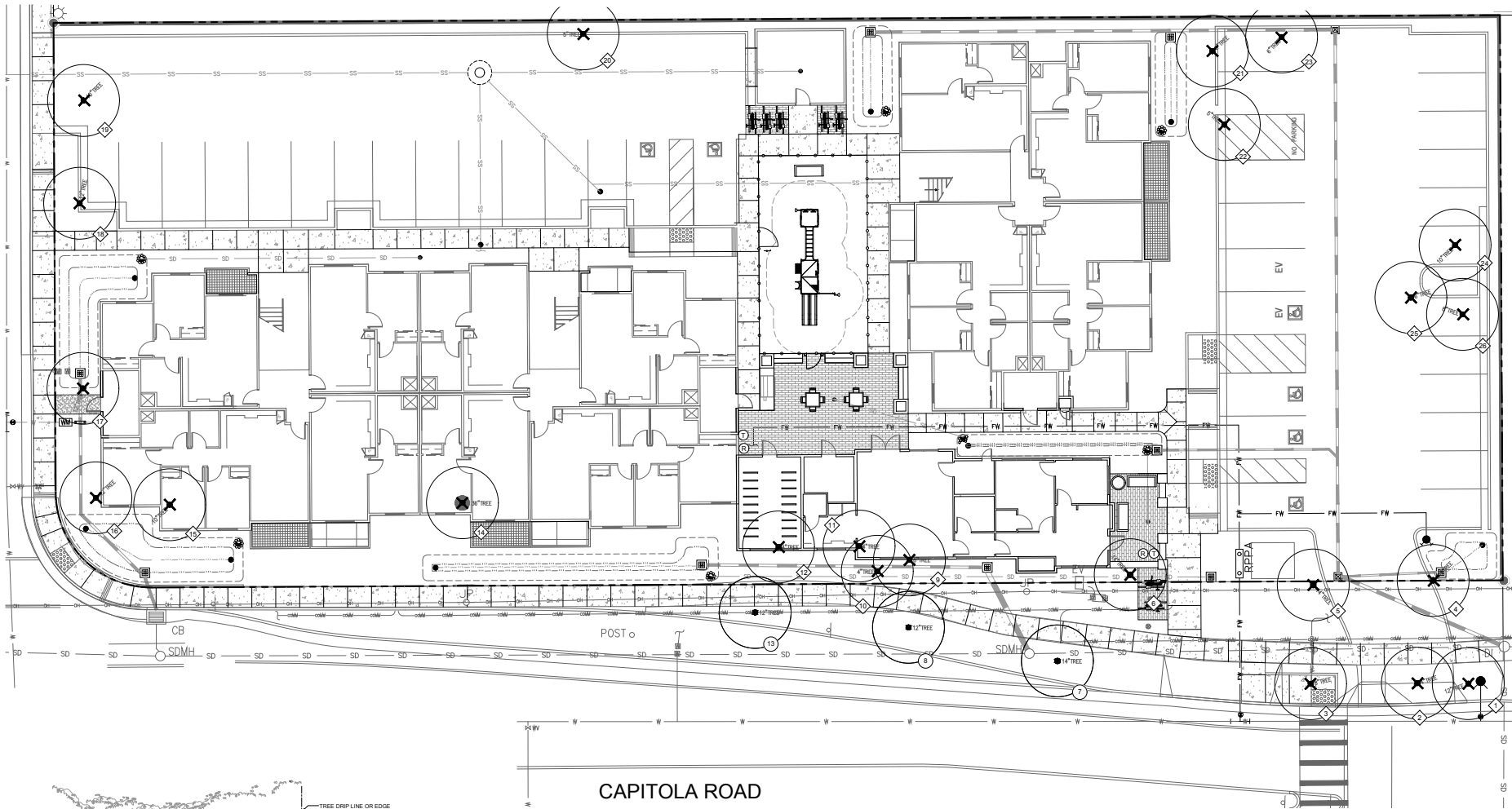


**STUDIO
T SQUARE**

Architecture
Planning
Urban Design
1970 Broadway #615
Oakland, California 94612
(510) 451-2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSES OF CONSULTATION AS SET FORTH. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSES AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2022.

BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
**CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT**
4495 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117



CAPITOLA ROAD

GRAPHIC LEGEND

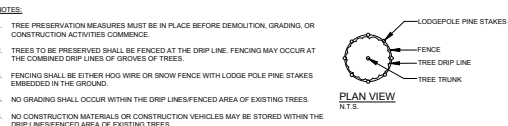
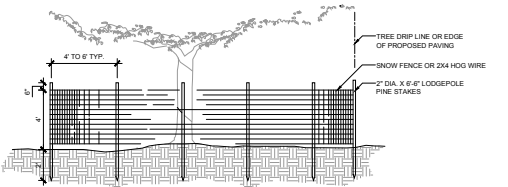
SYMBOL	DESCRIPTION
X	REMOVE (E) TREE
○	PRESERVATION SYMBOL
◇	DEMOLITION SYMBOL

TREE REPLACEMENT

NUMBER OF OVERALL TREES REMOVED	23
NUMBER OF ORDNANCE TREES REMOVED (>6")	23
NUMBER OF TREES PROPOSED	26
PROPOSED TREE CANOPY COVERAGE AT MATURITY	15,582 SF

EXISTING TREE INVENTORY

TAG #	TREE SPECIES	DBH (IN)	CONDITION	STATUS	REMARKS
1	FRAXINUS AMERICANA	36	GOOD	REMOVE	
2	BETULA PENDULA	10	POOR/MODERATE	REMOVE	
3	PLATANUS X ACERIFOLIA	12	POOR/MODERATE	REMOVE	
4	PLATANUS X ACERIFOLIA	4	MODERATE	REMOVE	
5	PLATANUS X ACERIFOLIA	8	MODERATE	REMOVE	
6	PLATANUS X ACERIFOLIA	14	MODERATE	REMOVE	
7	PLATANUS X ACERIFOLIA	14	MODERATE	RETAIN	
8	PLATANUS X ACERIFOLIA	14	MODERATE	RETAIN	
9	PLATANUS X ACERIFOLIA	14	MODERATE	RETAIN	
10	PLATANUS X ACERIFOLIA	14	MODERATE	RETAIN	
11	PLATANUS X ACERIFOLIA	12	MODERATE	RETAIN	
12	BETULA PENDULA	8	POOR/MODERATE	REMOVE	
13	BETULA PENDULA	4	POOR/MODERATE	REMOVE	
14	BETULA PENDULA	4	POOR/MODERATE	REMOVE	
15	BETULA PENDULA	4	POOR/MODERATE	REMOVE	
16	BETULA PENDULA	6	POOR/MODERATE	REMOVE	
17	BETULA PENDULA	10	POOR/MODERATE	REMOVE	
18	BETULA PENDULA	6	POOR/MODERATE	REMOVE	
19	BETULA PENDULA	8	POOR/MODERATE	REMOVE	
20	PLATANUS X ACERIFOLIA	12	MODERATE	RETAIN	



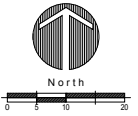
- NOTES**
- TREE PRESERVATION MEASURES MUST BE IN PLACE BEFORE DEMOLITION, GRADING, OR CONSTRUCTION ACTIVITIES COMMENCE.
 - TREES TO BE PRESERVED SHALL BE FENCED AT THE DRIP LINE. FENCING MAY OCCUR AT THE COMBINED DRIP LINES OF GROVES OF TREES.
 - FENCING SHALL BE EITHER HOG WIRE OR SNOW FENCE WITH LODGE POLE PINE STAKES EMBEDDED IN THE GROUND.
 - NO GRADING SHALL OCCUR WITHIN THE DRIP LINE/FENCED AREA OF EXISTING TREES.
 - NO CONSTRUCTION MATERIALS OR CONSTRUCTION VEHICLES MAY BE STORED WITHIN THE DRIP LINE/FENCED AREA OF EXISTING TREES.

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

Sheet Title:
TREE INVENTORY PLAN

Job No: 21041
Date: 11/30/2022
Scale: 1" = 10'-0"
Drawn By: JB

Sheet No:



L-1.0

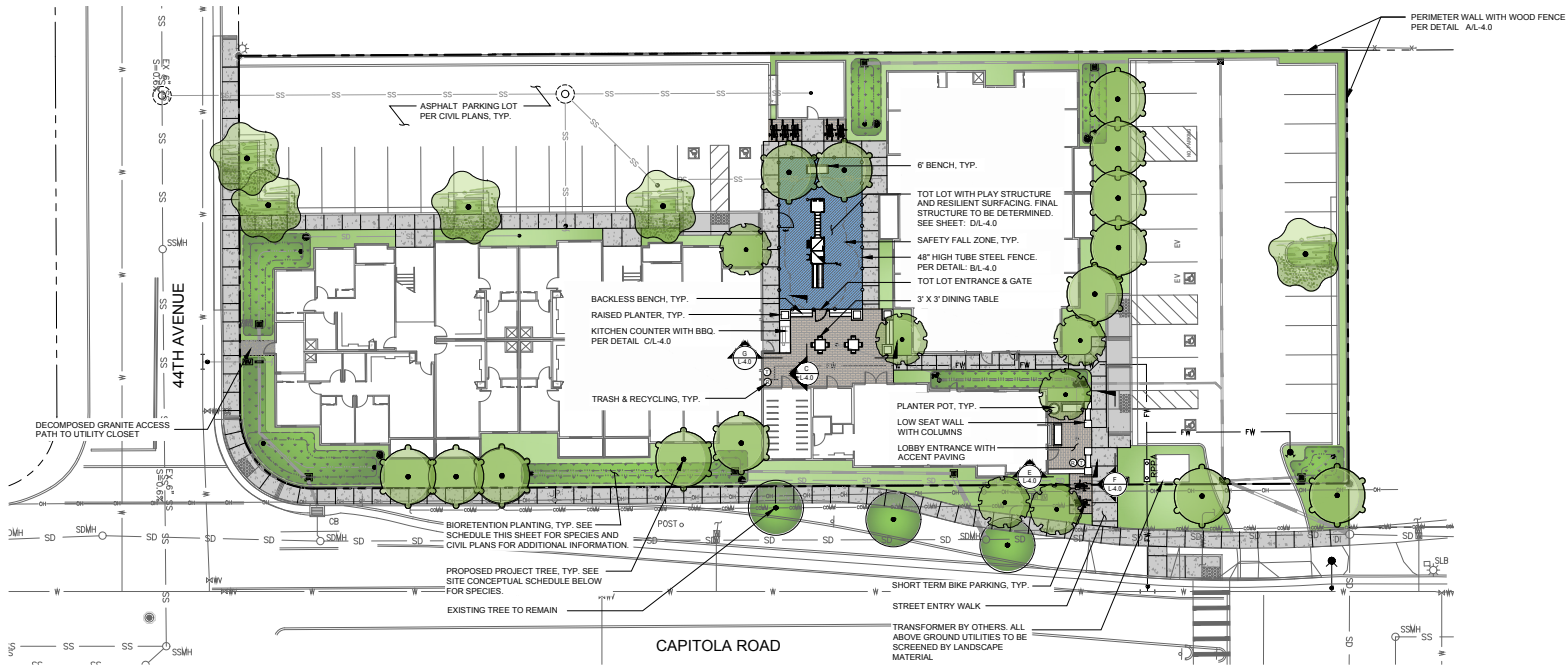


STUDIO T SQUARE

: Architecture
: Planning
: Urban Design
: 1970 Broadway #615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THE DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2022.

BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
CRP AFFORDABLE HOUSING AND COMMUNITY DEVELOPMENT
4455 MORENA BLVD, SUITE 100, SAN DIEGO, CA 92117



PLANTING NOTES

- ALL LANDSCAPE AREAS TO BE TOP DRESSED WITH 3" THICK LAYER OF BARK MULCH. MULCH SHALL BE 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" EQUAL TO: WOODER MULCH BY VISION RECYCLING, FREMONT, CA (510) 385-0255 CONTACT: ANDREW TUCKMAN
GORILLA HAIR MULCH AND BARK CHIPS SHALL NOT BE USED OR ACCEPTED. CONTRACTOR TO PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASING.
- THE TOP SECTION OF ALL LANDSCAPE AREAS SHALL BE COMPRISED OF AN APPROVED TOP SOIL MIX, WHICH CAN BE EITHER IMPORTED OR AMENDED NATIVE MATERIAL. PER SPECIFICATIONS. ONCE THE TOP SOIL MATERIAL IS IN PLACE, A SOIL FERTILITY TEST WILL BE COMPLETED BY THE CONTRACTOR TO DETERMINE THE APPROPRIATE ADDITIVE SCHEDULE PER SPECIFICATIONS.
- PLANT QUANTITIES, IF SHOWN IN LEGEND, ARE FOR AID IN BIDDING ONLY. CONTRACTOR SHALL VERIFY QUANTITIES.
- CONTRACTOR SHALL SET OUT PLANT MATERIAL AS PER PLAN AND RECEIVE APPROVAL FROM THE OWNER'S REPRESENTATIVE WITH RESPECT TO PLANT HEALTH AND LOCATION PRIOR TO INSTALLATION. CONTRACTOR SHALL GIVE MINIMUM 3 WORKING DAYS NOTICE FOR OBSERVATION AND SHALL HAVE ALL PLANT MATERIAL IN SPECIFIED LOCATIONS FOR REVIEW AT ONE TIME. CONTRACTOR SHALL REPLACE ANY MATERIAL AS DIRECTED BY COUNTY REPRESENTATIVE.
- CONTRACTOR SHALL REFER TO PLANTING DETAILS AND SPECIFICATIONS PRIOR TO BIDDING AND CONSTRUCTION FOR ADDITIONAL INFORMATION ON AMENDMENT, OBSERVATIONS, SUBMITTALS ETC.
- A MINIMUM 3-FOOT CLEAR AREA SHALL BE PROVIDED AND MAINTAINED AROUND ALL FIRE HYDRANTS AND FIRE APPLIANCES.
- ALL ABOVE GROUND UTILITIES TO BE SCREENED BY LANDSCAPE MATERIAL. SEE ADJACENT PLANT SCHEDULE FOR PROPOSED PLANT SPECIES.

IRRIGATION SYSTEM

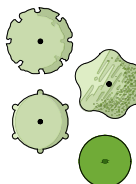
NOTE: OWNER SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO EFFECTIVELY WATER ALL PLANTING AREAS SHOWN ON THE CONCEPTUAL LANDSCAPE PLAN. THE DESIGN OF THE IRRIGATION SYSTEM SHALL CONSIST OF DRIP IRRIGATION, BUBBLERS AND LOW FLOW SPRAY HEADS THAT WILL SUFFICIENTLY IRRIGATE THE PROPOSED PLANT MATERIAL. IN COMPLIANCE WITH CALIFORNIA'S UPDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AB 1881, COUNTY OF SANTA CRUZ AND SOQUEL CREEK WATER DISTRICT REQUIREMENTS.

HYDROZONES WILL BE DESIGNATED BASED ON SOLAR EXPOSURE, PLANT WATER USE REQUIREMENTS, SOIL TYPE, AND MICROCLIMATES

WELO NOTES

- A HORTICULTURAL SOIL ANALYST TEST SHALL BE CONDUCTED AT A MINIMUM OF 4 LOCATIONS IN PLANTING AREAS IN ADDITION TO AN ANALYSIS OF ANY TOP SOIL IMPORTED TO PROJECT PLANTING AREAS. CONTRACTOR TO FOLLOW AMENDMENT RECOMMENDATIONS FROM A QUALIFIED SOILS LABORATORY BASED ON TEST RESULTS. THOROUGHLY MIX SOIL ADDITIVES INTO TOP 6" OF SOIL BY ROTOTILLING AT LEAST ONCE IN EACH DIRECTION.
- SOIL AMENDMENT AND COMPOST TO BE ADDED TO PLANTING AREAS AT A RATE OF 4 CUBIC YARDS PER 1,000 SF. INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- A MINIMUM (7") LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS. REFER TO PLANTING NOTES ABOVE FOR MULCH SPECIFICATION.
- REFER TO CIVIL IMPROVEMENT PLANS FOR PLANTING AREA GRADING.
- A LANDSCAPE IRRIGATION AUDIT SHALL BE CONDUCTED BY AN IRRIGATION AUDITOR.

CONCEPTUAL PLAN SCHEDULE



TREES	WUCLS	QUANTITY
CERCIS CANADENSIS / FOREST PANSY / FOREST PANSY REDBUD	M	8
PISTACIA CHINENSIS / CHINESE PISTACHE	L	5
TRISTANTIA LAURINA 'ELEGANT' / ELEGANT WATER GUM	M	12
EXISTING TREE TO REMAIN	M	4

SHRUB/PERENNIAL

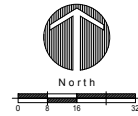
	WUCLS	QUANTITY
ACHILLEA MILLEFOLIUM / COMMON YARROW	L	6,048 SF
ACHILLEA X MOONSHINE / MOONSHINE YARROW	L	
ARCTOSTAPHYLOS X PACIFIC MIST / PACIFIC MIST MANZANITA	L	
CALAMAGROSTIS FOLIOSA / FLEET GRASS	M	
CEANOETHUS X DARK STAR / DARK STAR WILD LILAC	L	
IRIS DOUGLASSIANA / DOUGLAS IRIS	L	
LANTANA X NEW GOLD / NEW GOLD LANTANA	M	
MYRTICA CALIFORNICA / PACIFIC WAX MYRTLE	L	
NEPETA X WALKERS LOW / WALKERS LOW CATMINT	L	
PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	L	
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / MOUND SAN BRUNO COFFEEBERRY	L	
RIBES SANGUINEUM GLUTINOSUM / RED FLOWERING CURRANT	L	
SALVIA SPATHACEA / HUMMINGBIRD SAGE	L	
SANTOLINA CHAMÆCYPARISSUS / LAVENDER COTTON	L	

BIRDWALE

	WUCLS	QUANTITY
CAREX DRIFUSA / EUROPEAN GREY SEDGE	L	1,791 SF
FESTUCA MAIREI / ATLAS FESCUE	L	
HELICTOTRICHON SEMPERVIRENS / BLUE CAT GRASS	L	
JUNCUS PATESI / CALIFORNIA GRAY RUSH	L	

SITE LEGEND

SYMBOL	DESCRIPTION
[Concrete texture]	PROPOSED CONCRETE WALKWAY
[Accent paving texture]	PROPOSED ACCENT PAVING
[Stabilized decomposed granite texture]	PROPOSED STABILIZED DECOMPOSED GRANITE PAVEMENT
[Resilient safety surfacing texture]	RESILIENT SAFETY SURFACING



Sheet Title:
LANDSCAPE CONCEPT PLAN

Job No. 21041
Date: 11/30/2022
Scale: 1/16" = 1'-0"
Drawn By: JB

Sheet No.:

L-2.0



OUTDOOR BBQ WITH FIBER CEMENT LAP SIDING TO MATCH ARCHITECTURE



OUTDOOR KITCHEN CONCRETE COUNTER TOP



MOVEABLE STEEL CHAIRS, LANDSCAPE FORMS - CHAIR 21



6FT BACKLESS BENCH, DUMOR BENCH 472



TRASH RECEPTACLE, DUMOR 474



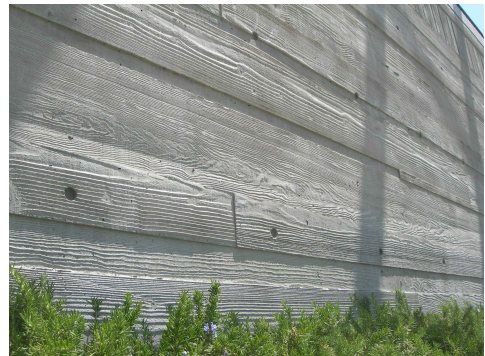
6FT BACKED BENCH, DUMOR BENCH 473



TEMPORARY BIKE PARKING, STAINLESS STEEL TUBING - LANDSCAPE FORMS 'BOLA'



PLANTING POT, ARCHIPOT 'LEGACY ROUND TALL PLANTER'



BOARD FORM FINISH CONCRETE SEAT WALL



STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway #615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS CONFIDENTIAL INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSES OF ILLUSTRATION OR DESIGN. THE DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2022.

BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT
4495 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117

Sheet Title:
**LANDSCAPE
MATERIAL
BOARD**
Job No. 21041
Date: 11/30/2022
Scale: 1/16" = 1'-0"
Drawn By: JB

Sheet No:

L-2.1

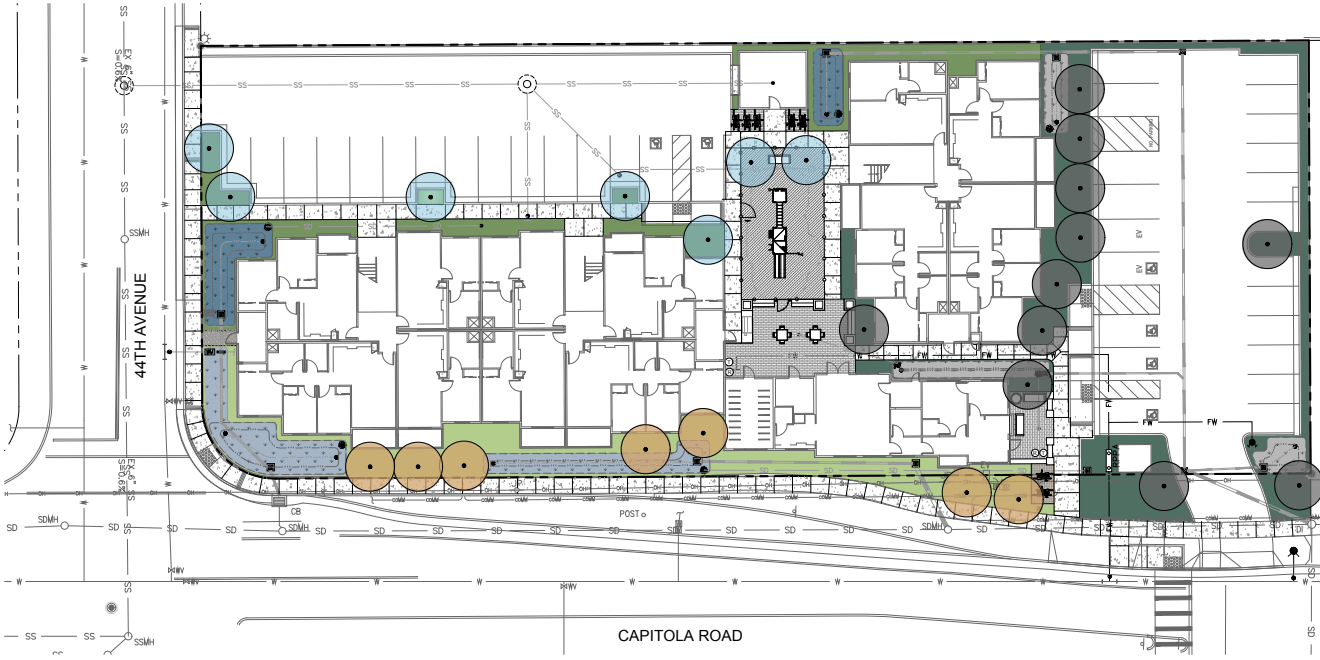


STUDIO T SQUARE

Architecture
Planning
Urban Design
1970 Broadway #615
Oakland, California 94612
(510) 451-2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF THE EVALUATION OF SERVICES. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSES AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2020.

BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT
4455 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
	RAIN BIRD R-VAN14 1812-SAM-P45 SHRUB ROTARY 8'-14' 45-270 DEGREES AND 360 DEGREES. HAND ADJUSTABLE MULTI-STREAM ROTARY W/1800 SHRUB SPRAY BODY ON 1/2" POP-UP. WITH CHECK VALVE AND 45 PSI IN-STEM PRESSURE REGULATOR. 1/2" NPT FEMALE THREADED INLET.	-	45	HL-4.1
	RAIN BIRD RWS-B-C 1400 SERIES ROOT WATERING SYSTEM WITH 4.0" DIAMETER X 36.0" LONG WITH LOCKING GRATE. SEMI-RIGID MESH TUBE, AND CHECK VALVE. RAIN BIRD BUBBLER OPTION AS INDICATED. 1401 0.25 GPM, 1402 0.5 GPM, 1404 1.0 GPM, 1408 2.0 GPM.	-	45	IL-4.1
	RAIN BIRD KCX-100-PRB-COM WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PRESS VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM/20 GPM.	-	-	AL-4.2
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5 GPH@1.5 PSI, 1.0 GPH@BLACK, AND 2.0 GPH@RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET.	-	-	BL-4.2
	RAIN BIRD PRS-D 1" 1-1/2" 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY. GLOBE CONFIGURATION. WITH PRESSURE REGULATING MODULE AND SCRUBBER TECHNOLOGY FOR RELIABLE PERFORMANCE IN DIRTY WATER IRRIGATION APPLICATIONS.	-	-	EIL-4.1
	RAIN BIRD 44-LRC 1" BRASS QUICK-COUPING VALVE. WITH CORROSION-RESISTANT STAINLESS STEEL SPRING. LOCKING THERMOPLASTIC RUBBER COVER. AND 2-PIECE BODY.	-	-	GL-4.1
	SHUT OFF VALVE KBI BTU-E PVC BLOCKED TRUE UNION BALL VALVE 1/2" TO 2" SAME SIZE AS PIPE	-	-	FL-4.1
	GRISWOLD DWS 27 BRASS, IN-LINE, ON-OFF, SOLENOID CONTROL VALVE. NORMALLY CLOSED. AVAILABLE IN 3/4", 1", 1-1/4", 1-1/2", AND 2". IDEAL FOR USE WITH RECLAIMED OR "DIRTY" WATER. SELF-CLEANING, SLOW-CLOSING AND OPENING FEATURE.	-	-	DL-4.1
	FESCO 85EYL 1" REDUCED PRESSURE BACKFLOW PREVENTER	-	-	BL-4.1
	RAIN BIRD ESP/SMART-LXMSM12 (3) ESP/LXMSM12 48 STATION, TRADITIONALLY WIRED, PRO SMART COMMERCIAL CONTROLLER. (1) ESP/LXMSM12 12-STATION, PRO SMART, (MODULE INCLUDED) INDOOR/OUTDOOR, PLASTIC WALL-MOUNT ENCLOSURE W/ (3) ESP/LXMSM12-12-STATION EXPANSION MODULES.	-	-	CL-4.2
	CREATIVE SENSOR TECHNOLOGY FSI-T15-001 1.5" PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS. CUSTOM MOUNTING TEE AND ULTRA LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT COMPATIBLE WALL IRRIGATION CONTROLLERS. FLOW RANGE 1.8 GPM - 108 GPM.	-	-	DL-4.1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	-	-	AL-4.1
	PIPE SLEEVE: PVC CLASS 315 SDR 13.5	-	-	

HYDROZONE SCHEDULE

HYDROZONE	PLANT WATER USE	IRRIGATION METHOD	PLANT FACTOR (PF)	HYDROZONE AREA (SQ. FT.) (HA)	PF X HA (SQ.FT)	IRRIGATION EFFICIENCY (IE)	PF X HA / (IE)
1	LOW	DRIP	0.3	1,140	342	0.81	422.22
2	LOW	DRIP	0.3	482	144.6	0.81	178.52
3	MOD	BUBBLERS	0.5	175	87.5	0.81	108.02
4	MOD	DRIP	0.5	1,663	831.5	0.81	1,026.54
5	LOW	DRIP	0.3	859	257.7	0.81	318.15
6	MOD	BUBBLERS	0.5	175	87.5	0.81	108.02
7	LOW	DRIP	0.3	2,377	713.1	0.81	880.37
8	LOW	DRIP	0.3	450	135	0.81	168.67
9	MOD	BUBBLERS	0.5	300	150	0.81	185.19
TOTALS				7,621			3,393.70

HYDROZONE LEGEND

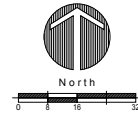
HYDROZONE #	SYMBOL	DESCRIPTION	LANDSCAPE AREA
HYDROZONE 1		NORTHERN ASPECT - SHRUBS & GROUNDCOVERS	1,140 SF
HYDROZONE 2		NORTHERN ASPECT - BIORETENTION	482 SF
HYDROZONE 3		NORTHERN ASPECT - TREES	175 SF
HYDROZONE 4		SOUTHERN ASPECT - SHRUBS & GROUNDCOVERS	1,663 SF
HYDROZONE 5		SOUTHERN ASPECT - BIORETENTION	859 SF
HYDROZONE 6		SOUTHERN ASPECT - TREES	175 SF
HYDROZONE 7		PARKING LOT / EAST ENTRANCE - SHRUBS AND GROUNDCOVERS	2,297 SF
HYDROZONE 8		PARKING LOT / EAST ENTRANCE - BIORETENTION	450 SF
HYDROZONE 9		PARKING LOT / EAST ENTRANCE - TREES	300 SF

IRRIGATION STATEMENT

CONTRACTOR TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO EFFECTIVELY WATER ALL PLANTS SHOWN ON LANDSCAPE PLAN. THE DESIGN OF THE IRRIGATION IMPROVEMENTS SHALL CONSIST OF DRIP IRRIGATION AND LOW FLOW ROTARY NOZZLES THAT WILL SUFFICIENTLY IRRIGATE THE PROPOSED PLANT MATERIAL IN COMPLIANCE WITH CALIFORNIA'S UPDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AB 1881 AND CITY OF CAPITOLA REQUIREMENTS. HYDROZONES WILL BE DESIGNATED BASED ON SOLAR EXPOSURE, PLANT WATER REQUIREMENTS, SOIL TYPE, AND MICROCLIMATES.

WATER USE CALCULATION

$$\begin{aligned}
 \text{MAWA} &= (ETo) (0.62) [(0.55 \times \text{LA}) + (0.3 \times \text{SLA})] \\
 &= (36.6) (0.62) [(0.55 \times 7,621) + (0.3 \times 0)] \\
 &= (22.69) (4,191.55) \\
 &= 95,106.27 \\
 \text{ETWU} &= (ETo) (0.62) [(PF \times \text{HA}) + \text{SLA}] \\
 &= (36.6) (0.62) [(3,393.70 + 0)] \\
 &= (22.69) (3,393.70) \\
 &= 77,003.05 \\
 \text{MAWA} &= 95,106.27 \text{ GAL/YEAR} \\
 \text{ETWU} &= 77,003.05 \text{ GAL/YEAR}
 \end{aligned}$$



Sheet Title:

HYDROZONE PLAN

Job No. 21041
Date: 11/30/2022
Scale: 1/16" = 1'-0"
Drawn By: JB

Sheet No.

L-3.0



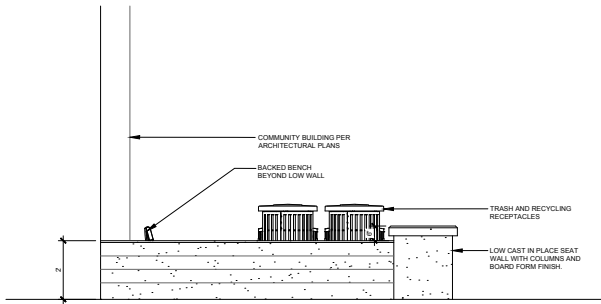
**STUDIO
T SQUARE**

: Architecture
: Planning
: Urban Design

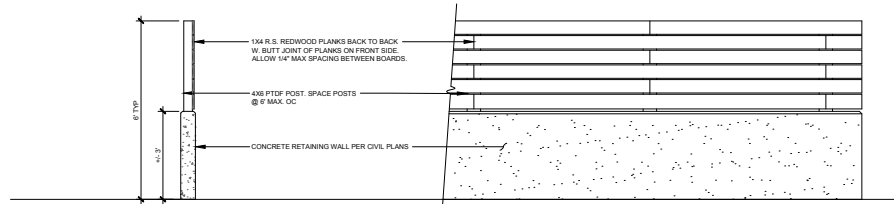
: 1970 Broadway #615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION ONLY. THE DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2022.

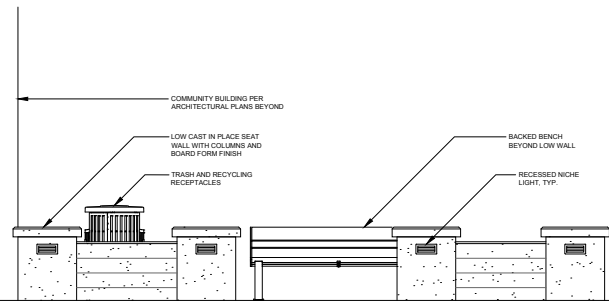
BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
**CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT**
4495 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117



E ENTRY COURTYARD ELEVATION A
SCALE: 1/2" = 1'-0"



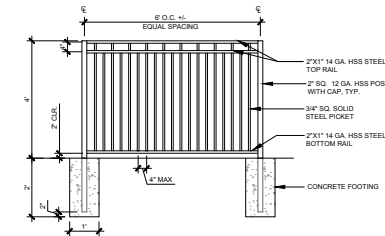
A WOOD FENCE ON PERIMETER WALL
SCALE: 1/2" = 1'-0"



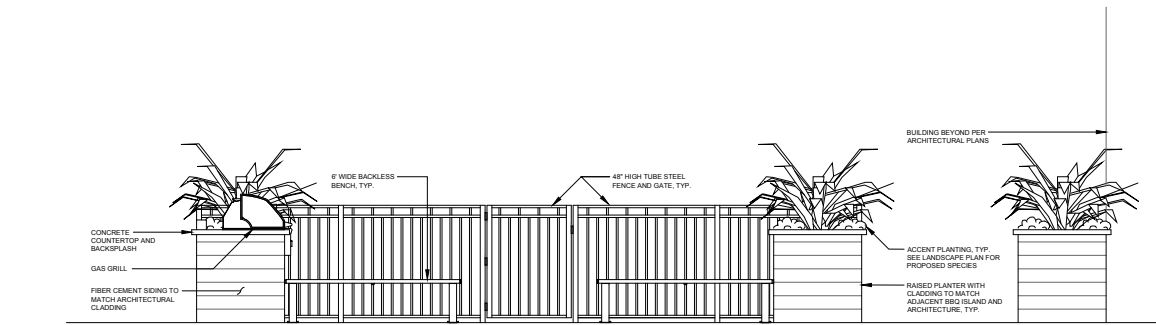
F ENTRY COURTYARD ELEVATION B
SCALE: 1/2" = 1'-0"



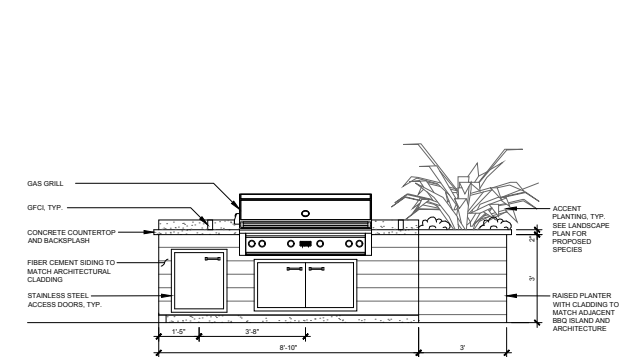
D TOT LOT PLAY STRUCTURE
SCALE: N.T.S.



B 48\"/>



G COMMON AREA COURTYARD ELEVATION
SCALE: 1/2" = 1'-0"



C OUTDOOR KITCHEN ISLAND
SCALE: 1/2" = 1'-0"

Sheet Title:
**CONCEPTUAL
LANDSCAPE
DETAILS**

Job No. 21041
Date: 11/30/2022
Scale: 1/16" = 1'-0"
Drawn By: JB

Sheet No:

L-4.0



STUDIO
T SQUARE

: Architecture
: Planning
: Urban Design
: 1970 Broadway #615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED SCOPE OF THE PROJECT AND FOR WHICH THE DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2022.

BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT
4495 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117

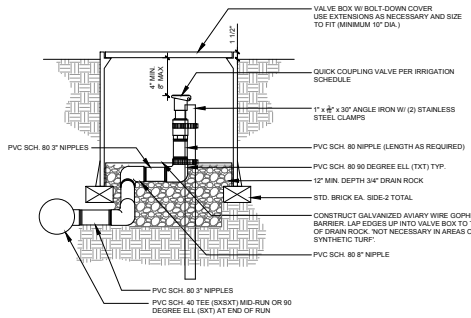
Sheet Title:

CONCEPTUAL
LANDSCAPE
DETAILS

Job No. 21041
Date: 11/30/2022
Scale: 1/16" = 1'-0"
Drawn By: JB

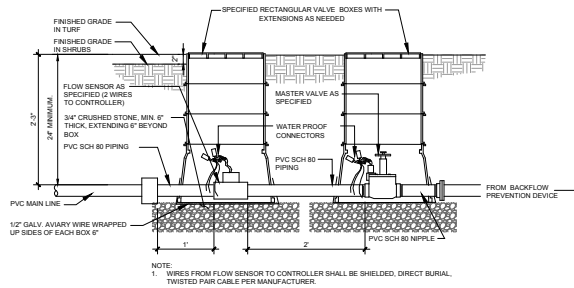
Sheet No:

L-4.1



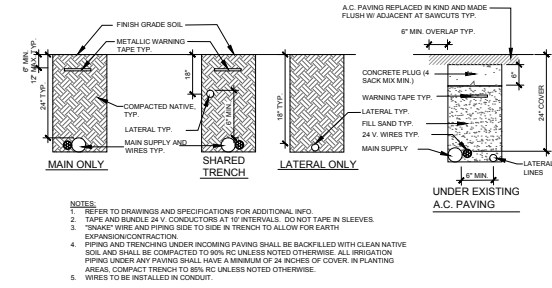
G QUICK COUPLING

SCALE: 1" = 1'-0"



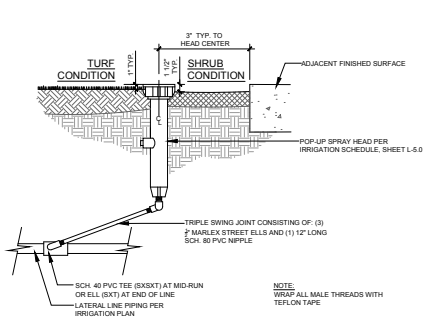
D MASTER CONTROL VALVE & FLOW SENSOR ASSEMBLY

SCALE: 1" = 1'-0"



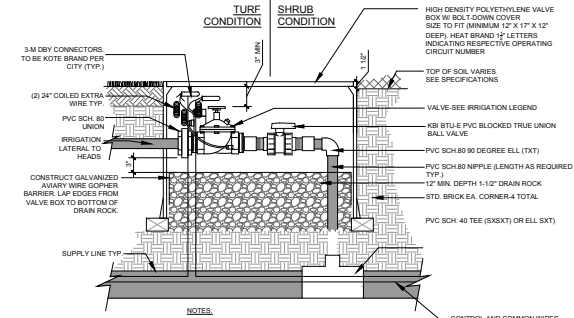
A TRENCHING

SCALE: N.T.S.



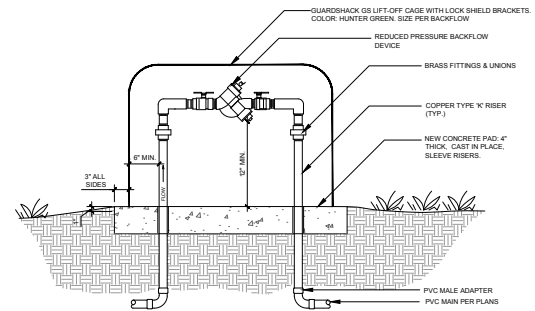
H POP-UP SPRAY HEAD

SCALE: 1" = 1'-0"



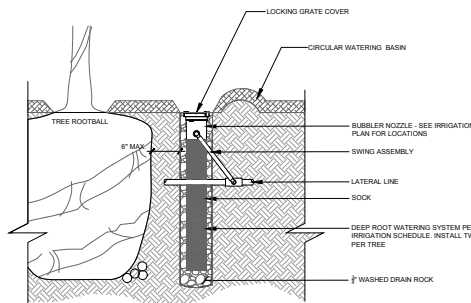
E REMOTE CONTROL VALVE

SCALE: 1" = 1'-0"



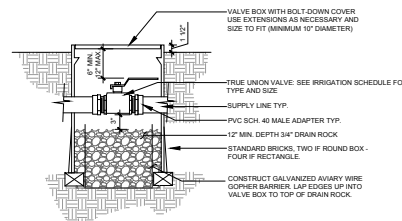
B BACKFLOW PREVENTER

SCALE: 1" = 1'-0"



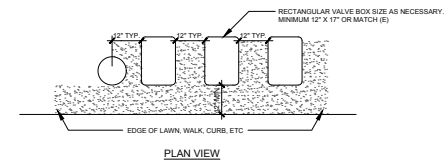
I TREE BUBBLER

SCALE: 1" = 1'-0"



F BALL VALVE

SCALE: 1" = 1'-0"



C VALVE BOX LAYOUT

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



STUDIO T SQUARE

Architecture
Planning
Urban Design
1970 Broadway #615
Oakland, California 94612
(510) 451-2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OF SERVICES. THE DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2020.

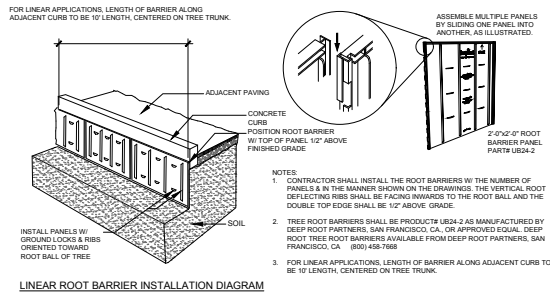
BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT
4455 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117

Sheet Title:
CONCEPTUAL LANDSCAPE DETAILS

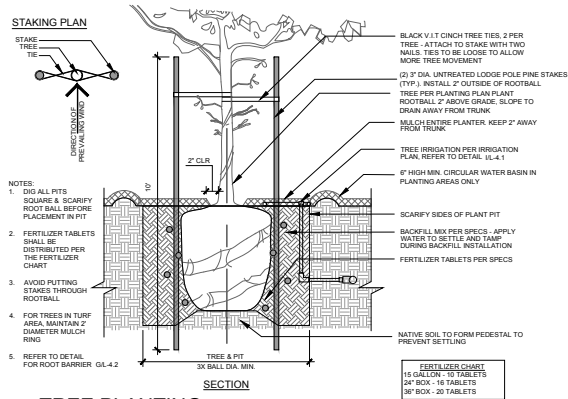
Job No. 21041
Date: 11/30/2022
Scale: 1/16" = 1'-0"
Drawn By: JB

Sheet No:

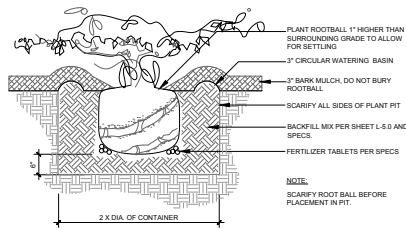
L-4.2



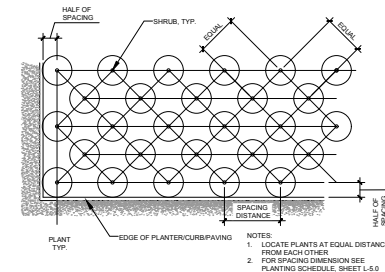
G ROOT BARRIER
SCALE: 1/2" = 1'-0"



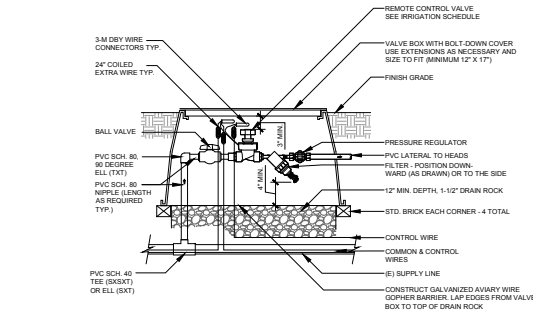
D TREE PLANTING
SCALE: N.T.S.



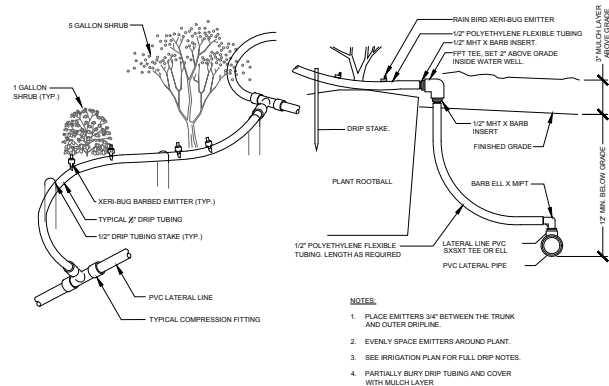
E SHRUB PLANTING
SCALE: N.T.S.



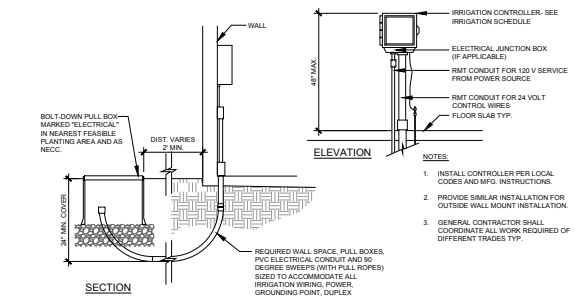
F GROUNDCOVER AND SHRUB SPACING
SCALE: N.T.S.



A DRIP ZONE REMOTE CONTROL VALVE KIT
SCALE: 1/2" = 1'-0"



B TYPICAL DRIP TUBING LAYOUT
SCALE: 1/2" = 1'-0"



C WALL MOUNT CONTROLLER
SCALE: 1/2" = 1'-0"



STUDIO T SQUARE

: Architecture
: Planning
: Urban Design
: 1970 Broadway #615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T SQUARE, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSES OF THE PROJECT AND SITE. THE DOCUMENT AND ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T SQUARE, INC. ALL RIGHTS RESERVED. COPYRIGHT 2022.



Parking Lot
Gardco Ecoform
w/ 16' pole - bronze

1 ●



Pedestrian
Gardco PureForm
w/ 12' pole - bronze

2 ●



Wall-mount (+ 8' or 10')
Gardco GeoForm - bronze

3 ■



Porch Light (+ 8')
Kuzco Carson - bronze

4 ■

All fixtures:
- Bronze finish
- LED w/ 3,000K color temp

FORTY FOURTH AVE



CAPITOLA RD



16' 0 16' 32' 48'

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

THE BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010

CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT
4455 MORENA BLVD, SUITE 108, SAN DIEGO, CA 92117

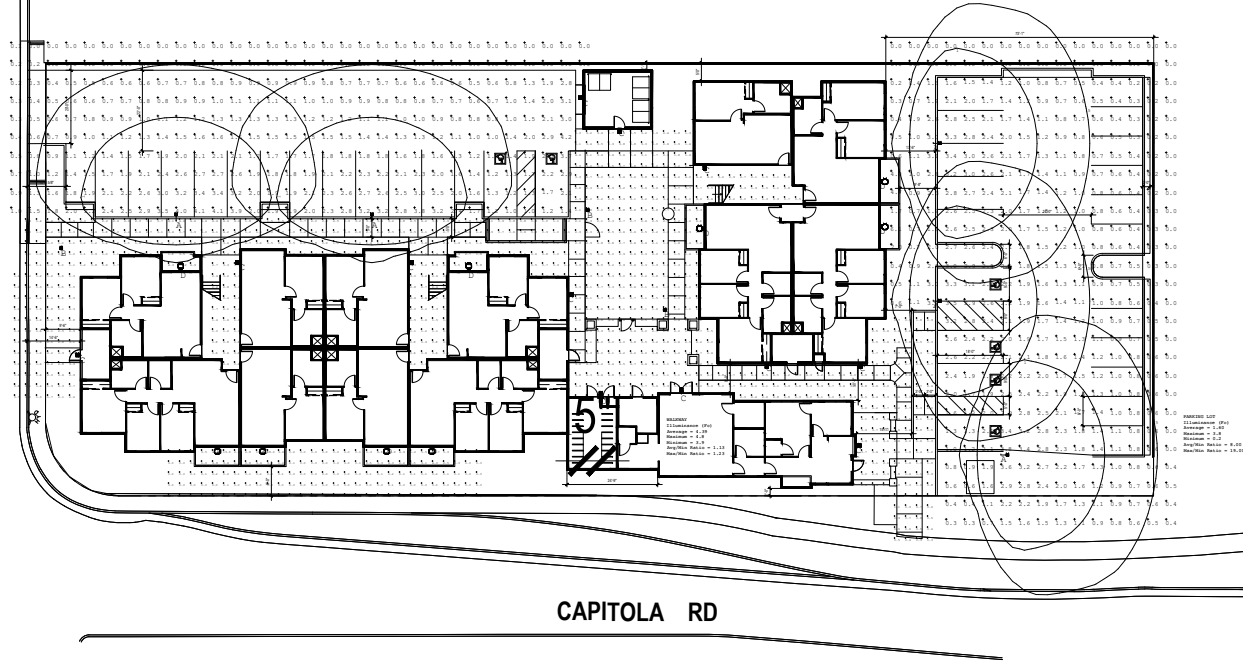
Sheet Title:
SITE LIGHTING

Job No. 21041
Date: 11/30/2022
Scale:
Drawn By:

Sheet No.:

LTG-1

FORTY FOURTH AVE



CAPITOLA RD

SCALE: 1" = 16'

PLAN VIEW

Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	9	D	Single	KUZCO EW61806-BK	0.900	747	11.2	100.8
	12	C	Single	GARDCO GBM-A06-830-3	0.900	2540	16.3	195.6
	3	B	Single	GARDCO PPT-196L-450-WW-G2-3-UNV	0.900	2208	20.9	62.7
	5	A	Single	GARDCO ECF-S-32L-365-WW-G2-4	0.900	5637	40	200

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	1.60	3.8	0.2	8.00	19.00
WALKWAY	Illuminance	Fc	4.39	4.8	3.9	1.13	1.23

Note: Unless otherwise specified, the lamp lumen depreciation (LLD) for legacy sources used in these calculations is based on published mean lumen ratings by major lamp manufacturers: 0.80 LLD for pulse start metal halide; 0.90 LLD for high pressure sodium; 0.90 LLD for linear T8 and T5 fluorescent; 0.86 LLD for compact fluorescent and induction; 0.88 LLD for Corvo and Elite lamps; 0.94 LLD for all LED sources. Unless otherwise noted, 0.90 luminaire dirt depreciation (LDD) is commonly applied. In cases where appropriate, ballast factor (BF) is applied. Additional user defined factors (UDF) may be applied if necessary to represent luminaire performance to a higher degree of accuracy. Total light loss factor (LLF) is the product of all multiplied loss factors.

LIGHTING PLAN - PHOTOMETRIC ANALYSIS - LAYOUT VERIFICATION
 (ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N.)

PRELIMINARY - NOT FOR CONSTRUCTION
 NOT FOR QUOTING PURPOSES

Associated Lighting Representatives, Inc.
 10000 W. 10th Ave., Suite 100
 Denver, CO 80231
 Phone: 303.751.1111
 Fax: 303.751.1112
 Email: info@alrinc.com

ICB2
 ILLUMINANCE CONSULTING & DESIGN
 10000 W. 10th Ave., Suite 100
 Denver, CO 80231
 Phone: 303.751.1111
 Fax: 303.751.1112
 Email: info@alrinc.com

Lighting Analysis
 10000 W. 10th Ave., Suite 100
 Denver, CO 80231
 Phone: 303.751.1111
 Fax: 303.751.1112
 Email: info@alrinc.com

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

SCALE: 1" = 16'

PROJECT: 4401 CAPITOLA ROAD, CAPITOLA, CA
 DRAWING NO: 20180401-01
 DATE: 11/23/22

**CITY OF CAPITOLA
Notice of Exemption**

To: Clerk of the Board
County of Santa Cruz
Governmental Center
701 Ocean Street
Santa Cruz, CA 95060

Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Capitola, Community Development Department, 420 Capitola Avenue, Capitola, CA 95010

Project Title: The Bluffs at 44th

Project Address: 4401 Capitola Road

**Assessor's
Parcel No.:** 034-123-05 and 034-124-18

Project Location: City of Capitola (see Figure 1)

County of: Santa Cruz

Project Description: The project consists of a Coastal Development Permit, Design Permit, Conditional Use Permit and Density Bonus request for construction of a 36-unit, affordable housing project on an approximate 0.81-acre site on the northeast corner of Capitola Road and 44th Avenue in the city of Capitola. Four existing office buildings, totaling approximately 3,700 square feet would be demolished to accommodate the project. The project consists of a mix of 1-bedroom, 2-bedroom and 3-bedroom apartment units, configured in one 3-story building, totaling 32,475 square feet. The project will be a 100% affordable housing project, including 10 low income units, 25 extremely low income units, and 1 manager unit. The project will also provide approximately 1,270 square of support uses, including a community room, a laundry room, a lobby, a mail room and a manager’s office. The project includes a landscaped exterior plaza with a dedicated children’s play area and 36 parking spaces within a surface parking lot.

The project includes a density bonus request pursuant to California Government Code sections 65915 – 65918. The project applicant has requested two concessions related to sidewalks and frontage massing relief, and has requested five waivers, including reduction of required parking, increase in allowable compact parking, increase in building height (from 27 to 36 feet), decrease in the drive aisle width and reduction of the required side yard setback (from 10 To 5 feet).

Name of Person or Agency Carrying Out Project: CRP Affordable Housing and Community Development, 4455 Morena Blvd., Suite 107, San Diego, CA 92117

Name of Public Agency Approving Project: City of Capitola

Exempt Status: (check one)

- Ministerial Project (Section 21080(b)(1); 15268).
- Categorically Exempt (Section 15332).
- Declared Emergency (Section 21080(b)(3); 15269(a)).
- Emergency Project (Section 21080(b)(4); 15269(b)(c)).
- Statutory Exemption (Code/Section _____).

_____ The project clearly will not have a significant effect on the environment (15061(b)(3)).

Reasons why project is exempt: CEQA provides “categorical exemptions” which are applicable to categories of projects and activities that the Natural Resources Agency has determined generally do not pose a risk of significant impacts on the environment. The Class 32 categorical exemption is for “infill development” projects that meet the following criteria:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations;
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses;
- (c) The project site has no value as habitat for endangered, rare or threatened species;
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and
- (e) The site can be adequately served by all required utilities and public services.

The proposed project meets all of the foregoing criteria to claim the application of the infill exemption as summarized below, which is based on a detailed review of how the project meets the above criteria and does not meet any of the exceptions to an exemption.

- (a) The project is consistent with General Plan and zoning land use designations and all applicable General Plan policies and zoning regulations. The property is designated Neighborhood Mixed Use (MU-N) in the City’s General Plan and also is zoned Neighborhood Mixed Use (MU-N). The MU-N General Plan designation applies to pedestrian-oriented mixed-use areas with an emphasis on resident-serving stores and services. Multi-family developments are permitted in the MU-N designation, as well as other residential, commercial and community uses. The project is consistent with permitted uses in this land use designation and has a floor area ratio (FAR) of 0.88, which is consistent with the maximum permitted FAR in the MU-N designation of 1.0. The proposed project also is consistent with the policies of the General Plan.

Multi-family residential projects are permitted in the MU-N zone district with a Conditional Use Permit. The proposed project is consistent with all development standards of the MU-N zone. However, the applicant is requesting waivers to building height, parking requirements and side yard setbacks, as well as concessions to sidewalk width and frontage massing, as part of the density bonus request pursuant to provisions in state law. Therefore, the project is consistent with zoning regulations pursuant to provisions under the State Density Bonus law, which allow for waivers and concessions to the City’s zoning regulations, which would not render the project inconsistent with City zoning requirements. The court decision in *Wollmer v. City of Berkeley* expressly held that the waivers a city was required to grant for a Density Bonus-eligible project did not result in planning and zoning inconsistencies that disqualified the project from the categorical exemption for infill development, because the mandatory nature of the waivers meant that those standards were inapplicable to the project.

Therefore, The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

- (b) The 0.81-acre site is located within City limits, is less than 5 acres in size, and is surrounded by existing developed urban residential uses adjacent to the site and commercial uses across the street along Capitola Road.
- (c) The project site is developed with four small one- and two- story office buildings, totaling approximately 3,700 square feet, and is entirely covered with existing pavement or structures with some ornamental landscaped trees. The site is not within mapped areas of potential sensitive habitat as depicted in the City's General Plan, and there are no known endangered or threatened species on or adjacent to the site due to the site's location within a developed urban area. Thus, the project has no value as habitat for endangered, rare, or threatened species.
- (d) The project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The project is a 100% affordable housing project, which is screened out from traffic-vehicle miles traveled (VMT) reviews. The City's adopted VMT threshold and accompanying guidelines follow CEQA Guidelines Section 15063(c)(3)(C) and the Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA, which allows for development of "screening criteria" that can be used to identify projects that are not expected to cause a significant impact on transportation without conducting a detailed VMT analysis. Affordable residential development is screened out; the OPR Technical Advisory provides data to support the conclusion that adding affordable housing to infill locations generally improves jobs-housing match, in turn shortening commutes and reducing VMT. Accordingly, the Capitola's screening criteria provides that projects that are a 100% affordable residential development or the residential component of a mixed-use development, in infill locations shall be assumed to have a less than significant impact on transportation. The project is both a 100% affordable residential project and located in an infill location.

The project would not result in a substantial increase in permanent or temporary noise levels. Review of project construction and operations concluded that the project would not result in a substantial increase in permanent or temporary noise levels, and existing City regulations include performance standards that prohibit generation of loud, boisterous, irritating, penetrating, or unusual noise that is defined and regulated in the Capitola Municipal Code.

Air pollutant emissions generated during project construction and operation would not exceed significance thresholds established for different criteria pollutants by the Monterey Bay Air Resources District (MBARD). Emissions from construction activities represent temporary impacts that are typically short in duration, depending on the size, phasing, and type of project, and MBARD CEQA Guidelines indicate that projects with grading of less than 2.1 acres per day would not result in significant emissions. The project site is less than 1 acre in size. In addition, the project size (36 apartment units) is below the screening level for residential apartment uses that has been identified by the MBARD as being potentially significant

The proposed project does not involve any discharges that would violate any water quality standards or waste discharge requirements, and would not result in significant impacts to water quality. The project is currently developed, and impervious surfacing would not significantly increase with the proposed project. The project would be designed to comply

with regulations contained in the City’s Municipal Code regarding stormwater runoff water quality impacts. A stormwater plan review has since completed, and concluded that the project complies with City requirements.

The site can be adequately served by all required utilities and public services, as existing utility infrastructure already serves the project area. All existing public services and utilities area adequate to serve the project. In addition, the project includes drip irrigation, low-water use landscaping, and the apartment building will be an energy-efficient with energy star appliances, LED lighting and generous roof area available for solar photo-voltaic panels.

The City has further considered whether the project is subject to any of the exceptions to the use of a categorical exemption found at CEQA Guidelines Section 15300.2. This section prohibits the use of categorical exemptions under the following circumstances:

- (a) for certain classes of projects (3, 4, 5, 6 and 11) due to location;
- (b) when the cumulative impact of successive projects of the same type in the same place, over time, is significant;
- (c) where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances;
- (d) where the project may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway;
- (e) where the project is located on a state designated hazardous waste site; and
- (f) where the project may cause a substantial adverse change in the significance of a historical resource.

Section 15300.2(a) does not apply to this project because the Class 32 category of projects is not excluded on the basis of location.

There is no evidence of a potential significant cumulative impact (b) because successive projects of the same type in the same place have not been approved and are not proposed. Additionally, there is no evidence to conclude that significant impacts would occur based on past project approvals in the surrounding area or that the proposed project’s impacts are cumulatively considerable when evaluating any cumulative impacts associated with air quality, noise, transportation or water quality as a result of other approved projects in the surrounding area. Other development projects in the vicinity of the project have been limited and/or small-sized projects and would not result in project-level or cumulatively significant impacts. Therefore, this exception does not apply.

The project would not result in any significant effects on the environment due to unusual circumstances (c). The project site’s immediate area has similar General Plan and zoning designations as the project property. There are no “unusual circumstances” that differentiate the project or project site from the general class of similarly situated projects. For example, other properties in the project vicinity along Capitola Road have developed or could develop a similar affordable housing project, utilizing waivers and concessions permitted under the provisions of the state density bonus law. The project is located in a developed urban neighborhood and is directly surrounded by urban uses, including existing multi-

family housing, and sensitive resources are not present. There are no features that distinguish the project or project site from other properties in the area.

For these reasons, the project would not result in any significant effects on the environment due to unusual circumstances, and exception (c) does not apply to the project.

The project will not result in damage to scenic resources or a scenic highway (d). There are no designated state scenic highways within the City, and the project site is not located near a highway officially designated as a state scenic highway. Highway 1 north of the project site is an eligible state scenic highway; however, the project site is not visible from the highway due to distance from the highway and intervening development. Therefore, the project would not result in damage to scenic resources within a state scenic highway. Thus, this exception does not apply to the project.

The site is not a hazardous waste site (e). The project site is not located on any of the California Department of Toxic Substance Control lists of hazardous materials sites. There are no known former or current hazardous materials release sites on or adjacent to the project site. Therefore, the project site is not included on any list compiled pursuant to Government Code §65962.5 and this exception does not apply to the project.

The existing structures on the project site were developed in 1985 and are not of the age to be considered historical resources, the project site is not located within a designated historic district. An archaeological records search conducted for the proposed project did not identify potential prehistoric or historic cultural resources on or adjacent to the project site. Therefore, the project would not result in a substantial adverse change to the significance of a historical resource, and this exception does not apply to the project.

Therefore, the City is able to document that the project qualifies for the Categorical Exemption found at CEQA Guidelines section 15332, the infill exemption, and that none of the potential exceptions to the use of a categorical exemption apply to this project or the project site.

Lead Agency

Contact Person: Brian Froelich, Senior Planner

Phone: (831) 475-7300 x 259

Department: Community Development

Address: 420 Capitola Avenue
Capitola, CA 95010

Signature: _____

Date: _____

Title: Senior Planner

- Signed by Lead Agency
- Signed by Applicant

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? Yes No

Date Received for filing at County Clerk: _____

Date Received for filing at OPR: _____

MEMORANDUM

To: Brian Froelich, AICP, Senior Planner, City of Capitola
 Jessica Kahn, Public Works Director, City of Capitola

From: Dennis Pascua, Transportation Services Manager

Subject: 4401 Capitola Road: 45th Avenue/Capitola Road Traffic Analysis

Date: November 17, 2022

cc: Stephanie Strelow, Principal

Attachment(s): Project site plan
 Traffic counts
 LOS worksheets
 Traffic signal warrant

The following traffic analysis of the intersection of 45th Avenue/Capitola Road has been prepared to determine the level of service (LOS) and queuing operations of the intersection without (existing conditions) and with the proposed affordable housing project at 4401 Capitola Road (proposed project). The traffic analysis has been prepared consistent with the requirements of the City of Capitola (City) Public Works Department and the City’s General Plan Mobility Element (adopted June 2014).

Goal MO-3 of the Mobility Element is “Provide a roadway system that enhances mobility and protects residential neighborhoods.” The following policies are pertinent to this analysis:

- Policy MO-3.3 Level of Service Standard.** Continue to maintain the established level of service C or better at intersections throughout Capitola, with the exception of the Village area, Bay Avenue, and 41st Avenue.
- Policy MO-3.4 Reduced Standards.** Accept a lower level of service and higher congestion at major regional intersections if necessary improvements are considered infeasible, as determined by the Public Works Director, or result in significant, unacceptable environmental impacts.

1 Project Description

The proposed project would develop 36 affordable multifamily dwelling units (DU) on the property at 4401 Capitola Road, on the northwest corner of the intersection of 45th Avenue/Capitola Road. Currently there are four standalone office buildings on the site ranging between 924 and 925 square feet (SF) each, for a total office square footage of 3,697 SF. These office buildings will be demolished in order to construct the proposed project. There will be two parking lots on the project site. A 15-space lot will be provided on the northwest portion of the site, with driveway access on 44th Avenue, and a 21-space lot will be provided on the east side of the site, with driveway access on the

north leg of the 45th Avenue/Capitola Road intersection. This driveway will be constructed next to an existing residential driveway of a single-family home. In order to properly place the new driveway on the north leg of the intersection, the existing continental crosswalk will be relocated slightly to the west. The crosswalk relocation will require modification of the existing median on Capitola Road. The project site plan is attached.

2 Project Trip Generation

The following discussion provides an overview of the trip generation, distribution and assignment of traffic associated with the proposed project.

2.1 Trip Generation

Trip generation estimates for the project are based on daily and AM and PM peak hour trip generation rates obtained from the Institute of Transportation Engineers (ITE) *Trip Generation, 11th Edition* (ITE 2021), using the Affordable Housing (ITE Code 223) and Small Office Building (ITE Code 712) rates. The proposed project trip generation estimates are tabulated in Table 1 below.

Table 1. Project Trip Generation Estimates

Land Use	ITE Code	Size/Units	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
TRIP RATES¹									
Affordable Housing	223	per DU	4.81	0.10	0.26	0.36	0.27	0.19	0.46
Small Office Building	712	per TSF	14.39	1.37	0.30	1.67	0.73	1.43	2.16
TRIP GENERATION									
Affordable Housing (project)	223	36 DUs	173	4	9	13	10	7	17
Small Office Buildings (to be removed)	712	-3.697 TSF	-53	-5	-1	-6	-3	-5	-8
Total NET Trip Generation			120	-1	8	7	7	1	8

Notes: DU = dwelling unit; TSF = thousand square feet

¹ Trip rates from Trip Generation, 11th Edition, Institute of Transportation Engineers, 2021.

As detailed above, the proposed project would generate 173 daily trips, 13 AM peak hour trips (4 inbound and 9 outbound), and 17 PM peak hour trips (10 inbound and 7 outbound). The existing office buildings generate 53 daily trips, 6 AM peak hour trips (5 inbound and 1 outbound), and 8 PM peak hour trips (3 inbound and 5 outbound). With the removal of the existing office buildings, the net trips generated by the project are 120 daily trips, 7 AM peak hour trips (-1 inbound and 8 outbound), and 8 PM peak hour trips (7 inbound and 1 outbound).

2.2 Trip Distribution and Assignment

Project trip distribution assumptions are based on logical travel paths to and from the project site and consideration of the traffic distribution patterns in the area. For the purposes of this analysis, the following distribution has been assumed:

- 80% to the west, towards 41st Avenue
- 20% to the east, towards Wharf Road

3 Traffic Analysis

The following details the peak hour traffic counts collected at 45th Avenue/Capitola Road, and the LOS and queuing analysis at the intersection.

3.1 Traffic Counts

Weekday AM (7:00 a.m. to 9:00 a.m.) and PM (4:00 p.m. to 6:00 p.m.) peak period traffic counts at the 45th Avenue/Capitola Road intersection were collected on Thursday, November 3, 2022, during a typical weekday while area schools were in session. Additionally, pedestrians and bicyclists that crossed the intersection were also counted. The raw traffic counts are attached.

Based on the traffic counts, the AM peak hour was from 8:00 a.m. to 9:00 a.m. and a total of 650 vehicles, 5 bicyclists, and 5 pedestrians passed through the intersection. The PM peak hour was from 4:30 p.m. to 5:30 p.m. and a total of 1,148 vehicles, 15 bicyclists, and 29 pedestrians passed through the intersection.

3.2 Levels of Service

Level of service (LOS) is commonly used as a qualitative description of intersection operations based on the design capacity of the intersection configuration, compared to the volume of traffic using the facility. The City's intersection evaluation methodology to assess transportation impacts and traffic operating conditions is based on the *Highway Capacity Manual* (HCM). The HCM analysis methodology describes the operation of an intersection using a range of LOS from LOS A (free-flow conditions) to LOS F (severely congested conditions), based on the corresponding control delay experienced per vehicle based on the worst turning movement for unsignalized intersections.

The Synchro 11 software package was used to determine intersection LOS, consistent with the HCM 6 methodologies. Table 2 shows the LOS values by delay ranges for unsignalized and signalized intersections under the HCM methodology. It should be noted that the intersection of 45th Avenue/Capitola Road is unsignalized with stop-control on all approaches (i.e., all-way stop-control – AWSC).

Table 2. Levels of Service for Signalized and Unsignalized Intersections

Level of Service	Unsignalized Intersections Control Delay (in seconds per vehicle)	Signalized Intersections Control Delay (in seconds per vehicle)
A	< 10.0	< 10.0
B	> 10.0 and < 15.0	> 10.0 and < 20.0
C	> 15.0 and < 25.0	> 20.0 and < 35.0
D	> 25.0 and < 35.0	> 35.0 and < 55.0
E	> 35.0 and < 50.0	> 55.0 and < 80.0
F	> 50.0	> 80.0

Source: HCM 6 (Transportation Research Board 2016).

An intersection LOS analysis was prepared for the Existing (2022) and Existing plus Project conditions using HCM 6 methodology via the Synchro software. Table 3 shows the results of the Existing plus Project LOS analysis.

Table 3. Existing plus Project Peak Hour Intersection Levels of Service

Intersection	Control	Existing				Existing plus Project			
		AM Peak		PM Peak		AM Peak		PM Peak	
		Delay ¹	LOS ²	Delay ¹	LOS ²	Delay ¹	LOS ²	Delay ¹	LOS ²
45 th Ave/Capitola Rd	AWSC ³	11.1	B	34.6	D	11.2	B	36.4	E

Notes:

- ¹ Delay in seconds per vehicle
- ² Level of service (LOS)
- ³ All-Way Stop-Control

As shown in the table, in the AM peak hour the intersection currently operates with satisfactory LOS (LOS B). With addition of project traffic, the intersection would continue to operate with satisfactory conditions at LOS B. The project would add 0.1 seconds of delay in the AM peak hour. However, in the PM peak hour, the intersection is currently operating with unsatisfactory conditions (i.e., worse than LOS C as noted in the City’s General Plan) at LOS D. With addition of project traffic, the intersection would worsen to LOS E in the PM peak hour. The project would add 1.8 seconds of delay. Detailed LOS calculation sheets are attached.

Traffic Signal Warrants

Typically, when unsignalized intersections are operating at unsatisfactory LOS conditions, a traffic signal warrant analysis is conducted based on the peak hour traffic volumes delayed at the intersection. The peak hour traffic signal warrant is based on the California Manual of Uniform Traffic Control Devices (MUTCD), Figure 4C-3. Warrant 3, Peak Hour. Based on the peak hour traffic signal warrant run for the existing (without project) condition, a traffic signal would be warranted. However, it should be noted that signal warrants are not the sole determinant of whether a traffic signal should be installed. Area context and engineering judgement should also be considered.

3.3 Queues

A queuing analysis was conducted based on the HCM methodology utilized for the LOS analysis. The analysis calculated the 95th percentile (design) queues for each intersection approach lane. Table 4 presents the results of the queuing analysis in terms of the length of queue (in feet) and the number of vehicles in the queue based on a length of 25 feet per car (used in the HCM). The queuing results are contained in the LOS worksheets which are attached.

Table 4. Peak-Hour Queuing Summary for Existing plus Project Condition

Inter-section	Mvmnt	Available Stacking Distance in Feet (in # of vehicles) ^{1 2}	Existing		Existing plus Project	
			95 th Percentile Queue in Feet (in # of vehicles) ²			
			AM Peak	PM Peak	AM Peak	PM Peak
45 th Ave/ Capitola Rd	NB LTR	--	18' (0.7 veh)	43' (1.7 veh)	18' (0.7 veh)	43' (1.7 veh)
	SB LTR	45' (1.8 veh)	<i>does not exist</i>		0' (0.0 veh)	0' (0.0 veh)
	EB LT	765' (30.6 veh)	30' (1.2 veh)	373' (14.9 veh)	30' (1.2 veh)	385' (15.4 veh)
	EB R	765' (30.6 veh)	3' (0.1 veh)	10' (0.4 veh)	3' (0.1 veh)	10' (0.4 veh)
	WB LTR	890' (35.6 veh)	73' (2.9 veh)	68' (2.7 veh)	73' (2.9 veh)	70' (2.8 veh)

Notes: NB = northbound; SB = southbound; EB = eastbound; WB = westbound; L = left; T = through; R = right. **Bold:** Highest queue.

¹ Estimated/assumed for the purposes of this analysis

² One vehicle length is estimated to be 25 feet per HCM

Based on the table, the 95th percentile queues on all approaches are currently contained within their existing stacking areas, and do not impact downstream major intersections. Some minor intersections on Capitola Road are blocked by the queues on the eastbound approach (left/through lane) during the PM peak hour. Approximately 15 vehicles (or 373 feet) have a peak 95th percentile queue (one-time in the hour) on the eastbound approach. With the addition of project traffic, that queue would increase by 0.5 vehicles (or 12 feet).

4 Findings and Recommendations

Based on the traffic analysis of the proposed 36 DU affordable housing project on the intersection of 45th Avenue/Capitola Road, the following findings and recommendations are made:

- The proposed project would generate 173 daily trips, 13 AM peak hour trips (4 inbound and 9 outbound), and 17 PM peak hour trips (10 inbound and 7 outbound). The existing office buildings generate 53 daily trips, 6 AM peak hour trips (5 inbound and 1 outbound), and 8 PM peak hour trips (3 inbound and 5 outbound). With the removal of the existing office buildings, the net trips generated by the project are 120 daily trips, 7 AM peak hour trips (-1 inbound and 8 outbound), and 8 PM peak hour trips (7 inbound and 1 outbound).
- Based on the traffic counts, the AM peak hour was from 8:00 a.m. to 9:00 a.m. and a total of 650 vehicles, 5 bicyclists, and 5 pedestrians passed through the intersection. The PM peak hour was from 4:30 p.m. to 5:30 p.m. and a total of 1,148 vehicles, 15 bicyclists, and 29 pedestrians passed through the intersection.

- In the PM peak hour, the intersection of 45th Avenue/Capitola Road is currently operating with unsatisfactory conditions (i.e., worse than LOS C as noted in the City's General Plan) at LOS D. With addition of project traffic, the intersection would worsen to LOS E in the PM peak hour. The project would add 1.8 seconds of delay. As noted above, the General Plan allows for a reduced (LOS) standard as determined by the Public Works Director.
- Based on the peak hour traffic signal warrant run for the existing (without project) condition, a traffic signal would be warranted. However, it should be noted that signal warrants are not the sole determinant of whether a traffic signal should be installed. Area context and engineering judgement should also be considered.
- Some minor intersections on Capitola Road are blocked by the queues on the eastbound approach (left/through lane) during the PM peak hour. Approximately 15 vehicles (or 373 feet) have a peak 95th percentile queue (one-time in the hour) on the eastbound approach. With the addition of project traffic, that queue would increase by 0.5 vehicles (or 12 feet).
- Based on review of the site plan, the following design considerations are recommended:
 - The relocated continental crosswalk on the west leg of the intersection shall be placed at a 90-degree angle with the roadway. This may require modification of the existing raised median on Capitola Road. The crosswalk shall be designed per City and ADA standards.
 - A hammer head turnaround shall be placed at the north end of the east parking lot so that vehicles can turn around on site instead of backing into the intersection. The City may waive certain landscaping requirements in the parking lot to achieve this design.



STUDIO T SQUARE

: Architecture
: Planning
: Urban Design
: 1970 Broadway #615
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ., INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ., INC. ALL RIGHTS RESERVED. COPYRIGHT 2010.

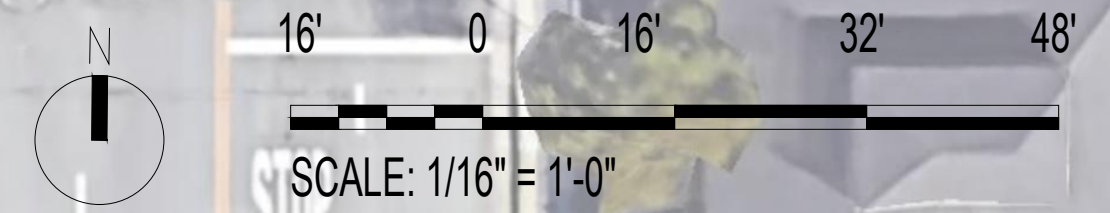


4401 CAPITOLA DR
CAPITOLA, CA 95010

Sheet Title:
SITE PLAN

Job No. 21041
Date: 09/02/2022
Scale:
Drawn By:

Sheet No:



National Data & Surveying Services Intersection Turning Movement Count

Item 5 D.

Location: 45th Ave & Capitola Rd
 City: Capitola
 Control: 3-Way Stop(NB/EB/WB)

Project ID: 22-080320-001
 Date: 11/3/2022

Data - Totals

NS/EW Streets:	45th Ave				45th Ave				Capitola Rd				Capitola Rd					
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU		
7:00 AM	0	1	0	0	0	0	0	0	0	1	1	0	0	1	23	0	0	52
7:15 AM	5	0	1	0	0	0	0	0	0	17	1	0	7	40	0	0	71	
7:30 AM	5	0	9	0	0	0	0	0	0	17	4	0	4	32	0	0	71	
7:45 AM	10	0	10	0	0	0	0	0	0	29	0	0	14	46	0	0	109	
8:00 AM	9	0	20	0	0	0	0	0	0	37	4	0	9	48	1	0	128	
8:15 AM	12	0	17	0	0	0	0	0	0	45	3	0	9	75	0	0	161	
8:30 AM	11	0	24	0	0	0	0	0	0	46	6	0	24	78	0	0	189	
8:45 AM	12	0	13	0	0	0	0	0	0	46	8	0	19	74	0	0	172	
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL	
APPROACH %'s :	72	0	99	0	0	0	0	0	0	249	29	0	87	416	1	0	953	
	42.11%	0.00%	57.89%	0.00%					0.00%	89.57%	10.43%	0.00%	17.26%	82.54%	0.20%	0.00%		
PEAK HR :	08:00 AM - 09:00 AM																TOTAL	
PEAK HR VOL :	44	0	74	0	0	0	0	0	0	174	21	0	61	275	1	0	650	
PEAK HR FACTOR :	0.917	0.000	0.771	0.000	0.000	0.000	0.000	0.000	0.000	0.946	0.656	0.000	0.635	0.881	0.250	0.000	0.860	
	0.843								0.903				0.826					
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU		
4:00 PM	15	0	30	0	0	0	0	0	0	137	11	0	11	70	0	0	274	
4:15 PM	8	0	37	0	0	0	0	0	0	125	7	0	17	54	0	0	248	
4:30 PM	9	0	46	0	0	0	0	0	0	145	21	0	13	67	0	0	301	
4:45 PM	13	0	49	0	0	0	0	0	0	132	25	0	17	61	0	0	297	
5:00 PM	6	0	41	0	0	0	0	0	0	147	17	0	8	52	0	0	271	
5:15 PM	11	0	39	0	0	1	0	0	0	135	16	0	9	68	0	0	279	
5:30 PM	10	0	34	0	0	0	0	0	0	125	21	0	13	49	0	0	252	
5:45 PM	13	0	22	0	0	0	0	0	0	129	9	0	17	47	0	0	237	
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL	
APPROACH %'s :	85	0	298	0	0	1	0	0	0	1075	127	0	105	468	0	0	2159	
	22.19%	0.00%	77.81%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	89.43%	10.57%	0.00%	18.32%	81.68%	0.00%	0.00%		
PEAK HR :	04:30 PM - 05:30 PM																TOTAL	
PEAK HR VOL :	39	0	175	0	0	1	0	0	0	559	79	0	47	248	0	0	1148	
PEAK HR FACTOR :	0.750	0.000	0.893	0.000	0.000	0.250	0.000	0.000	0.000	0.951	0.790	0.000	0.691	0.912	0.000	0.000	0.953	
	0.863				0.250				0.961				0.922					

National Data & Surveying Services Intersection Turning Movement Count

Item 5 D.

Location: 45th Ave & Capitola Rd
 City: Capitola
 Control: 3-Way Stop(NB/EB/WB)

Project ID: 22-080320-001
 Date: 11/3/2022

Data - Bikes

NS/EW Streets:	45th Ave				45th Ave				Capitola Rd				Capitola Rd					
AM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU		
7:00 AM	0	1	0	0	0	0	0	0	0	1	1	0	0	1	0	0	0	5
7:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
7:30 AM	0	0	1	0	0	1	0	0	0	0	0	0	1	2	0	0	0	5
7:45 AM	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
8:00 AM	0	0	1	0	0	0	0	0	0	1	0	0	0	1	0	0	0	3
8:15 AM	0	0	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	2
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL	
APPROACH %'s :	0	0	3	0	0	1	0	0	0	3	1	0	5	4	0	0	17	
	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	75.00%	25.00%	0.00%	55.56%	44.44%	0.00%	0.00%		
PEAK HR :	08:00 AM - 09:00 AM																TOTAL	
PEAK HR VOL :	0	0	2	0	0	0	0	0	0	1	0	0	1	1	0	0	5	
PEAK HR FACTOR :	0.000	0.000	0.500	0.000	0.000	0.000	0.000	0.000	0.000	0.250	0.000	0.000	0.250	0.250	0.000	0.000	0.417	
	0.500								0.250				0.500					
PM	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				TOTAL	
	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU		
4:00 PM	2	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	3	
4:15 PM	1	0	0	0	0	0	0	0	0	0	0	0	1	4	0	0	6	
4:30 PM	2	0	0	0	0	0	0	0	0	1	0	0	0	2	0	0	5	
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	2	
5:00 PM	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	2	
5:15 PM	1	0	1	0	0	0	0	0	0	3	0	0	0	1	0	0	6	
5:30 PM	0	0	1	0	0	0	0	0	0	0	1	0	1	0	0	0	3	
5:45 PM	1	0	0	0	0	0	0	0	0	1	0	0	1	1	0	0	4	
TOTAL VOLUMES :	NL	NT	NR	NU	SL	ST	SR	SU	EL	ET	ER	EU	WL	WT	WR	WU	TOTAL	
APPROACH %'s :	7	0	2	0	0	0	0	0	1	6	2	0	3	10	0	0	31	
	77.78%	0.00%	22.22%	0.00%					11.11%	66.67%	22.22%	0.00%	23.08%	76.92%	0.00%	0.00%		
PEAK HR :	04:30 PM - 05:30 PM																TOTAL	
PEAK HR VOL :	3	0	1	0	0	0	0	0	0	5	1	0	0	5	0	0	15	
PEAK HR FACTOR :	0.375	0.000	0.250	0.000	0.000	0.000	0.000	0.000	0.000	0.417	0.250	0.000	0.000	0.625	0.000	0.000	0.625	
	0.500								0.500				0.625					

National Data & Surveying Services Intersection Turning

Item 5 D.

Movement Count

Location: 45th Ave & Capitola Rd
City: Capitola

Project ID: 22-080320-001
Date: 11/3/2022

Data - Pedestrians (Crosswalks)

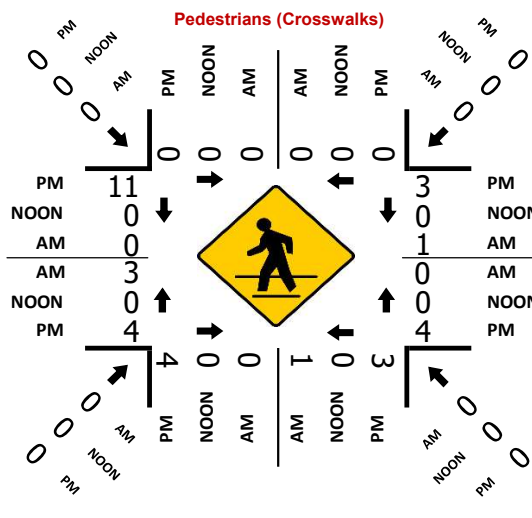
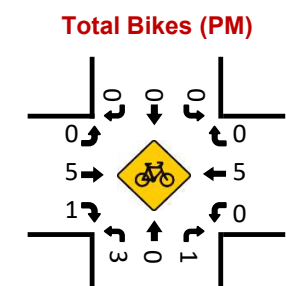
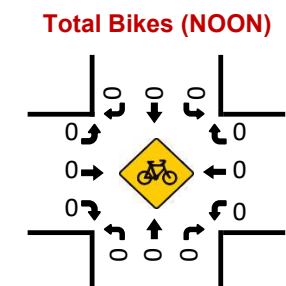
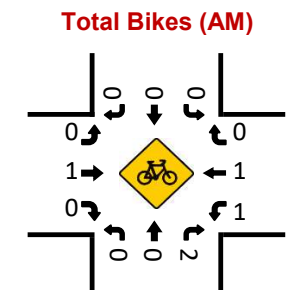
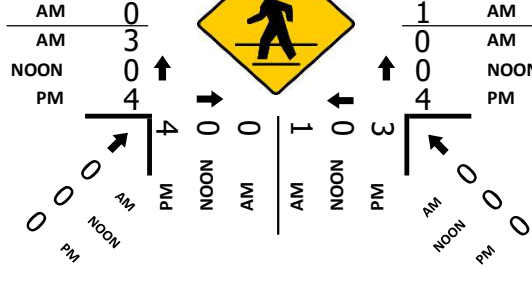
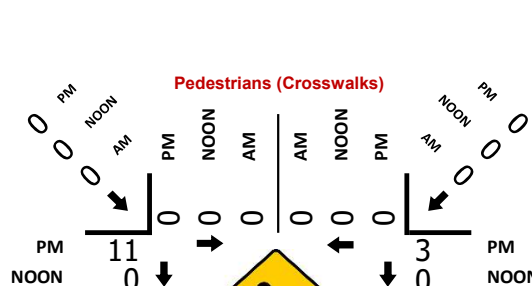
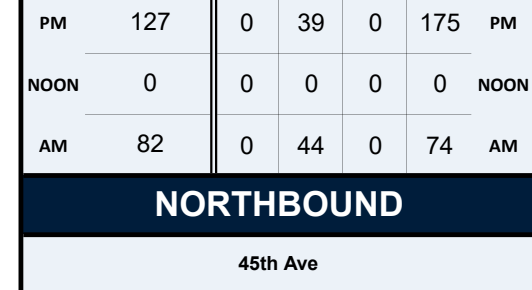
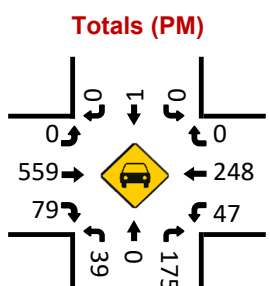
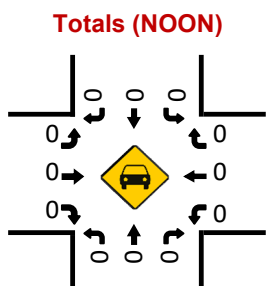
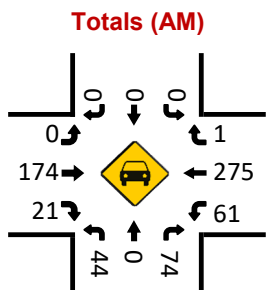
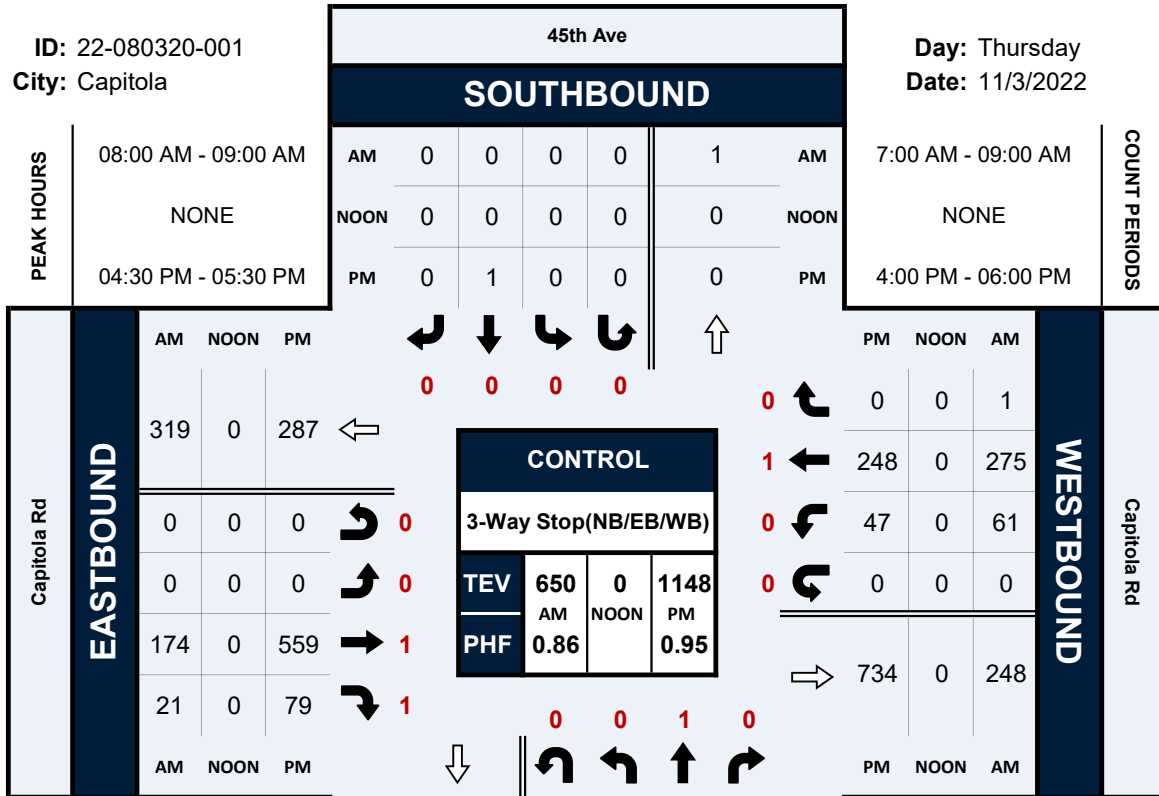
NS/EW Streets:	45th Ave		45th Ave		Capitola Rd		Capitola Rd		
AM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
7:00 AM	0	0	0	0	0	0	0	1	1
7:15 AM	0	0	1	0	0	0	0	0	1
7:30 AM	0	0	0	0	0	0	1	0	1
7:45 AM	0	0	0	0	0	0	0	1	1
8:00 AM	0	0	0	0	0	0	0	0	0
8:15 AM	0	0	0	0	0	0	1	0	1
8:30 AM	0	0	0	0	0	1	1	0	2
8:45 AM	0	0	0	1	0	0	1	0	2
TOTAL VOLUMES :	EB 0	WB 0	EB 1	WB 1	NB 0	SB 1	NB 4	SB 2	TOTAL 9
APPROACH %'s :			50.00%	50.00%	0.00%	100.00%	66.67%	33.33%	
PEAK HR :	08:00 AM - 09:00 AM								TOTAL
PEAK HR VOL :	0	0	0	1	0	1	3	0	5
PEAK HR FACTOR :				0.250		0.250	0.750	0.750	0.625

PM	NORTH LEG		SOUTH LEG		EAST LEG		WEST LEG		TOTAL
	EB	WB	EB	WB	NB	SB	NB	SB	
4:00 PM	0	0	0	1	0	3	2	0	6
4:15 PM	0	0	0	0	0	0	1	3	4
4:30 PM	0	0	0	1	0	1	2	3	7
4:45 PM	0	0	4	1	2	2	0	1	10
5:00 PM	0	0	0	1	0	0	0	0	1
5:15 PM	0	0	0	0	2	0	2	7	11
5:30 PM	0	0	4	0	2	0	1	3	10
5:45 PM	0	0	0	0	0	0	0	1	1
TOTAL VOLUMES :	EB 0	WB 0	EB 8	WB 4	NB 6	SB 6	NB 8	SB 18	TOTAL 50
APPROACH %'s :			66.67%	33.33%	50.00%	50.00%	30.77%	69.23%	
PEAK HR :	04:30 PM - 05:30 PM								TOTAL
PEAK HR VOL :	0	0	4	3	4	3	4	11	29
PEAK HR FACTOR :			0.250	0.750	0.500	0.375	0.500	0.393	0.659

45th Ave & Capitola Rd Turning Movement Count

ID: 22-080320-001
City: Capitola

Day: Thursday
Date: 11/3/2022



Intersection	
Intersection Delay, s/veh	11.1
Intersection LOS	B

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑		↑	↑	
Traffic Vol, veh/h	174	21	61	275	44	74
Future Vol, veh/h	174	21	61	275	44	74
Peak Hour Factor	0.86	0.86	0.86	0.86	0.86	0.86
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	202	24	71	320	51	86
Number of Lanes	1	1	0	1	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	
Opposing Lanes	1	2	0
Conflicting Approach Left		NB	EB
Conflicting Lanes Left	0	1	2
Conflicting Approach Right	NB		WB
Conflicting Lanes Right	1	0	1
HCM Control Delay	9.8	12.5	9.3
HCM LOS	A	B	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1
Vol Left, %	37%	0%	0%	18%
Vol Thru, %	0%	100%	0%	82%
Vol Right, %	63%	0%	100%	0%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	118	174	21	336
LT Vol	44	0	0	61
Through Vol	0	174	0	275
RT Vol	74	0	21	0
Lane Flow Rate	137	202	24	391
Geometry Grp	2	7	7	5
Degree of Util (X)	0.193	0.293	0.031	0.509
Departure Headway (Hd)	5.058	5.21	4.505	4.694
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	705	688	790	766
Service Time	3.117	2.963	2.257	2.74
HCM Lane V/C Ratio	0.194	0.294	0.03	0.51
HCM Control Delay	9.3	10.1	7.4	12.5
HCM Lane LOS	A	B	A	B
HCM 95th-tile Q	0.7	1.2	0.1	2.9

Intersection	
Intersection Delay, s/veh	34.6
Intersection LOS	D

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑		↑	↑	
Traffic Vol, veh/h	599	79	47	248	39	175
Future Vol, veh/h	599	79	47	248	39	175
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	631	83	49	261	41	184
Number of Lanes	1	1	0	1	1	0

Approach	EB	WB	NB
Opposing Approach	WB	EB	
Opposing Lanes	1	2	0
Conflicting Approach Left		NB	EB
Conflicting Lanes Left	0	1	2
Conflicting Approach Right	NB		WB
Conflicting Lanes Right	1	0	1
HCM Control Delay	50.4	14.3	12.6
HCM LOS	F	B	B

Lane	NBLn1	EBLn1	EBLn2	WBLn1
Vol Left, %	18%	0%	0%	16%
Vol Thru, %	0%	100%	0%	84%
Vol Right, %	82%	0%	100%	0%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	214	599	79	295
LT Vol	39	0	0	47
Through Vol	0	599	0	248
RT Vol	175	0	79	0
Lane Flow Rate	225	631	83	311
Geometry Grp	2	7	7	5
Degree of Util (X)	0.373	0.988	0.114	0.495
Departure Headway (Hd)	5.967	5.64	4.931	5.738
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	601	643	726	627
Service Time	4.024	3.375	2.666	3.785
HCM Lane V/C Ratio	0.374	0.981	0.114	0.496
HCM Control Delay	12.6	56	8.3	14.3
HCM Lane LOS	B	F	A	B
HCM 95th-tile Q	1.7	14.9	0.4	2.7

Intersection	
Intersection Delay, s/veh	11.2
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔	↔		↔			↔			↔	
Traffic Vol, veh/h	2	174	21	61	275	0	44	0	74	1	0	4
Future Vol, veh/h	2	174	21	61	275	0	44	0	74	1	0	4
Peak Hour Factor	0.92	0.86	0.86	0.86	0.86	0.92	0.86	0.92	0.86	0.92	0.92	0.92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	2	202	24	71	320	0	51	0	86	1	0	4
Number of Lanes	0	1	1	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	2
HCM Control Delay	9.9	12.6	9.4	8.3
HCM LOS	A	B	A	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	SBLn1
Vol Left, %	37%	1%	0%	18%	20%
Vol Thru, %	0%	99%	0%	82%	0%
Vol Right, %	63%	0%	100%	0%	80%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	118	176	21	336	5
LT Vol	44	2	0	61	1
Through Vol	0	174	0	275	0
RT Vol	74	0	21	0	4
Lane Flow Rate	137	204	24	391	5
Geometry Grp	2	7	7	5	2
Degree of Util (X)	0.194	0.297	0.031	0.511	0.008
Departure Headway (Hd)	5.079	5.231	4.519	4.71	5.165
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	703	683	787	762	685
Service Time	3.141	2.988	2.277	2.76	3.254
HCM Lane V/C Ratio	0.195	0.299	0.03	0.513	0.007
HCM Control Delay	9.4	10.2	7.4	12.6	8.3
HCM Lane LOS	A	B	A	B	A
HCM 95th-tile Q	0.7	1.2	0.1	2.9	0

Intersection	
Intersection Delay, s/veh	36.4
Intersection LOS	E

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↖	↗		↔			↔			↔	
Traffic Vol, veh/h	5	599	79	47	248	1	39	0	175	1	0	3
Future Vol, veh/h	5	599	79	47	248	1	39	0	175	1	0	3
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.92	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	5	631	83	49	261	1	41	0	184	1	0	3
Number of Lanes	0	1	1	0	1	0	0	1	0	0	1	0

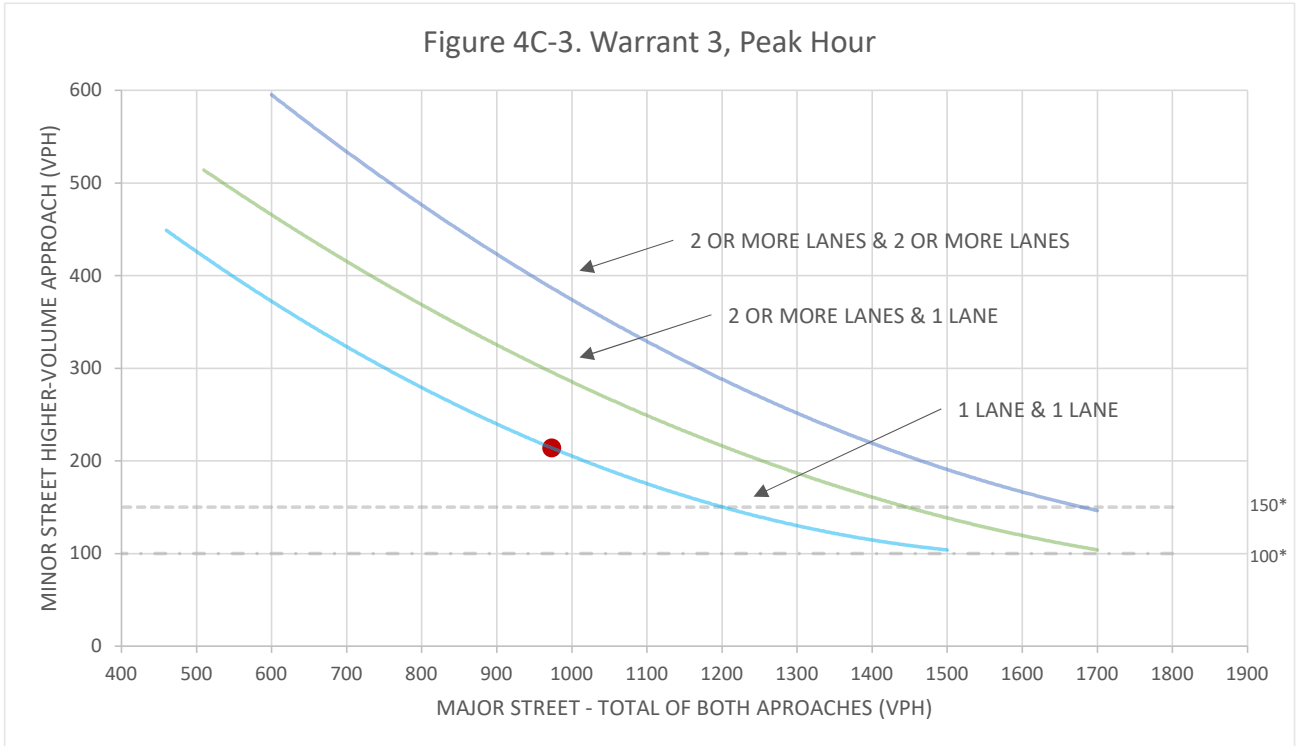
Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	2	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	2	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	2
HCM Control Delay	53.4	14.5	12.7	9.9
HCM LOS	F	B	B	A

Lane	NBLn1	EBLn1	EBLn2	WBLn1	SBLn1
Vol Left, %	18%	1%	0%	16%	25%
Vol Thru, %	0%	99%	0%	84%	0%
Vol Right, %	82%	0%	100%	0%	75%
Sign Control	Stop	Stop	Stop	Stop	Stop
Traffic Vol by Lane	214	604	79	296	4
LT Vol	39	5	0	47	1
Through Vol	0	599	0	248	0
RT Vol	175	0	79	1	3
Lane Flow Rate	225	636	83	312	4
Geometry Grp	2	7	7	5	2
Degree of Util (X)	0.376	1.001	0.114	0.499	0.008
Departure Headway (Hd)	6.007	5.666	4.953	5.768	6.753
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes
Cap	597	642	723	623	526
Service Time	4.067	3.404	2.691	3.819	4.85
HCM Lane V/C Ratio	0.377	0.991	0.115	0.501	0.008
HCM Control Delay	12.7	59.3	8.3	14.5	9.9
HCM Lane LOS	B	F	A	B	A
HCM 95th-tile Q	1.7	15.4	0.4	2.8	0

Project	4401 Capitola Road
Scenario	Existing Conditions
Peak Hour	PM

Intersection #	1
Major Street	Capitola Avenue
Minor Street	45th Avenue

N-S	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E-W	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Source: California Manual on Uniform Traffic Control Devices, Caltrans, 2014.

*Note: 150 vph applies as the lower threshold volumes for a minor-street approach with two or more lanes and a 100 vph applies as the lower threshold volumes for a minor-street approach with one lane.

	Major Street	Minor Street	Warrant Met?
	Capitola Avenue	45th Avenue	
Number of Approach Lanes	1	1	Yes
Traffic Volume (VPH)*	973	214	
<p>*Note: Traffic volume for the Major Street approach is the total volume of both approaches. Traffic volume for the Minor Street is the highest volume approach.</p>			



MEMORANDUM

Date: November 18, 2022	
To: Brian Froelich, Senior Planner	Organization: City of Capitola
From: RRM Design Group	Title: Design Review Team
Project Name: The Bluffs at 44 th	Project Number: 1783-02-CU21(22-07)
Topic: The Bluffs at 44 th (4401 Capitola Road) – Second Review	

Dear Brian,

We have reviewed the revised design (dated September 30, 2022) for the proposed The Bluffs at 44th project based on our previous design comments provided on July 28, 2022 and based upon the City of Capitola Objective Standards (OS) Ordinance, found within Chapter 17.92 – Objective Standards for Multifamily and Mixed-Use Residential Development within the City Municipal Code.

Revised project documents reviewed include G0.0 Cover Page, G1.0 Project Information, G2.0 Site Context, G3.0 Survey, A1.0 Site Plan, A1.1 Building A - 1st Floor Plan, A1.2 Building A - 2nd Floor Plan, A1.4 Building A - 3rd Floor Plan, A1.4 Building A - Roof Plan, A1.5 Building B – 1st and 2nd Floor Plan, A1.6 Building B – 3rd and Roof Floor Plan, A2.0 Building A Elevations, A2.1 Building B Elevations, A4.0 Rendering, A4.1 Rendering, A4.2 Materials and Colors, A5.0 Unit Plans, A6.0 Trash Enclosure, C1.0 Existing Conditions, C2.0 Grading and Drainage Plan, C2.1 Grading and Drainage Plan, C2.2 Sections, C3.0 Utility Plan, C4.0 Stormwater Control Plan, C5.0 Fire Access Exhibit, L-1.0 Tree Inventory Plan, L2.0 Landscape Concept Plan, L-2.1 Landscape Material Board, L-3.0 Hydrozone Plan, L-4.0 Conceptual Landscape Details, L-4.1 Conceptual Landscape Details, L-4.2 Conceptual Landscape Details, and LTG-1 Site Lighting.

In addition to the revised plan set, the Studio T Square RE: 4401 Capitola Road - #22-0244, Response to Plan Review Comments dated 7/28/2022 letter (dated 10/06/2022) and the Meyers | Nave 4401 Capitola Drive Affordable Housing Project, Request for Incentives, Concessions, and Waivers Pursuant to the California Density Bonus Law (Government Code , § 65915, et seq) letter (dated 10/21/2022) were also reviewed.

Previous Design Recommendations

The following design recommendations were previously provided to ensure the project responded to the proposed “Contemporary Coastal” architecture style in a manner that enhanced the overall project design, while ensuring consistency with the applicable CMC Chapter 17.92 Objective Design Standards.

Site Planning

1. Ensure that the existing sidewalk meets the minimum sidewalk requirement, and if not, the applicant should look for opportunities to incorporate the standard.
 - *The applicant has addressed the previous comment. The applicant is utilizing an allowed concession under Government Code Section 65915(d)(2)(D), as noted in the Meyers | Nave letter, to maintain and utilize the existing sidewalk.*
2. Verify that the number of street trees provided meets the street tree requirement in accordance with OS 17.82.040.B.2.a.
 - *The applicant has appropriately addressed the previous comment. Per OS 17.82.040.B.2.a., the project proposes nine (9) new trees and will maintain three (3) existing trees for a total of 12 trees, exceeding the 10 trees required.*

Architecture

3. Look for opportunities to incorporate a more prominent recess element in accordance with the Objective Standard.
 - *The applicant has addressed the previous comment. The applicant is utilizing an allowed concession under Government Code Section 65915(d)(2)(D), as noted in the Meyers | Nave letter, to relax the major massing relief required under OS 17.82.070.B.1.b.*
4. Ensure that the proposed North Elevation meets the requirements of OS 17.82.070.B.
 - *The applicant has appropriately addressed the previous comment. The North Elevation of Building A and the North, West, and East Elevations of Building B do not face a street frontage and therefore OS 17.82.070.B.1.b does not apply.*
5. Consider bringing forth additional similar stylistic elements from the street facing South Elevation such as continuous base treatments, gable roof elements, and enhanced colors/materials to the North Elevation, as may be practical (OS 17.82.080.B.6).

- *The applicant has appropriately addressed the previous comment. The non-street frontage elevations have been revised to include similar roof types and treatments, balcony treatments, and colors and materials as the street fronting elevations, creating a more unified and overall enhanced project design, consistent with the design direction found in OS 17.82.080.B.6.*
6. Provide quality architectural design interventions similar as the South Elevation to the West Elevation as it is a street-facing façade (OS 17.82.080.B.6).
 - *The applicant has appropriately addressed the previous comment. Street-facing building ends of Building A and Building B have been revised to include similar roof types and treatments, window accents, and colors and materials as the primary street facing elevations, creating a more unified and overall enhanced project design, consistent with the design direction found in OS 17.82.080.B.6.*
 7. Consider applying similar gable roof treatments to the North Elevation to provide consistency throughout the project design as well as create visual interest (OS 17.82.080.B.4.b).
 - *The applicant has appropriately addressed the previous comment. Roof types and treatments have been revised within the project design to ensure consistent and complementary application on Building A and Building B, consistent with design direction found in OS 17.82.080.B.4.b.*
 8. Consider providing gable roof on the left side of the façade to balance the roofline (OS 17.82.080.B.4).
 - *The applicant has appropriately addressed the previous comment. Roof types and treatments have been revised within the project design to ensure consistent and complementary application on Building A and Building B, consistent with design direction found in OS 17.82.080.B.4.*
 9. Consider opportunities to relocate primary unit entries to face the street and/or other building entries in order to enhance the street character (OS 17.82.060C.1).
 - *The applicant has addressed the comment. Per Studio T Square response letter dated 10/06/2022, in order to meet the street tree requirement under OS 17.82.040.B.2.a., the storm water requirements under Federal and State law, and the accessibility/adaptability requirements for ground floor units, the provision of primary unit entries facing the street is impractical and the project has proposed to locate unit entries at internal corridors of Buildings A and B in response to these design challenges. The applicant should work with City*

staff to determine the appropriate processing approach to these site design challenges.

10. Look for opportunities to provide ground floor units with street frontage a street-facing primary unit entry or work with City staff to determine appropriate exceptions to entry-oriented standards (OS 17.82.060.B.3.b).
 - *Refer to Comment #9 response above.*

11. If providing street-fronting unit entries, provide stylistically appropriate elements to define the primary unit entries, such as light fixtures, awnings, and/or various colors and/or materials (OS 17.82.060.C.3).
 - *The applicant has addressed the comment. While no street-fronting, individual unit entries are proposed, balconies, design detailing, accent materials, color/materials, and awnings provided on street-fronting elevations are intended to assist in the definition of individual units within the project design.*

12. Ensure that the trim and/or framing material is projecting from the building wall on the South and West Elevations.
 - *The applicant has addressed the comment. Per Studio T Square response letter dated 10/06/2022, specifications for window trim and spandrel boards are part of siding manufacturer's library of products and are thicker in nature with a more prominent profile, projecting beyond the siding. While applicant has indicated the materials specified will be 'thicker in nature with a more prominent profile, per previous design letter dated 07/28/2022, applicant should ensure that all street facing windows feature trims and/or framing that project at least 2 inches from the building wall are captured going forward, as identified in OS 17.82.080.B.2.*

13. Consider introducing additional façade design elements, such as shutters and/or awnings (OS 17.82.080.B.3).
 - *The applicant has appropriately addressed the comment. Additional façade design elements, including trellises and awnings, have been added at the South Elevation of Building A and the South Elevation of the Community Building, thereby enhancing the overall project design and consistent with OS 17.82.080.B.3.*

14. Look for opportunities to modify the balcony layout in accordance with Objective Standards requirements.

- *The applicant has addressed the comment. Street facing balconies on Building A meet the 20% of the linear frontage requirement of OS 17.82.080.B.3 and also provides varied exterior colors and varied exterior building wall materials. For Building B, no balconies are provided at the street facing South Elevation, however the OS 17.82.080.B.3 requirement is met through provision of varied exterior colors and varied exterior building wall materials.*

15. Verify and ensure that the proposed North Elevation windows are not in direct visibility with neighboring residences (OS 17.82.080.5.c).

- *The applicant has addressed the comment. Proposed windows and balconies on the North Elevation of Building A are approximately 50-feet or greater away from the property line with landscaping that filters views and are not in direct visibility with neighboring residences. No balconies are proposed on the North Elevation of Building B and proposed windows are limited in application and are approximately 5-feet away from the property line with larger mature trees on the neighboring property filtering views. Applicant may consider introducing smaller windows at higher wall height and/or include opaque type glass to further minimize and filter views to neighboring residences at North Elevation of Building B, consistent with OS 17.82.080.5.c.*

General Comments

16. Ensure that the refuse containers are appropriately screened from public view with solid enclosure (17.82.090.B.1.b).

- *The applicant has appropriately addressed the comment. As indicated on Sheet A6.0, refuse containers will be appropriately screened from public view by a trash enclosure. The trash enclosure is appropriately located internal to the project site and away from the street and has been designed with complementary colors and materials as the primary buildings.*

17. Ensure that all equipment will be adequately screened with sufficient parapet height (17.82.090.B.2.a).

- *The applicant has addressed the comment, indicating that all equipment will be screened in an equipment well shown at the roof level on Sheet A1.4 to ensure it is not visible from street level. Applicant has indicated that due to the upcoming Building Code update, enlarged, all electric mechanical equipment may be needed to serve the project. However, the applicant will*

work with City staff to ensure the project complies with OS 17.82.090.B.2.a should the need for enlarged equipment arise.

Overall, we feel the applicant has made significant strides in addressing our previous design related comments from the first plan set submittal and believe the applicant is largely in keeping with the design direction found within the City's Objective Standards Ordinance. We believe by working with staff to address the minor comments remaining, the proposed project will be a welcomed addition to the community while also being consistent with the City's desire for high-quality new developments.

Very truly yours,

RRM DESIGN GROUP

October 21, 2022

Via Electronic Mail Only

Katie Herlihy, AICP
Community Development Director
City of Capitola
420 Capitola Ave
Capitola, CA 95010
E-Mail: kherlihy@ci.capitola.ca.us

**Re: 4401 Capitola Drive Affordable Housing Project
Request for Incentives, Concessions and Waivers Pursuant to the California
Density Bonus Law (Government Code, § 65915, et seq.)**

Dear Ms. Herlihy:

We represent CRP Affordable Housing and Community Development (“CRP”), owner of the property located at 4401 Capitola Drive, Capitola, California (the “Property”). As you are aware, CRP is proposing to construct a 36-unit, 100% affordable housing project with associated amenities at the Property (the “Project”). This letter provides an analysis of the Project under the State Density Bonus Law and supports CRP’s requests for incentives, concessions and waivers under the Density Bonus Law. We note that CRP has no legal obligation to provide support for its request for incentives, concessions and waivers under the Density Bonus Law, however, CRP has agreed to provide this analysis for informational purposes to assist the City in its review of the Project. (*Schreiber v. City of Los Angeles* (2021) 69 Cal.App.5th 549.) CRP requests the City grant the concessions and waivers requested for the Project pursuant to Density Bonus Law and approve the Project as proposed.

I. PROPERTY AND PROJECT BACKGROUND

The Property is an approximately 0.82 acre (35,300 SF) rectangular-shaped site located on the east side of 44th Avenue, north of Capitola Road. The Property is located near public transportation including bus stops directly across the street at 44th Avenue and Capitola Road and approximately 1,050 feet west of the Property on Capitola Road between 41st and 42nd Avenues.

The proposed Project consists of a mix of 1-bedroom, 2-bedroom, and 3-bedroom apartment units, configured in two 3-story buildings. The Project will be a 100% affordable

housing project, including approximately 30 low income units, 3 very low income units and 3 extremely low income units.

II. STATE DENSITY BONUS LAW

Government Code Section 65915, *et seq.*, commonly referred to as the “Density Bonus Law,” was first enacted in 1979 with the aim to address the shortage of affordable housing in California. (*Latinos Unidos Del Valle De Napa Y Solano v. County of Napa* (2013) 217 Cal.App.4th 1160, 1164.) In essence, when a developer proposes to construct a certain percentage of the units in a housing development for low- or very-low-income households, the city or county must grant the developer (1) a “density bonus,” which allows the developer to increase the density of the development by a certain percentage above the maximum allowable limit under local zoning law; (2) one or more itemized concessions and (3) “waivers or reductions” of “development standards.” (Gov. Code, § 65915(b)(1); *Bankers Hill 150 v. City of San Diego* (2022) 74 Cal. App. 5th 755; see also *Schreiber v. City of Los Angeles* (2021) 69 Cal.App.5th 549, 554-555 (*Schreiber*).)

First, the density bonus allows for additional units above the maximum allowed by zoning, to be added to a project based on the amount of affordable housing included in the project. The higher the percentage of affordable units, the higher the percentage of the density bonus allowing a developer to exceed the zoned density. (*Ibid.*) However, an applicant under a Density Bonus Law application is not required to use the density bonus as part of a density bonus project, but may still apply the incentives, concessions and waivers of development standards allowed under the Density Bonus Law.

Second, the incentives and concessions provided under the Density Bonus Law allow an applicant of a density bonus project to avoid City-required development standards¹ to assist in lowering the cost to build a project that includes affordable housing (Gov. Code, § 65915(d)(1).) An “incentive or concession” is defined as a “reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards . . . that results in identifiable and actual cost reductions.” (*Id.* at subd. (k)(1).) The law states that a “site development standard” includes setbacks, height limitations, and other requirements imposed by “any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation.” (*Id.* at subds. (k)(1), (o)(1).) The applicant is not required to prove the requested incentives will lead to cost reductions; the incentive is presumed to result in cost reductions and the city bears the burden to demonstrate otherwise if it intends to deny the incentive. (*Schreiber, supra*, 69 Cal.App.5th at 555.)

Third, a city must accept an applicant requested waiver or reduction of development standards that would have the effect of physically precluding the construction of a development at the density, or with the requested incentives, permitted by the Density Bonus

¹ “‘Concession’ and ‘incentive’ are synonymous in the statute.” (*Schreiber, supra*, 69 Cal.App.5th 555.)

Law. (Gov. Code, § 65915(e)(1).) For example, if a city ordinance imposes a building height limitation, a city must waive that limitation for a development that is eligible for a density bonus if imposing the height limit would physically preclude construction of the proposed building with the requested incentives and at the density allowed by the Density Bonus Law. (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755.) There is no financial criteria for granting a waiver. (*Schreiber, supra*, 69 Cal.App.5th 556.) The Density Bonus Law includes very limited exceptions to its requirements and places the burden on a city to establish an exception applies.

III. CONCESSIONS AND WAIVERS

As discussed above, the Density Bonus Law “incentivizes the construction of affordable housing by allowing a developer to add additional housing units to a project beyond the zoned capacity and secure other incentives in exchange for a commitment from the developer to include deed-restricted affordable units in the project. When a developer meets the requirements of the Density Bonus Law, a local government is obligated to permit increased building density, grant incentives, and waive any conflicting local development standards unless certain limited exceptions apply.” (*Bankers Hill 150, supra*, 74 Cal.App.5th at 763.)

A. The Project is Entitled to Up to Four Concessions and Any Necessary Waivers of Development Standards

As provided in Government Code Section 65915(d)(2)(D), because 100% of the units in the Project are designated as affordable to low income residents, the Project is entitled to up to four incentives or concessions. Here, the applicant requests only two concessions, as follows:

1. Use of the existing sidewalk instead of the otherwise required 10-foot wide sidewalk
2. Relaxation of major massing relief of an eight foot (8’) deep recess for every fifty feet (50’) of frontage.

Separate from the density bonus and requests for incentives or concessions, a density bonus applicant may request any number of waivers or reductions of development standards that would “have the effect of physically precluding the construction of a[n eligible] development ... at the densities or with the concessions or incentives permitted by this section.” (Gov. Code, § 65915, subd. (e)(1).) In other words, a density bonus applicant may request a waiver of any development standard (including height) if that development standard prevents the applicant from constructing the affordable housing project as proposed by the applicant. The Density Bonus Law does not set a limit on the number of waivers which can be requested and a request for a development standard waiver does not reduce the number of incentives or concessions to which the applicant is otherwise entitled. (Gov. Code, § 65915(e)(2).) Here, the applicant requests five waivers, as follows:

1. Reduction of the required parking ratio for the project to one (1) parking space per unit
2. Increase in the allowable compact parking ratio from thirty percent (30%) of all required parking spaces to forty-two percent (42%) of required parking spaces
3. Increase in the total building height to thirty-six feet (36') in lieu of the otherwise required twenty-seven feet (27')
4. Decrease in the drive aisle width of the parking area to twenty-two feet (22')
5. Reduction in the required side-yard setback to five feet (5') from the otherwise required ten foot (10') setback.

Each of these concessions and waivers is allowed by the Density Bonus Law and meets the requirements of Density Bonus Law as explained below.

B. The Requested Concessions and Waivers Satisfy Statutory Requirements for Approval.

1. Concessions and Incentives

As provided in *Schreiber v. City of Los Angeles* and discussed above, an applicant of a density bonus project is not required to establish that cost reductions will result from the request for incentives or concessions. “By requiring the city to grant incentives *unless* it makes particular findings, the statute places the burden of proof on the city to overcome the presumption that incentives will result in cost reductions. Accordingly, [an applicant is not] required to show, and [a] city [is] not required to affirmatively find, that the incentives would actually result in cost reductions.” (*Schreiber, supra*, 69 Cal.App.5th at 593.) Regardless, the applicant has agreed to provide justification for its requested concessions for the Project, as described below.

(a) Use of the existing sidewalk

The requested concession for use of the existing sidewalk width will allow for the construction of affordable units including larger-sized dwelling units and would result in a building design and construction efficiencies that reduce affordable housing costs; it enables the developer to expand the building envelope so that the proposed number of affordable units can be constructed and the overall space dedicated to residential uses is increased. The increased building envelope also ensures that all dwelling units are of a habitable size while providing a variety of affordable one-, two-, and three-bedroom units.

(b) Relaxation of major massing relief of eight feet

The requested concession for relief in the articulation/massing requirement will allow for the construction of affordable units including larger-sized dwelling units and would result in a building design and construction efficiencies that reduce affordable housing costs; it enables the developer to expand the building envelope so that additional affordable units can be constructed and the overall space dedicated to residential uses is increased. With the

proposed concession, the project will be able to achieve a more efficient design and thereby lowering the cost of providing affordable housing. The increased building envelope also ensures that all dwelling units are of a habitable size while providing a variety of affordable one-, two-, and three-bedroom units.

2. Waivers

The Applicant has requested five waivers of development standards for the Project to ensure the Project could be developed at the proposed density within the physical constraints of the Project site.

(a) Reduction of the required parking ratio to one (1) parking space per unit

The requested waiver for reduction in the parking ratio for the project will allow for the construction of the proposed affordable units and would result in a building design and construction efficiencies that could otherwise not be accommodated; it enables the developer to maximize the use of the lot for residential development and to construct the proposed project with the proposed number of affordable housing units, without which the development would be physically precluded.

(b) An increase in the allowable compact parking ratio to forty-two percent (42%) of required parking spaces

The requested waiver for an increase in the allowable compact parking ratio for the project will allow for the construction of the proposed affordable units and would similarly result in a building design and construction efficiencies that could otherwise not be accommodated; it enables the developer to maximize the use of the lot for residential development and to construct the proposed project with the proposed number of affordable housing units, without which the development would be physically precluded.

(c) An increase in the total building height to thirty feet (36')

The requested waiver for an increase in building height will allow for the construction of proposed affordable units. The otherwise required twenty-seven foot height limit would not support the number of proposed affordable units at the size and affordability as currently proposed; it enables the developer to expand the building envelope so that additional affordable units can be constructed and the overall space dedicated to residential uses is increased, without which the development would be physically precluded.

(d) A decrease in the drive aisle width of the parking area to twenty-two feet (22')

The requested waiver for a decrease in the drive aisle for the surface parking for the project will allow for the construction of the proposed affordable units and would result in a

building design and construction efficiencies that could otherwise not be accommodated; it enables the developer to maximize the use of the lot for residential development, expand the building envelope and to construct the proposed project with the proposed number of affordable housing units, without which the development would be physically precluded.

(e) A reduction in the required side-yard setback to five feet (5')

The requested waiver for reduction in the required side yard setback will allow for the construction of the proposed affordable units and would result in a building design and construction efficiencies that could otherwise not be accommodated; it enables the developer to maximize the use of the lot for residential development, expand the building envelope and to construct the proposed project with the proposed number of affordable housing units, without which the development would be physically precluded.

C. All Findings Under the Capitola Municipal Code Can be Affirmatively Made.

Pursuant to Capitola Municipal Code Section 18.03.100, prior to approving a request for a density bonus, incentive, concession, parking reduction, or waiver, the review authority must make certain specific findings as provided in Title 18 of the Zoning Code. As described below, all required findings can be affirmatively made:

1. The residential development project is eligible for a density bonus and for any concessions, incentives, waivers, or parking reductions requested; conforms to all standards for affordability required by Section 65915(c); and includes a financing mechanism for all implementation and monitoring costs

As a housing development project in which 100% of the proposed units are dedicated to low income units, very low income units and extremely low income rental units, the project is eligible for a density bonus pursuant to the Density Bonus Law (Gov. Code Section 65915, *et seq.*) and the City's "Residential Density Bonus" ordinance as codified in Municipal Code Section 18.03. As a 100% affordable housing project, the project is entitled to up to four concessions or incentives under Government Code Section 65915(d)(2)(D) and any number of necessary waivers of development standards. All rents will be set at statutory required levels and all units would be deed-restricted to ensure continued affordability of all affordable rental units for 55 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. The site does not currently contain any residential housing units and thus no rental units would be demolished as part of the project.

2. Any requested incentive or concession will result in identifiable, financially sufficient, and actual cost reductions based upon appropriate financial analysis and documentation required by this section

Pursuant to the recent ruling in *Schreiber v. City of Los Angeles* (2021) 69 Cal. App. 5th (2021), local agencies cannot require density bonus applicants to submit pro formas or other documentation required to prove that requested incentives and concessions are necessary to make the housing development financially feasible. However, for informational purposes, and as described in Section B.1, above, each concession and incentive provides for cost reductions which ensure the development of the affordable housing project at the densities and at the affordability levels proposed by the applicant.

3. If the density bonus is based all or in part on dedication of land, all of the requirements included in Section 65915(g) have been met

No dedication of land pursuant to Government Code Section 65915(g) is proposed as part of the project. The applicant owns the underlying Property and does not seek any additional density under Government Code Section 65915(g).

4. If the density bonus, incentive, or concession is based all or in part on the inclusion of a child care facility, all of the requirements included in Section 65915(h) have been met

No child care facility pursuant to Government Code Section 65915(h) is proposed as part of the project. The applicant does not seek any additional density or concessions under Government Code Section 65915(h).

5. If the incentive or concession includes mixed uses, all of the findings included in Section 65915(k)(2) can be made

The project does not request approval of mixed-use zoning in conjunction with the housing project as an incentive pursuant to Government Code Section 65915(k)(2). No commercial uses are proposed as part of the Project.

6. If a waiver or reduction of a development standard is requested, the development standard would have the effect of physically precluding the construction of the development project at the density or with the incentives or concessions permitted by Section 65915

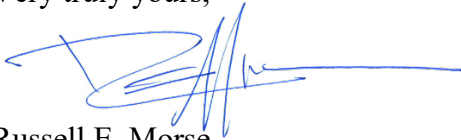
As described in Section B.2, above, each development standard waiver proposed as part of the Project ensures the development of the affordable housing Project at the densities and with the incentives or concessions proposed by the applicant. Without the proposed

waivers of development standards, the development standards would have the effect of physically precluding the construction of the development project.

IV. CONCLUSION

We trust the above information will provide the explanation for application of the California Density Bonus Law to the project. We appreciate your continued assistance on this Project. Please do not hesitate to contact us with any questions regarding the contents of this letter.

Very truly yours,



Russell E. Morse

cc: Shawn Cooper, CRP Affordable Housing and Community Development
Garrett Bascom, CRP Affordable Housing and Community Development

5184203.2


[Home](#)
[Bill Information](#)
[California Law](#)
[Publications](#)
[Other Resources](#)
[My Subscriptions](#)
[My Favorites](#)

 Code:

 Section:


[Up^](#) [Add To My Favorites](#)
GOVERNMENT CODE - GOV
TITLE 7. PLANNING AND LAND USE [65000 - 66499.58] (Heading of Title 7 amended by Stats. 1974, Ch. 1536.)

DIVISION 1. PLANNING AND ZONING [65000 - 66301] (Heading of Division 1 added by Stats. 1974, Ch. 1536.)

CHAPTER 4.3. Density Bonuses and Other Incentives [65915 - 65918] (Chapter 4.3 added by Stats. 1979, Ch. 1207.)

65915. (a) (1) When an applicant seeks a density bonus for a housing development within, or for the donation of land for housing within, the jurisdiction of a city, county, or city and county, that local government shall comply with this section. A city, county, or city and county shall adopt an ordinance that specifies how compliance with this section will be implemented. Except as otherwise provided in subdivision (s), failure to adopt an ordinance shall not relieve a city, county, or city and county from complying with this section.

(2) A local government shall not condition the submission, review, or approval of an application pursuant to this chapter on the preparation of an additional report or study that is not otherwise required by state law, including this section. This subdivision does not prohibit a local government from requiring an applicant to provide reasonable documentation to establish eligibility for a requested density bonus, incentives or concessions, as described in subdivision (d), waivers or reductions of development standards, as described in subdivision (e), and parking ratios, as described in subdivision (p).

(3) In order to provide for the expeditious processing of a density bonus application, the local government shall do all of the following:

(A) Adopt procedures and timelines for processing a density bonus application.

(B) Provide a list of all documents and information required to be submitted with the density bonus application in order for the density bonus application to be deemed complete. This list shall be consistent with this chapter.

(C) Notify the applicant for a density bonus whether the application is complete in a manner consistent with the timelines specified in Section 65943.

(D) (i) If the local government notifies the applicant that the application is deemed complete pursuant to subparagraph (C), provide the applicant with a determination as to the following matters:

(I) The amount of density bonus, calculated pursuant to subdivision (f), for which the applicant is eligible.

(II) If the applicant requests a parking ratio pursuant to subdivision (p), the parking ratio for which the applicant is eligible.

(III) If the applicant requests incentives or concessions pursuant to subdivision (d) or waivers or reductions of development standards pursuant to subdivision (e), whether the applicant has provided adequate information for the local government to make a determination as to those incentives, concessions, or waivers or reductions of development standards.

(ii) Any determination required by this subparagraph shall be based on the development project at the time the application is deemed complete. The local government shall adjust the amount of density bonus and parking ratios awarded pursuant to this section based on any changes to the project during the course of development.

(b) (1) A city, county, or city and county shall grant one density bonus, the amount of which shall be as specified in subdivision (f), and, if requested by the applicant and consistent with the applicable requirements of this section, incentives or concessions, as described in subdivision (d), waivers or reductions of development standards, as described in subdivision (e), and parking ratios, as described in subdivision (p), if an applicant for a housing development seeks and agrees to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this section, that will contain at least any one of the following:

(A) Ten percent of the total units of a housing development, including a shared housing building development, for rental or sale to lower income households, as defined in Section 50079.5 of the Health and Safety Code.

(B) Five percent of the total units of a housing development, including a shared housing building development, for rental sale to very low income households, as defined in Section 50105 of the Health and Safety Code.

(C) A senior citizen housing development, as defined in Sections 51.3 and 51.12 of the Civil Code, or a mobilehome park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the Civil Code. For purposes of this subparagraph, "development" includes a shared housing building development.

(D) Ten percent of the total dwelling units of a housing development are sold to persons and families of moderate income, as defined in Section 50093 of the Health and Safety Code, provided that all units in the development are offered to the public for purchase.

(E) Ten percent of the total units of a housing development for transitional foster youth, as defined in Section 66025.9 of the Education Code, disabled veterans, as defined in Section 18541, or homeless persons, as defined in the federal McKinney-Vento Homeless Assistance Act (42 U.S.C. Sec. 11301 et seq.). The units described in this subparagraph shall be subject to a recorded affordability restriction of 55 years and shall be provided at the same affordability level as very low income units.

(F) (i) Twenty percent of the total units for lower income students in a student housing development that meets the following requirements:

(I) All units in the student housing development will be used exclusively for undergraduate, graduate, or professional students enrolled full time at an institution of higher education accredited by the Western Association of Schools and Colleges or the Accrediting Commission for Community and Junior Colleges. In order to be eligible under this subclause, the developer shall, as a condition of receiving a certificate of occupancy, provide evidence to the city, county, or city and county that the developer has entered into an operating agreement or master lease with one or more institutions of higher education for the institution or institutions to occupy all units of the student housing development with students from that institution or institutions. An operating agreement or master lease entered into pursuant to this subclause is not violated or breached if, in any subsequent year, there are not sufficient students enrolled in an institution of higher education to fill all units in the student housing development.

(II) The applicable 20-percent units will be used for lower income students.

(III) The rent provided in the applicable units of the development for lower income students shall be calculated at 30 percent of 65 percent of the area median income for a single-room occupancy unit type.

(IV) The development will provide priority for the applicable affordable units for lower income students experiencing homelessness. A homeless service provider, as defined in paragraph (3) of subdivision (e) of Section 103577 of the Health and Safety Code, or institution of higher education that has knowledge of a person's homeless status may verify a person's status as homeless for purposes of this subclause.

(ii) For purposes of calculating a density bonus granted pursuant to this subparagraph, the term "unit" as used in this section means one rental bed and its pro rata share of associated common area facilities. The units described in this subparagraph shall be subject to a recorded affordability restriction of 55 years.

(G) One hundred percent of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code. For purposes of this subparagraph, "development" includes a shared housing building development.

(2) For purposes of calculating the amount of the density bonus pursuant to subdivision (f), an applicant who requests a density bonus pursuant to this subdivision shall elect whether the bonus shall be awarded on the basis of subparagraph (A), (B), (C), (D), (E), (F), or (G) of paragraph (1).

(c) (1) (A) An applicant shall agree to, and the city, county, or city and county shall ensure, the continued affordability of all very low and low-income rental units that qualified the applicant for the award of the density bonus for 55 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.

(B) (i) Except as otherwise provided in clause (ii), rents for the lower income density bonus units shall be set at an affordable rent, as defined in Section 50053 of the Health and Safety Code.

(ii) For housing developments meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b), rents for all units in the development, including both base density and density bonus units, shall be as follows:

(I) The rent for at least 20 percent of the units in the development shall be set at an affordable rent, as defined in Section 50053 of the Health and Safety Code.

(II) The rent for the remaining units in the development shall be set at an amount consistent with the maximum rent levels for lower income households, as those rents and incomes are determined by the California Tax Credit Allocation Committee.

(2) (A) An applicant shall agree to ensure, and the city, county, or city and county shall ensure, that a for-sale unit that qualified the applicant for the award of the density bonus meets either of the following conditions:

(i) The unit is initially occupied by a person or family of very low, low, or moderate income, as required, and it is offered at an affordable housing cost, as that cost is defined in Section 50052.5 of the Health and Safety Code and is subject to an equity sharing agreement.

(ii) The unit is purchased by a qualified nonprofit housing corporation pursuant to a recorded contract that satisfies all of the requirements specified in paragraph (10) of subdivision (a) of Section 402.1 of the Revenue and Taxation Code and that includes all of the following:

(I) A repurchase option that requires a subsequent purchaser of the property that desires to resell or convey the property to offer the qualified nonprofit corporation the right to repurchase the property prior to selling or conveying that property to any other purchaser.

(II) An equity sharing agreement.

(III) Affordability restrictions on the sale and conveyance of the property that ensure that the property will be preserved for lower income housing for at least 45 years for owner-occupied housing units and will be sold or resold only to persons or families of very low, low, or moderate income, as defined in Section 50052.5 of the Health and Safety Code.

(B) For purposes of this paragraph, a "qualified nonprofit housing corporation" is a nonprofit housing corporation organized pursuant to Section 501(c)(3) of the Internal Revenue Code that has received a welfare exemption under Section 214.15 of the Revenue and Taxation Code for properties intended to be sold to low-income families who participate in a special no-interest loan program.

(C) The local government shall enforce an equity sharing agreement required pursuant to clause (i) or (ii) of subparagraph (A), unless it is in conflict with the requirements of another public funding source or law or may defer to the recapture provisions of the public funding source. The following apply to the equity sharing agreement:

(i) Upon resale, the seller of the unit shall retain the value of any improvements, the downpayment, and the seller's proportionate share of appreciation.

(ii) Except as provided in clause (v), the local government shall recapture any initial subsidy, as defined in clause (iii), and its proportionate share of appreciation, as defined in clause (iv), which amount shall be used within five years for any of the purposes described in subdivision (e) of Section 33334.2 of the Health and Safety Code that promote home ownership.

(iii) For purposes of this subdivision, the local government's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the moderate-income household, plus the amount of any downpayment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.

(iv) For purposes of this subdivision, the local government's proportionate share of appreciation shall be equal to the ratio of the local government's initial subsidy to the fair market value of the home at the time of initial sale.

(v) If the unit is purchased or developed by a qualified nonprofit housing corporation pursuant to clause (ii) of subparagraph (A) the local government may enter into a contract with the qualified nonprofit housing corporation under which the qualified nonprofit housing corporation would recapture any initial subsidy and its proportionate share of appreciation if the qualified nonprofit housing corporation is required to use 100 percent of the proceeds to promote homeownership for lower income households as defined by Health and Safety Code Section 50079.5 within the jurisdiction of the local government.

(3) (A) An applicant shall be ineligible for a density bonus or any other incentives or concessions under this section if the housing development is proposed on any property that includes a parcel or parcels on which rental dwelling units are or, if the dwelling units have been vacated or demolished in the five-year period preceding the application, have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control through a public entity's valid exercise of its police power; or occupied by lower or very low income households, unless the proposed housing development replaces those units, and either of the following applies:

(i) The proposed housing development, inclusive of the units replaced pursuant to this paragraph, contains affordable units at the percentages set forth in subdivision (b).

(ii) Each unit in the development, exclusive of a manager's unit or units, is affordable to, and occupied by, either a lower or very low income household.

(B) For the purposes of this paragraph, "replace" shall mean either of the following:

(i) If any dwelling units described in subparagraph (A) are occupied on the date of application, the proposed housing development shall provide at least the same number of units of equivalent size to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those households in occupancy. If the income category of the household in occupancy is not known, it shall be rebuttably presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database. For unoccupied dwelling units described in subparagraph (A) in a development with occupied units, the proposed housing development shall provide units of equivalent size to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as the last household in occupancy. If the income category of the last household in occupancy is not known, it shall be rebuttably presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database. All replacement calculations resulting in fractional units shall be rounded up to the next whole number. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years. If the proposed development is for-sale units, the units replaced shall be subject to paragraph (2).

(ii) If all dwelling units described in subparagraph (A) have been vacated or demolished within the five-year period preceding the application, the proposed housing development shall provide at least the same number of units of equivalent size as existed at the highpoint of those units in the five-year period preceding the application to be made available at affordable rent or affordable housing cost to, and occupied by, persons and families in the same or lower income category as those persons and families in occupancy at that time, if known. If the incomes of the persons and families in occupancy at the highpoint is not known, it shall be rebuttably presumed that low-income and very low income renter households occupied these units in the same proportion of low-income and very low income renter households to all renter households within the jurisdiction, as determined by the most recently available data from the United States Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy database. All replacement calculations resulting in fractional units shall be rounded up to the next whole number. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years. If the proposed development is for-sale units, the units replaced shall be subject to paragraph (2).

(C) Notwithstanding subparagraph (B), for any dwelling unit described in subparagraph (A) that is or was, within the five-year period preceding the application, subject to a form of rent or price control through a local government's valid exercise of its police power and that is or was occupied by persons or families above lower income, the city, county, or city and county may do either of the following:

(i) Require that the replacement units be made available at affordable rent or affordable housing cost to, and occupied by, low-income persons or families. If the replacement units will be rental dwelling units, these units shall be subject to a recorded affordability restriction for at least 55 years. If the proposed development is for-sale units, the units replaced shall be subject to paragraph (2).

(ii) Require that the units be replaced in compliance with the jurisdiction's rent or price control ordinance, provided that each unit described in subparagraph (A) is replaced. Unless otherwise required by the jurisdiction's rent or price control ordinance, these units shall not be subject to a recorded affordability restriction.

(D) For purposes of this paragraph, "equivalent size" means that the replacement units contain at least the same total number of bedrooms as the units being replaced.

(E) Subparagraph (A) does not apply to an applicant seeking a density bonus for a proposed housing development if the applicant's application was submitted to, or processed by, a city, county, or city and county before January 1, 2015.

(d) (1) An applicant for a density bonus pursuant to subdivision (b) may submit to a city, county, or city and county a proposal for the specific incentives or concessions that the applicant requests pursuant to this section, and may request a meeting with the city, county, or city and county. The city, county, or city and county shall grant the concession or incentive requested by the applicant unless the city, county, or city and county makes a written finding, based upon substantial evidence, of any of the following:

(A) The concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(B) The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.

(C) The concession or incentive would be contrary to state or federal law.

(2) The applicant shall receive the following number of incentives or concessions:

(A) One incentive or concession for projects that include at least 10 percent of the total units for lower income households, at least 5 percent for very low income households, or at least 10 percent for persons and families of moderate income in a development in which the units are for sale.

(B) Two incentives or concessions for projects that include at least 17 percent of the total units for lower income households, at least 10 percent for very low income households, or at least 20 percent for persons and families of moderate income in a development in which the units are for sale.

(C) Three incentives or concessions for projects that include at least 24 percent of the total units for lower income households, at least 15 percent for very low income households, or at least 30 percent for persons and families of moderate income in a development in which the units are for sale.

(D) Four incentives or concessions for a project meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b). If the project is located within one-half mile of a major transit stop or is located in a very low vehicle travel area in a designated county, the applicant shall also receive a height increase of up to three additional stories, or 33 feet.

(E) One incentive or concession for projects that include at least 20 percent of the total units for lower income students in a student housing development.

(3) The applicant may initiate judicial proceedings if the city, county, or city and county refuses to grant a requested density bonus, incentive, or concession. If a court finds that the refusal to grant a requested density bonus, incentive, or concession is in violation of this section, the court shall award the plaintiff reasonable attorney's fees and costs of suit. This subdivision shall not be interpreted to require a local government to grant an incentive or concession that has a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. This subdivision shall not be interpreted to require a local government to grant an incentive or concession that would have an adverse impact on any real property that is listed in the California Register of Historical Resources. The city, county, or city and county shall establish procedures for carrying out this section that shall include legislative body approval of the means of compliance with this section.

(4) The city, county, or city and county shall bear the burden of proof for the denial of a requested concession or incentive.

(e) (1) In no case may a city, county, or city and county apply any development standard that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted by this section. Subject to paragraph (3), an applicant may submit to a city, county, or city and county a proposal for the waiver or reduction of development standards that will have the effect of physically precluding the construction of a development meeting the criteria of subdivision (b) at the densities or with the concessions or incentives permitted under this section, and may request a meeting with the city, county, or city and county. If a court finds that the refusal to grant a waiver or reduction of development standards is in violation of this section, the court shall award the plaintiff reasonable attorney's fees and costs of suit. This subdivision shall not be interpreted to require a local government to waive or reduce development standards if the waiver or reduction would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. This subdivision shall not be interpreted to require a local government to waive or reduce development standards that would have an adverse impact on any real property that is listed in the California Register of Historical Resources, or to grant any waiver or reduction that would be contrary to state or federal law.

(2) A proposal for the waiver or reduction of development standards pursuant to this subdivision shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to subdivision (d).

(3) A housing development that receives a waiver from any maximum controls on density pursuant to clause (ii) of subparagraph (D) of paragraph (3) of subdivision (f) shall only be eligible for a waiver or reduction of development standards as provided in subparagraph (D) of paragraph (2) of subdivision (d) and clause (ii) of subparagraph (D) of paragraph (3) of subdivision (f), unless the city, county, or city and county agrees to additional waivers or reductions of development standards.

(f) For the purposes of this chapter, "density bonus" means a density increase over the otherwise maximum allowable gross residential density as of the date of application by the applicant to the city, county, or city and county, or, if elected by the applicant, a lesser percentage of density increase, including, but not limited to, no increase in density. The amount of density increase to which the applicant is entitled shall vary according to the amount by which the percentage of affordable housing units exceeds the percentage established in subdivision (b).

(1) For housing developments meeting the criteria of subparagraph (A) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

Percentage Low-Income Units	Percentage Density Bonus
10	20
11	21.5
12	23

13	24.5
14	26
15	27.5
16	29
17	30.5
18	32
19	33.5
20	35
21	38.75
22	42.5
23	46.25
24	50

(2) For housing developments meeting the criteria of subparagraph (B) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

Percentage Very Low Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35
12	38.75
13	42.5
14	46.25
15	50

(3) (A) For housing developments meeting the criteria of subparagraph (C) of paragraph (1) of subdivision (b), the density bonus shall be 20 percent of the number of senior housing units.

(B) For housing developments meeting the criteria of subparagraph (E) of paragraph (1) of subdivision (b), the density bonus shall be 20 percent of the number of the type of units giving rise to a density bonus under that subparagraph.

(C) For housing developments meeting the criteria of subparagraph (F) of paragraph (1) of subdivision (b), the density bonus shall be 35 percent of the student housing units.

(D) For housing developments meeting the criteria of subparagraph (G) of paragraph (1) of subdivision (b), the following shall apply:

- (i) Except as otherwise provided in clauses (ii) and (iii), the density bonus shall be 80 percent of the number of units for lower income households.
- (ii) If the housing development is located within one-half mile of a major transit stop, the city, county, or city and county shall not impose any maximum controls on density.
- (iii) If the housing development is located in a very low vehicle travel area within a designated county, the city, county, or city and county shall not impose any maximum controls on density.

(4) For housing developments meeting the criteria of subparagraph (D) of paragraph (1) of subdivision (b), the density bonus shall be calculated as follows:

Percentage Moderate-Income Units	Percentage Density Bonus
10	5
11	6

Item 5 D.

12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18
24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35
41	38.75
42	42.5
43	46.25
44	50

(5) All density calculations resulting in fractional units shall be rounded up to the next whole number. The granting of a density bonus shall not require, or be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval.

(g) (1) When an applicant for a tentative subdivision map, parcel map, or other residential development approval donates land to a city, county, or city and county in accordance with this subdivision, the applicant shall be entitled to a 15-percent increase above the otherwise maximum allowable residential density for the entire development, as follows:

Percentage Very Low Income	Percentage Density Bonus
10	15
11	16
12	17
13	18
14	19

15	20
16	21
17	22
18	23
19	24
20	25
21	26
22	27
23	28
24	29
25	30
26	31
27	32
28	33
29	34
30	35

(2) This increase shall be in addition to any increase in density mandated by subdivision (b), up to a maximum combined mandated density increase of 35 percent if an applicant seeks an increase pursuant to both this subdivision and subdivision (b). All density calculations resulting in fractional units shall be rounded up to the next whole number. Nothing in this subdivision shall be construed to enlarge or diminish the authority of a city, county, or city and county to require a developer to donate land as a condition of development. An applicant shall be eligible for the increased density bonus described in this subdivision if all of the following conditions are met:

(A) The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map, or residential development application.

(B) The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low income households in an amount not less than 10 percent of the number of residential units of the proposed development.

(C) The transferred land is at least one acre in size or of sufficient size to permit development of at least 40 units, has the appropriate general plan designation, is appropriately zoned with appropriate development standards for development at the density described in paragraph (3) of subdivision (c) of Section 65583.2, and is or will be served by adequate public facilities and infrastructure.

(D) The transferred land shall have all of the permits and approvals, other than building permits, necessary for the development of the very low income housing units on the transferred land, not later than the date of approval of the final subdivision map, parcel map, or residential development application, except that the local government may subject the proposed development to subsequent design review to the extent authorized by subdivision (i) of Section 65583.2 if the design is not reviewed by the local government before the time of transfer.

(E) The transferred land and the affordable units shall be subject to a deed restriction ensuring continued affordability of the units consistent with paragraphs (1) and (2) of subdivision (c), which shall be recorded on the property at the time of the transfer.

(F) The land is transferred to the local agency or to a housing developer approved by the local agency. The local agency may require the applicant to identify and transfer the land to the developer.

(G) The transferred land shall be within the boundary of the proposed development or, if the local agency agrees, within one-quarter mile of the boundary of the proposed development.

(H) A proposed source of funding for the very low income units shall be identified not later than the date of approval of the final subdivision map, parcel map, or residential development application.

(h) (1) When an applicant proposes to construct a housing development that conforms to the requirements of subdivision (b) and includes a childcare facility that will be located on the premises of, as part of, or adjacent to, the project, the city, county, or city and county shall grant either of the following:

(A) An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the childcare facility.

(B) An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the childcare facility.

(2) The city, county, or city and county shall require, as a condition of approving the housing development, that the following occur:

(A) The childcare facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable pursuant to subdivision (c).

(B) Of the children who attend the childcare facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage that is equal to or greater than the percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income pursuant to subdivision (b).

(3) Notwithstanding any requirement of this subdivision, a city, county, or city and county shall not be required to provide a density bonus or concession for a childcare facility if it finds, based upon substantial evidence, that the community has adequate childcare facilities.

(4) "Childcare facility," as used in this section, means a child daycare facility other than a family daycare home, including, but not limited to, infant centers, preschools, extended daycare facilities, and schoolage childcare centers.

(i) "Housing development," as used in this section, means a development project for five or more residential units, including mixed-use developments. For the purposes of this section, "housing development" also includes a subdivision or common interest development, as defined in Section 4100 of the Civil Code, approved by a city, county, or city and county and consists of residential units or unimproved residential lots and either a project to substantially rehabilitate and convert an existing commercial building to residential use or the substantial rehabilitation of an existing multifamily dwelling, as defined in subdivision (d) of Section 65863.4, where the result of the rehabilitation would be a net increase in available residential units. For the purpose of calculating a density bonus, the residential units shall be on contiguous sites that are the subject of one development application, but do not have to be based upon individual subdivision maps or parcels. The density bonus shall be permitted in geographic areas of the housing development other than the areas where the units for the lower income households are located.

(j) (1) The granting of a concession or incentive shall not require or be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, study, or other discretionary approval. For purposes of this subdivision, "study" does not include reasonable documentation to establish eligibility for the concession or incentive or to demonstrate that the incentive or concession meets the definition set forth in subdivision (k). This provision is declaratory of existing law.

(2) Except as provided in subdivisions (d) and (e), the granting of a density bonus shall not require or be interpreted to require the waiver of a local ordinance or provisions of a local ordinance unrelated to development standards.

(k) For the purposes of this chapter, concession or incentive means any of the following:

(1) A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable and actual cost reductions, to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(2) Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.

(3) Other regulatory incentives or concessions proposed by the developer or the city, county, or city and county that result in identifiable and actual cost reductions to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).

(l) Subdivision (k) does not limit or require the provision of direct financial incentives for the housing development, including the provision of publicly owned land, by the city, county, or city and county, or the waiver of fees or dedication requirements.

(m) This section does not supersede or in any way alter or lessen the effect or application of the California Coastal Act of 1976 (Division 20 (commencing with Section 30000) of the Public Resources Code). Any density bonus, concessions, incentives, waivers or reductions of development standards, and parking ratios to which the applicant is entitled under this section shall be permitted in a manner that is consistent with this section and Division 20 (commencing with Section 30000) of the Public Resources Code.

(n) If permitted by local ordinance, nothing in this section shall be construed to prohibit a city, county, or city and county from granting a density bonus greater than what is described in this section for a development that meets the requirements of this section or from granting a proportionately lower density bonus than what is required by this section for developments that do not meet the requirements of this section.

(o) For purposes of this section, the following definitions shall apply:

(1) "Designated county" includes the Counties of Alameda, Contra Costa, Los Angeles, Marin, Napa, Orange, Riverside, Sacramento, San Bernardino, San Diego, San Francisco, San Mateo, Santa Barbara, Santa Clara, Solano, Sonoma, and Ventura.

(2) "Development standard" includes a site or construction condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, a minimum lot area per unit requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation.

(3) "Located within one-half mile of a major transit stop" means that any point on a proposed development, for which an applicant seeks a density bonus, other incentives or concessions, waivers or reductions of development standards, or a vehicular parking ratio pursuant to this section, is within one-half mile of any point on the property on which a major transit stop is located, including any parking lot owned by the transit authority or other local agency operating the major transit stop.

(4) "Lower income student" means a student who has a household income and asset level that does not exceed the level for Cal Grant A or Cal Grant B award recipients as set forth in paragraph (1) of subdivision (k) of Section 69432.7 of the Education Code. The eligibility of a student to occupy a unit for lower income students under this section shall be verified by an affidavit, award letter, or letter of eligibility provided by the institution of higher education in which the student is enrolled or by the California Student Aid Commission that the student receives or is eligible for financial aid, including an institutional grant or fee waiver from the college or university, the California Student Aid Commission, or the federal government.

(5) "Major transit stop" has the same meaning as defined in subdivision (b) of Section 21155 of the Public Resources Code.

(6) "Maximum allowable residential density" or "base density" means the maximum number of units allowed under the zoning ordinance, specific plan, or land use element of the general plan, or, if a range of density is permitted, means the maximum number of units allowed by the specific zoning range, specific plan, or land use element of the general plan applicable to the project. If the density allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan or specific plan, the greater shall prevail. Density shall be determined using dwelling units per acre. However, if the applicable zoning ordinance, specific plan, or land use element of the general plan does not provide a dwelling-units-per-acre standard for density, then the local agency shall calculate the number of units by:

(A) Estimating the realistic development capacity of the site based on the objective development standards applicable to the project, including, but not limited to, floor area ratio, site coverage, maximum building height and number of stories, building setbacks and stepbacks, public and private open space requirements, minimum percentage or square footage of any nonresidential component, and parking requirements, unless not required for the base project. Parking requirements shall include considerations regarding number of spaces, location, design, type, and circulation. A developer may provide a base density study and the local agency shall accept it, provided that it includes all applicable objective development standards.

(B) Maintaining the same average unit size and other project details relevant to the base density study, excepting those that may be modified by waiver or concession to accommodate the bonus units, in the proposed project as in the study.

(7) (A) (i) "Shared housing building" means a residential or mixed-use structure, with five or more shared housing units and one or more common kitchens and dining areas designed for permanent residence of more than 30 days by its tenants. The kitchens and dining areas within the shared housing building shall be able to adequately accommodate all residents. If a local ordinance further restricts the attributes of a shared housing building beyond the requirements established in this section, the local definition shall apply to the extent that it does not conflict with the requirements of this section.

(ii) A "shared housing building" may include other dwelling units that are not shared housing units, provided that those dwelling units do not occupy more than 25 percent of the floor area of the shared housing building. A shared housing building may include 100 percent shared housing units.

(B) "Shared housing unit" means one or more habitable rooms, not within another dwelling unit, that includes a bathroom, sink, refrigerator, and microwave, is used for permanent residence, that meets the "minimum room area" specified in Section R304 of the California Residential Code (Part 2.5 of Title 24 of the California Code of Regulations), and complies with the definition of "guestroom" in Section R202 of the California Residential Code. If a local ordinance further restricts the attributes of a shared housing building beyond the requirements established in this section, the local definition shall apply to the extent that it does not conflict with the requirements of this section.

(8) (A) "Total units" or "total dwelling units" means a calculation of the number of units that:

(i) Excludes a unit added by a density bonus awarded pursuant to this section or any local law granting a greater density bonus.

(ii) Includes a unit designated to satisfy an inclusionary zoning requirement of a city, county, or city and county.

(B) For purposes of calculating a density bonus granted pursuant to this section for a shared housing building, "unit" means one shared housing unit and its pro rata share of associated common area facilities.

(9) "Very low vehicle travel area" means an urbanized area, as designated by the United States Census Bureau, where the existing residential development generates vehicle miles traveled per capita that is below 85 percent of either regional vehicle miles traveled per capita or city vehicle miles traveled per capita. For purposes of this paragraph, "area" may include a travel analysis zone, hexagon, or grid. For the purposes of determining "regional vehicle miles traveled per capita" pursuant to this paragraph, a "region" is the entirety of incorporated and unincorporated areas governed by a multicounty or single-county metropolitan planning organization, or the entirety of the incorporated and unincorporated areas of an individual county that is not part of a metropolitan planning organization.

(p) (1) Except as provided in paragraphs (2), (3), and (4), upon the request of the developer, a city, county, or city and county shall not require a vehicular parking ratio, inclusive of parking for persons with a disability and guests, of a development meeting the criteria of subdivisions (b) and (c), that exceeds the following ratios:

- (A) Zero to one bedroom: one onsite parking space.
- (B) Two to three bedrooms: one and one-half onsite parking spaces.
- (C) Four and more bedrooms: two and one-half parking spaces.

(2) (A) Notwithstanding paragraph (1), if a development includes at least 20 percent low-income units for housing developments meeting the criteria of subparagraph (A) of paragraph (1) of subdivision (b) or at least 11 percent very low income units for housing developments meeting the criteria of subparagraph (B) of paragraph (1) of subdivision (b), is located within one-half mile of a major transit stop, and there is unobstructed access to the major transit stop from the development, then, upon the request of the developer, a city, county, or city and county shall not impose a vehicular parking ratio, inclusive of parking for persons with a disability and guests, that exceeds 0.5 spaces per unit. Notwithstanding paragraph (1), if a development includes at least 40 percent moderate-income units for housing developments meeting the criteria of subparagraph (D) of paragraph (1) of subdivision (b), is located within one-half mile of a major transit stop, as defined in subdivision (b) of Section 21155 of the Public Resources Code, and the residents of the development have unobstructed access to the major transit stop from the development then, upon the request of the developer, a city, county, or city and county shall not impose a vehicular parking ratio, inclusive of parking for persons with a disability and guests, that exceeds 0.5 spaces per bedroom.

(B) For purposes of this subdivision, "unobstructed access to the major transit stop" means a resident is able to access the major transit stop without encountering natural or constructed impediments. For purposes of this subparagraph, "natural or constructed impediments" includes, but is not limited to, freeways, rivers, mountains, and bodies of water, but does not include residential structures, shopping centers, parking lots, or rails used for transit.

(3) Notwithstanding paragraph (1), if a development meets the criteria of subparagraph (G) of paragraph (1) of subdivision (b), then, upon the request of the developer, a city, county, or city and county shall not impose vehicular parking standards if the development meets any of the following criteria:

- (A) The development is located within one-half mile of a major transit stop and there is unobstructed access to the major transit stop from the development.
- (B) The development is a for-rent housing development for individuals who are 55 years of age or older that complies with Sections 51.2 and 51.3 of the Civil Code and the development has either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.
- (C) The development is either a special needs housing development, as defined in Section 51312 of the Health and Safety Code, or a supportive housing development, as defined in Section 50675.14 of the Health and Safety Code. A development that is a special needs housing development shall have either paratransit service or unobstructed access, within one-half mile, to fixed bus route service that operates at least eight times per day.

(4) If the total number of parking spaces required for a development is other than a whole number, the number shall be rounded up to the next whole number. For purposes of this subdivision, a development may provide onsite parking through tandem parking or uncovered parking, but not through onstreet parking.

(5) This subdivision shall apply to a development that meets the requirements of subdivisions (b) and (c), but only at the request of the applicant. An applicant may request parking incentives or concessions beyond those provided in this subdivision pursuant to subdivision (d).

(6) This subdivision does not preclude a city, county, or city and county from reducing or eliminating a parking requirement for development projects of any type in any location.

(7) Notwithstanding paragraphs (2) and (3), if a city, county, city and county, or an independent consultant has conducted an areawide or jurisdictionwide parking study in the last seven years, then the city, county, or city and county may impose a higher vehicular parking ratio not to exceed the ratio described in paragraph (1), based upon substantial evidence found in the parking study, that includes, but is not limited to, an analysis of parking availability, differing levels of transit access, walkability access to transit services, the potential for shared parking, the effect of parking requirements on the cost of market-rate and subsidized developments, and the lower rates of car ownership for low-income and very low income individuals, including seniors and special needs individuals. The city, county, or city and county shall pay the costs of any new

study. The city, county, or city and county shall make findings, based on a parking study completed in conformity with this paragraph, supporting the need for the higher parking ratio.

(8) A request pursuant to this subdivision shall neither reduce nor increase the number of incentives or concessions to which the applicant is entitled pursuant to subdivision (d).

(q) Each component of any density calculation, including base density and bonus density, resulting in fractional units shall be separately rounded up to the next whole number. The Legislature finds and declares that this provision is declaratory of existing law.

(r) This chapter shall be interpreted liberally in favor of producing the maximum number of total housing units.

(s) Notwithstanding any other law, if a city, including a charter city, county, or city and county has adopted an ordinance or a housing program, or both an ordinance and a housing program, that incentivizes the development of affordable housing that allows for density bonuses that exceed the density bonuses required by the version of this section effective through December 31, 2020, that city, county, or city and county is not required to amend or otherwise update its ordinance or corresponding affordable housing incentive program to comply with the amendments made to this section by the act adding this subdivision, and is exempt from complying with the incentive and concession calculation amendments made to this section by the act adding this subdivision as set forth in subdivision (d), particularly subparagraphs (B) and (C) of paragraph (2) of that subdivision, and the amendments made to the density tables under subdivision (f).

(t) When an applicant proposes to construct a housing development that conforms to the requirements of subparagraph (A) or (B) of paragraph (1) of subdivision (b) that is a shared housing building, the city, county, or city and county shall not require any minimum unit size requirements or minimum bedroom requirements that are in conflict with paragraph (7) of subdivision (o).

(u) (1) The Legislature finds and declares that the intent behind the Density Bonus Law is to allow public entities to reduce or even eliminate subsidies for a particular project by allowing a developer to include more total units in a project than would otherwise be allowed by the local zoning ordinance in exchange for affordable units. It further reaffirms that the intent is to cover at least some of the financing gap of affordable housing with regulatory incentives, rather than additional public subsidy.

(2) It is therefore the intent of the Legislature to make modifications to the Density Bonus Law by the act adding this subdivision to further incentivize the construction of very low, low-, and moderate-income housing units. It is further the intent of the Legislature in making these modifications to the Density Bonus Law to ensure that any additional benefits conferred upon a developer are balanced with the receipt of a public benefit in the form of adequate levels of affordable housing. The Legislature further intends that these modifications will ensure that the Density Bonus Law creates incentives for the construction of more housing across all areas of the state.

(Amended by Stats. 2022, Ch. 653, Sec. 1.5. (AB 2334) Effective January 1, 2023.)

65915.1. For purposes of Section 65915, affordable housing impact fees, including inclusionary zoning fees and in-lieu fees, shall not be imposed on a housing development's affordable units.

(Added by Stats. 2021, Ch. 346, Sec. 1. (AB 571) Effective January 1, 2022.)

65915.2. If permitted by local ordinance, nothing in Section 65915 shall be construed to prohibit a city, county, or city and county from requiring an affordability period longer than 55 years for any units that qualified the applicant for the award of the density bonus developed in compliance with a local ordinance that requires, as a condition of the development of residential units, that the development include a certain percentage of units that are affordable to, and occupied by, low-income, lower income, very low income, or extremely low income households and that will be financed without low-income housing tax credits.

(Added by Stats. 2021, Ch. 348, Sec. 1. (AB 634) Effective January 1, 2022.)

65915.5. (a) When an applicant for approval to convert apartments to a condominium project agrees to provide at least 33 percent of the total units of the proposed condominium project to persons and families of low or moderate income as defined in Section 50093 of the Health and Safety Code, or 15 percent of the total units of the proposed condominium project to lower income households as defined in Section 50079.5 of the Health and Safety Code, and agrees to pay for the reasonably necessary administrative costs incurred by a city, county, or city and county pursuant to this section, the city, county, or city and county shall either (1) grant a density bonus or (2) provide other incentives of equivalent financial value. A city, county, or city and county may place such reasonable conditions on the granting of a density bonus or other incentives of equivalent financial value as it finds appropriate, including, but not limited to, conditions which assure continued affordability of units to subsequent purchasers who are persons and families of low and moderate income or lower income households.

(b) For purposes of this section, "density bonus" means an increase in units of 25 percent over the number of apartments, to be provided within the existing structure or structures proposed for conversion.

(c) For purposes of this section, "other incentives of equivalent financial value" shall not be construed to require a city, county, or city and county to provide cash transfer payments or other monetary compensation but may include the reduction or waiver of requirements which the city, county, or city and county might otherwise apply as conditions of conversion approval.

(d) An applicant for approval to convert apartments to a condominium project may submit to a city, county, or city and county a preliminary proposal pursuant to this section prior to the submittal of any formal requests for subdivision map approvals. The city, county, or city and county shall, within 90 days of receipt of a written proposal, notify the applicant in writing of the manner

in which it will comply with this section. The city, county, or city and county shall establish procedures for carrying out this section, which shall include legislative body approval of the means of compliance with this section.

(e) Nothing in this section shall be construed to require a city, county, or city and county to approve a proposal to convert apartments to condominiums.

(f) An applicant shall be ineligible for a density bonus or other incentives under this section if the apartments proposed for conversion constitute a housing development for which a density bonus or other incentives were provided under Section 65915.

(g) An applicant shall be ineligible for a density bonus or any other incentives or concessions under this section if the condominium project is proposed on any property that includes a parcel or parcels on which rental dwelling units are or, if the dwelling units have been vacated or demolished in the five-year period preceding the application, have been subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income; subject to any other form of rent or price control through a public entity's valid exercise of its police power; or occupied by lower or very low income households, unless the proposed condominium project replaces those units, as defined in subparagraph (B) of paragraph (3) of subdivision (c) of Section 65915, and either of the following applies:

(1) The proposed condominium project, inclusive of the units replaced pursuant to subparagraph (B) of paragraph (3) of subdivision (c) of Section 65915, contains affordable units at the percentages set forth in subdivision (a).

(2) Each unit in the development, exclusive of a manager's unit or units, is affordable to, and occupied by, either a lower or very low income household.

(h) Subdivision (g) does not apply to an applicant seeking a density bonus for a proposed housing development if their application was submitted to, or processed by, a city, county, or city and county before January 1, 2015.

(Amended by Stats. 2014, Ch. 682, Sec. 2. (AB 2222) Effective January 1, 2015.)

65915.7. (a) When an applicant for approval of a commercial development has entered into an agreement for partnered housing described in subdivision (c) to contribute affordable housing through a joint project or two separate projects encompassing affordable housing, the city, county, or city and county shall grant to the commercial developer a development bonus as prescribed in subdivision (b). Housing shall be constructed on the site of the commercial development or on a site that is all of the following:

(1) Within the boundaries of the local government.

(2) In close proximity to public amenities including schools and employment centers.

(3) Located within one-half mile of a major transit stop, as defined in subdivision (b) of Section 21155 of the Public Resources Code.

(b) The development bonus granted to the commercial developer shall mean incentives, mutually agreed upon by the developer and the jurisdiction, that may include, but are not limited to, any of the following:

(1) Up to a 20-percent increase in maximum allowable intensity in the General Plan.

(2) Up to a 20-percent increase in maximum allowable floor area ratio.

(3) Up to a 20-percent increase in maximum height requirements.

(4) Up to a 20-percent reduction in minimum parking requirements.

(5) Use of a limited-use/limited-application elevator for upper floor accessibility.

(6) An exception to a zoning ordinance or other land use regulation.

(c) For purposes of this section, the agreement for partnered housing shall be between the commercial developer and the housing developer, shall identify how the commercial developer will contribute affordable housing, and shall be approved by the city, county, or city and county.

(d) For purposes of this section, affordable housing may be contributed by the commercial developer in one of the following manners:

(1) The commercial developer may directly build the units.

(2) The commercial developer may donate a portion of the site or property elsewhere to the affordable housing developer for use as a site for affordable housing.

(3) The commercial developer may make a cash payment to the affordable housing developer that shall be used towards the costs of constructing the affordable housing project.

(e) For purposes of this section, subparagraph (A) of paragraph (3) of subdivision (c) of Section 65915 shall apply.

(f) Nothing in this section shall preclude any additional allowances or incentives offered to developers by local governments pursuant to law or regulation.

(g) If the developer of the affordable units does not commence with construction of those units in accordance with timelines ascribed by the agreement described in subdivision (c), the local government may withhold certificates of occupancy for the commercial development under construction until the developer has completed construction of the affordable units.

(h) In order to qualify for a development bonus under this section, a commercial developer shall partner with a housing developer that provides at least 30 percent of the total units for low-income households or at least 15 percent of the total units for very low-income households.

(i) Nothing in this section shall preclude an affordable housing developer from seeking a density bonus, concessions or incentives, waivers or reductions of development standards, or parking ratios under Section 65915.

(j) A development bonus pursuant to this section shall not include a reduction or waiver of the requirements within an ordinance that requires the payment of a fee by a commercial developer for the promotion or provision of affordable housing.

(k) A city or county shall submit to the Department of Housing and Community Development, as part of the annual report required by Section 65400, information describing a commercial development bonus approved pursuant to this section, including the terms of the agreements between the commercial developer and the affordable housing developer, and the developers and the local jurisdiction, and the number of affordable units constructed as part of the agreements.

(l) For purposes of this section, "partner" means formation of a partnership, limited liability company, corporation, or other entity recognized by the state in which the commercial development applicant and the affordable housing developer are each partners, members, shareholders or other participants, or a contract or agreement between a commercial development applicant and affordable housing developer for the development of both the commercial and the affordable housing properties.

(m) This section shall remain in effect only until January 1, 2028, and as of that date is repealed.

(Added by Stats. 2022, Ch. 637, Sec. 1. (AB 1551) Effective January 1, 2023. Repealed as of January 1, 2028, by its own provisions.)

65916. Where there is a direct financial contribution to a housing development pursuant to Section 65915 through participation in cost of infrastructure, write-down of land costs, or subsidizing the cost of construction, the city, county, or city and county shall assure continued availability for low- and moderate-income units for 30 years. When appropriate, the agreement provided for in Section 65915 shall specify the mechanisms and procedures necessary to carry out this section.

(Added by Stats. 1979, Ch. 1207.)

65917. In enacting this chapter it is the intent of the Legislature that the density bonus or other incentives offered by the city, county, or city and county pursuant to this chapter shall contribute significantly to the economic feasibility of lower income housing in proposed housing developments. In the absence of an agreement by a developer in accordance with Section 65915, a locality shall not offer a density bonus or any other incentive that would undermine the intent of this chapter.

(Amended by Stats. 2001, Ch. 115, Sec. 14. Effective January 1, 2002.)

65917.2. (a) As used in this section, the following terms shall have the following meanings:

(1) "Eligible housing development" means a development that satisfies all of the following criteria:

(A) The development is a multifamily housing development that contains five or more residential units, exclusive of any other floor area ratio bonus or incentive or concession awarded pursuant to this chapter.

(B) The development is located within one of the following:

(i) An urban infill site that is within a transit priority area.

(ii) One-half mile of a major transit stop.

(C) The site of the development is zoned to allow residential use or mixed-use with a minimum planned density of at least 20 dwelling units per acre and does not include any land zoned for low density residential use or for exclusive nonresidential use.

(D) The applicant and the development satisfy the replacement requirements specified in subdivision (c) of Section 65915.

(E) The development includes at least 20 percent of the units, excluding any additional units allowed under a floor area ratio bonus or other incentives or concessions provided pursuant to this chapter, with an affordable housing cost or affordable rent to, and occupied by, persons with a household income equal to or less than 50 percent of the area median income, as determined pursuant to Section 50093 of the Health and Safety Code, and subject to an affordability restriction for a minimum of 55 years.

(F) The development complies with the height requirements applicable to the underlying zone. A development shall not be eligible to use a floor area ratio bonus or other incentives or concessions provided pursuant to this chapter to relieve the

development from a maximum height limitation.

(2) "Floor area ratio" means the ratio of gross building area of the eligible housing development, excluding structured parking areas, proposed for the project divided by the net lot area. For purposes of this paragraph, "gross building area" means the sum of all finished areas of all floors of a building included within the outside faces of its exterior walls.

(3) "Floor area ratio bonus" means an allowance for an eligible housing development to utilize a floor area ratio over the otherwise maximum allowable density permitted under the applicable zoning ordinance and land use elements of the general plan of a city or county, calculated pursuant to paragraph (2) of subdivision (b).

(4) "Major transit stop" has the same meaning as defined in Section 21155 of the Public Resources Code.

(5) "Transit priority area" has the same meaning as defined in Section 21099 of the Public Resources Code.

(b) (1) A city council, including a charter city council or the board of supervisors of a city and county, or county board of supervisors may establish a procedure by ordinance to grant a developer of an eligible housing development, upon the request of the developer, a floor area ratio bonus, calculated as provided in paragraph (2), in lieu of a density bonus awarded on the basis of dwelling units per acre.

(2) In calculating the floor area ratio bonus pursuant to this section, the allowable gross residential floor area in square feet shall be the product of all of the following amounts:

(A) The allowable residential base density in dwelling units per acre.

(B) The site area in square feet, divided by 43,560.

(C) 2,250.

(c) The city council or county board of supervisors shall not impose any parking requirement on an eligible housing development in excess of 0.1 parking spaces per unit that is affordable to persons and families with a household income equal to or less than 120 percent of the area median income and 0.5 parking spaces per unit that is offered at market rate.

(d) A city or county that adopts a floor area ratio bonus ordinance pursuant to this section shall allow an applicant seeking to develop an eligible residential development to calculate impact fees based on square feet, instead of on a per unit basis.

(e) In the case of an eligible housing development that is zoned for mixed-use purposes, any floor area ratio requirement under a zoning ordinance or land use element of the general plan of the city or county applicable to the nonresidential portion of the eligible housing development shall continue to apply notwithstanding the award of a floor area ratio bonus in accordance with this section.

(f) An applicant for a floor area ratio bonus pursuant to this section may also submit to the city, county, or city and county a proposal for specific incentives or concessions pursuant to subdivision (d) of Section 65915.

(g) (1) This section shall not be interpreted to do either of the following:

(A) Supersede or preempt any other section within this chapter.

(B) Prohibit a city, county, or city and county from providing a floor area ratio bonus under terms that are different from those set forth in this section.

(2) The adoption of an ordinance pursuant to this section shall not be interpreted to relieve a city, county, or city and county from complying with Section 65915.

(Added by Stats. 2018, Ch. 915, Sec. 1. (AB 2372) Effective January 1, 2019.)

65917.5. (a) As used in this section, the following terms shall have the following meanings:

(1) "Child care facility" means a facility installed, operated, and maintained under this section for the nonresidential care of children as defined under applicable state licensing requirements for the facility.

(2) "Density bonus" means a floor area ratio bonus over the otherwise maximum allowable density permitted under the applicable zoning ordinance and land use elements of the general plan of a city, including a charter city, city and county, or county of:

(A) A maximum of five square feet of floor area for each one square foot of floor area contained in the child care facility for existing structures.

(B) A maximum of 10 square feet of floor area for each one square foot of floor area contained in the child care facility for new structures.

For purposes of calculating the density bonus under this section, both indoor and outdoor square footage requirements for the child care facility as set forth in applicable state child care licensing requirements shall be included in the floor area of the child care facility.

(3) "Developer" means the owner or other person, including a lessee, having the right under the applicable zoning ordinance of a city council, including a charter city council, city and county board of supervisors, or county board of supervisors to make an application for development approvals for the development or redevelopment of a commercial or industrial project.

(4) "Floor area" means as to a commercial or industrial project, the floor area as calculated under the applicable zoning ordinance of a city council, including a charter city council, city and county board of supervisors, or county board of supervisors and as to a child care facility, the total area contained within the exterior walls of the facility and all outdoor areas devoted to the use of the facility in accordance with applicable state child care licensing requirements.

(b) A city council, including a charter city council, city and county board of supervisors, or county board of supervisors may establish a procedure by ordinance to grant a developer of a commercial or industrial project, containing at least 50,000 square feet of floor area, a density bonus when that developer has set aside at least 2,000 square feet of floor area and 3,000 outdoor square feet to be used for a child care facility. The granting of a bonus shall not preclude a city council, including a charter city council, city and county board of supervisors, or county board of supervisors from imposing necessary conditions on the project or on the additional square footage. Projects constructed under this section shall conform to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other health, safety, and zoning requirements generally applicable to construction in the zone in which the property is located. A consortium with more than one developer may be permitted to achieve the threshold amount for the available density bonus with each developer's density bonus equal to the percentage participation of the developer. This facility may be located on the project site or may be located offsite as agreed upon by the developer and local agency. If the child care facility is not located on the site of the project, the local agency shall determine whether the location of the child care facility is appropriate and whether it conforms with the intent of this section. The child care facility shall be of a size to comply with all state licensing requirements in order to accommodate at least 40 children.

(c) The developer may operate the child care facility itself or may contract with a licensed child care provider to operate the facility. In all cases, the developer shall show ongoing coordination with a local child care resource and referral network or local governmental child care coordinator in order to qualify for the density bonus.

(d) If the developer uses space allocated for child care facility purposes, in accordance with subdivision (b), for purposes other than for a child care facility, an assessment based on the square footage of the project may be levied and collected by the city council, including a charter city council, city and county board of supervisors, or county board of supervisors. The assessment shall be consistent with the market value of the space. If the developer fails to have the space allocated for the child care facility within three years, from the date upon which the first temporary certificate of occupancy is granted, an assessment based on the square footage of the project may be levied and collected by the city council, including a charter city council, city and county board of supervisors, or county board of supervisors in accordance with procedures to be developed by the legislative body of the city council, including a charter city council, city and county board of supervisors, or county board of supervisors. The assessment shall be consistent with the market value of the space. A penalty levied against a consortium of developers shall be charged to each developer in an amount equal to the developer's percentage square feet participation. Funds collected pursuant to this subdivision shall be deposited by the city council, including a charter city council, city and county board of supervisors, or county board of supervisors into a special account to be used for child care services or child care facilities.

(e) Once the child care facility has been established, prior to the closure, change in use, or reduction in the physical size of, the facility, the city, city council, including a charter city council, city and county board of supervisors, or county board of supervisors shall be required to make a finding that the need for child care is no longer present, or is not present to the same degree as it was at the time the facility was established.

(f) The requirements of Chapter 5 (commencing with Section 66000) and of the amendments made to Sections 53077, 54997, and 54998 by Chapter 1002 of the Statutes of 1987 shall not apply to actions taken in accordance with this section.

(g) This section shall not apply to a voter-approved ordinance adopted by referendum or initiative.

(Amended by Stats. 2008, Ch. 179, Sec. 112. Effective January 1, 2009.)

65918. The provisions of this chapter shall apply to charter cities.

(Added by Stats. 1979, Ch. 1207.)

Design Permit Design Review Criteria

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

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

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

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

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CAPITOLA, CALIFORNIA APPROVING APPLICATION NUMBER 2022-0244 A DESIGN PERMIT, CONDITIONAL USE PERMIT, COASTAL DEVELOPMENT PERMIT AND DENSITY BONUS FOR CONSTRUCTION OF A 36 UNIT, 100 PERCENT AFFORDABLE HOUSING PROJECT AT 4401 CAPITOLA ROAD APN(S) 034-123-05 AND 034-124-18 AND FINDING THE PROJECT EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

WHEREAS, CRP Affordable Housing & Community California, LLC (“Applicant”) has submitted an application for the construction of a 36-unit, 100 percent affordable housing project on an approximate 0.81-acre site on the northeast corner of Capitola Road and 44th Avenue, located at 4401 Capitola Road in the City of Capitola. The project includes a mix of 1-bedroom, 2-bedroom and 3-bedroom apartment units, configured in two 3-story buildings. (“Project”); and

WHEREAS, the Project requires Planning Commission approval of a Design Permit, Conditional Use Permit, Coastal Development Permit, and Density Bonus; and

WHEREAS, the Staff reviewed the project and provided comments to the Applicant on December 14, 2022, and

WHEREAS, pursuant to Government Code sections 65915 through 65918 (“Density Bonus Law”) the Applicant has requested certain concessions related to the required daylight plane, side setback, parking ratio, and percentage of compact parking spaces, as well as waivers from building height, mitigation tree size, entry orientation, and massing breaks;

WHEREAS, the Planning Commission of the City of Capitola held a duly noticed public hearing on January 25, 2023, at which time it considered all oral and documentary evidence presented, and voted to continue the item off calendar to request that city staff commission a consultant to conduct a safety review of traffic impacts of the intersection in front of the Project site and verify that the 300-foot public noticing requirement is accurately conducted;

WHEREAS, the Planning Commission of the City of Capitola held a second duly noticed public hearing on March 2, 2023, at which time it considered all oral and documentary evidence presented, and incorporated all testimony and documents into the record by reference.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Capitola as follows:

- A. The above recitals are true and correct and material to this Resolution.
- B. In making its findings, the Planning Commission relied upon and hereby incorporates by reference all correspondence, staff reports, and other related materials.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Capitola does hereby find that the Project qualifies for a Class 32 exemption under CEQA. CEQA Guidelines Section 15332, as described below, applies to the Project:

The project is consistent with both the general plan land use designation and zoning. The site is within city limits and is surrounded by developed sites and urban uses. No known habitat or rare or threatened species have been identified on the subject site. Potential for traffic, noise, air quality, water quality, and cultural resources impacts were all evaluated and found less than significant. The site is well served by available public utilities and services.

In addition, none of the CEQA exceptions to the Class 32 exemptions apply. The Project will not result in a cumulative impact as it is replacing an existing professional office building, with no major changes to the intensity of the use. There are also no unusual circumstances as the Project is of comparable size and density to nearby multi-family developments, and, at 36 units, is of typical size and density of smaller-scale multi-family developments. Finally, the Project will not damage scenic resources within a scenic highway, is not located on a hazardous waste site, and will not impact historical resources.

BE IT FURTHER RESOLVED THAT the City of Capitola Planning Commission hereby finds as follows:

Conditional Use Permit Findings

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

Multifamily housing is a conditional use in the MU-N zone. The project complies with state law or local codes, as required, and provides needed affordable housing units in Capitola.

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 proposed use, as conditioned, is consistent with local long range and implementation planning documents as listed. The Project site has a General Plan land use designation that allows for residential uses. The Project is consistent with the local coastal program, and with the zoning code except for the allowable incentives and concessions under Density Bonus Law. The Project is not located within a Specific Plan. The Project meets Design Review criteria.

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 project will have a minimal effect on trip generation and improve the jobs to housing ratio in the region, which according to the Office of Planning and Research, will have a net beneficial effect on traffic and greenhouse gas emissions. In addition, surrounding land uses and structures include a mix of multi-family developments, a church, and professional offices. The proposed Project is a multi-family development, similar in size and scope to the surrounding land uses.

- D. The proposed use will not be detrimental to the public health, safety, and welfare.**
The building provides required affordable housing and RHNA units, will be fire sprinkled, and will be served by all necessary public utilities.
- E. The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.**
The proposed use is appropriately located and generally mitigated from impacts to adjacent residential uses. The project is within 0.75 miles of State Route 1 and within 200 feet of bus route 55. The property will be served by all utilities.

Design Permit Findings

- A. The proposed project is consistent with the general plan, local coastal program, and any applicable specific plan, area plan, or other design policies and regulations adopted by the city council.**
Community Development staff, the Development and Design Review Committee, consultant RRM and the Planning Commission have all reviewed the project. The proposed project, as conditioned, is consistent with local long range and implementation planning documents. The Project site has a General Plan land use designation that allows for residential uses. The Project is consistent with the local coastal program, and with the zoning code except for the allowable incentives and concessions under Density Bonus Law. The Project is not located within a Specific Plan. The project meets the Design Review Criteria.
- B. The proposed project complies with all applicable provisions of the zoning code and municipal code.**
Community Development Staff, the Design and Development Review Committee, and the Planning Commission have all reviewed the project. The proposed 32,475 square foot multi-family development complies with all development standards of the MU-N zoning district and/or applicable state law, outside of those standards being waived by incentives or waivers pursuant to Density Bonus law.
- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).**
The Project has been reviewed in compliance with and found to be exempt from CEQA through a Class 32 Infill exemption.
- 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 multifamily development will not have an impact to public, health, safety, and welfare. The building will be fire sprinkled and will be served by all necessary public utilities.
- E. The proposed project complies with all applicable design review criteria in Section 17.120.070 (Design review criteria).**
Community Development Staff, the Design and Development Review Committee, design consultant RRM and the Planning Commission have all reviewed the project. The

proposed 32,475 square foot multifamily development and supporting improvements comply with the applicable design review criteria and as described by RRM.

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

The project site is in a mixed use zone with professional office, single family and multi family uses in nearby proximity. The design complies with local standards with the exception of state permitted concessions and waivers. The proposed use does not introduce any new or unusual impacts.

Coastal Findings

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

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

2. The project maintains or enhances public views.

The proposed project has no permanent impact on view or coastal access.

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

The proposed project has no impact on coastal vegetation, habitats, or resources.

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

The project has no impact on recreation access or cost.

5. The project maintains or enhances opportunities for visitors.

The project has no impact on visitors and opportunity.

6. The project maintains or enhances coastal resources.

The proposed multifamily project has no negative impact on coastal resources.

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

The proposed multifamily project allows Capitola to produce needed affordable housing units in an area that is zoned for this type of use. The project is consistent with the LCP.

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

The project will not obstruct public access and has no impact on recreation or visitor opportunities and experiences. The project allows the city to produce affordable housing and deliver required RHNA units to the region.

Density Bonus Findings

Pursuant to Density Bonus Law, the Project qualifies for four incentives and concessions and unlimited waivers from development standards. The Project has requested incentives and concessions related to the required daylight plane, side setback, parking ratio, and percentage of compact parking spaces. The Project has requested waivers from building height, mitigation tree size, entry orientation, and massing breaks. Pursuant to Density Bonus Law, proposed concessions or incentives must be approved unless it can be established by written findings based on a preponderance of the evidence that the proposed concession or incentive does not result in identifiable and actual cost reductions, would cause a public health or safety problem, would cause an environmental problem, would harm historical property, or would be contrary to law. The Planning Commission finds that such findings cannot be made; therefore, the incentives, concessions and waivers must be approved.

NOW, THEREFORE, BE IT FURTHER RESOLVED that based on the above findings, the Planning Commission of the City of Capitola hereby approves the following:

- 1. The Conditional Use Permit pursuant to the findings and analysis included in the Staff Report and subject to the included Conditions of Approval incorporated herein by this reference; and
- 2. The Density Bonus request for concessions and waivers under State Density Bonus Law based on the findings and analysis included in the Staff Report and subject to the included Conditions of Approval; and
- 3. The Design Permit including the proposed water feature, pursuant to the findings and analysis included in the Staff Report and subject to the included Conditions of Approval; and
- 4. The Coastal Development Permit pursuant to the findings and analysis included in the Staff Report and subject to the included Conditions of Approval.

PASSED, ADOPTED, AND APPROVED by the Planning Commission of the City of Capitola, California, at a regular meeting thereof this 2nd day of March, 2023 by the following vote:

- AYES:**
- NAYS:**
- ABSTAIN:**
- ABSENT:**

CHAIR

ATTEST:

CLERK

City of Capitola

Planning Commission Meeting Minutes

Wednesday, January 25, 2023 – 7:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Susan Westman

Commissioners: Courtney Christiansen, Paul Estey, Gerry Jensen, Peter Wilk

Notice of Continuance of Public Hearing: Notice is hereby given that the public hearing originally scheduled for the City of Capitola Planning Commission regular meeting of January 19, 2023 (Agenda Items 4A – 517 Oak Drive Permit Number 22-0394, and 5A – 4401 & 4525 Capitola Road Permit Number 22-0244) has been continued by the Planning Commission to January 25, 2023 at 7:00 PM in accordance with Government Code Section 54955.1.

1. Roll Call and Pledge of Allegiance

Commissioners Paul Estey, Gerry Jensen, Peter Wilk, Courtney Christiansen, Susan Westman

The meeting was called to order at 7:00 PM.

In attendance: Commissioners Estey, Jensen, Wilk, and Vice Chair Christiansen.

Absent: Chair Westman

2. New Business - None

3. Oral Communications

A. Additions and Deletions to the Agenda

Four public comments related to the public hearing were received and distributed to the Commission.

B. Public Comments - None

C. Commission Comments - None

D. Staff Comments

Community Development Director Herlihy reminded Planning Commissioners of the Joint Workshop of the City's Advisory Bodies on January 31, 2023, at 5 PM. She also advised the Commissioners of the removal of a tree in the City Hall parking lot.

4. Consent Calendar

A. 517 Oak Drive

Permit Number: #22-0394

APN: 035-082-06

Variance for the required parking dimensions to construct first-story additions without meeting current parking standards. The project is located in the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Michael & Sara Moore

Representative: Michael & Sara Moore, Filed: 10.20.22

Motion to approve the Consent Calendar made by Commissioner Wilk

**Seconded by Commissioner Jensen
4-0-1 (Westman - Absent)**

5. Public Hearings

A. 4401 & 4525 Capitola Road

Permit Number: #22-0244

APN: 034-123-05 & 034-124-18

Continued from January 19, 2023 - Design Permit, Conditional Use Permit, Density Bonus, and Coastal Development Permit request for a 36-unit, 100% affordable housing project on an approximate 0.81-acre site on the northeast corner of Capitola Road and 44th Avenue. The project includes a mix of 1-bedroom, 2-bedroom and 3-bedroom apartment units, configured in two 3-story buildings. The project includes a density bonus request pursuant to California Government Code sections 65915 – 65918.

Environmental Determination: Categorical Exemption 15332 - In-fill Development

Applicant: CRP Affordable Housing & Community California, LLC

Brian Froelich, Senior Planner, presented the staff report.

Commissioner Comments Included:

Commissioner Wilk inquired about the tree coverage requirement for the project, Public Works and Police input on the project, and Capitola resident priority. Staff clarified that the project exceeds the tree coverage requirement, and that Capitola residents may apply but cannot receive priority due to the Fair Housing Act.

Commissioner Jensen inquired about the public hearing noticing for this project. Staff clarified that the public hearing was noticed in the Santa Cruz Sentinel and that postcards including information were sent to residents. The site was posted with a sign with public hearing information. The continuance date was also posted in the newspaper. Commissioner Jensen also inquired about the proposed building height.

Commissioner Estey inquired about the project's proximity to the Transit Center at Capitola Mall and allowances related to a Transit oriented development. Commissioner Estey also inquired about the noticing requirements for the project and staff responded that all applicable government codes were followed.

Garrett Bascom, Project Manager, and Robert Lindley, Project Architect, spoke on behalf of CRP Affordable Housing & Community Development (Project Applicant).

Public comments were received from the following individuals opposed to the project:

- | | | |
|---------------------------|-----------------------|----------------------------|
| <i>Paula Bradley</i> | <i>Melody Nickham</i> | <i>Kathleen Shellhorse</i> |
| <i>Michelle Hendersen</i> | <i>Shane Milhorn</i> | <i>TJ Welch</i> |
| <i>Phillip Cross</i> | <i>Mick Routh</i> | <i>Ed Bottorff</i> |
| <i>Cynthia</i> | <i>Erin Bernal</i> | |

Public comment was received from the following individual in support of the project:

Kalisha Webster

Commissioner Comments:

Commissioner Wilk inquired about appeal of the Planning Commission's decision, thanked speakers for their comments, and mentioned the role of the Planning Commission in conjunction with state and local regulations.

Commissioner Jensen thanked community members for their comments and expressed concerns about noticing. He expressed interest in continuing the item.

Commissioner Estey also expressed interest in continuing the item and mentioned concerns about noticing and the City's role in California density housing laws.

Commissioner Wilk recommended if a continuance is issued, that direction to staff should be provided to conduct a safety study to evaluate resident concerns on traffic impacts.

Vice Chair Christiansen echoed Commissioner Wilk's thoughts and requested that a parking management plan be created to address parking concerns.

Motion to continue the item by Commissioner Jensen.

Request for clarification by Commissioner Wilk to include specific actions for the continuance.

Commissioner Jensen amended the motion to continue the item so that staff can conduct a safety review for traffic and ensure the 300-foot noticing requirement is accurately distributed.

Seconded by Commissioner Estey.

3-1-1 (Commissioner Wilk - Nay, Chair Westman - Absent)

6. Director's Report

Community Development Director Herlihy presented an update on staff response to the storm.

7. Commission Communications

Commissioner Wilk welcomed new commissioners.

Commissioner Jensen requested that questions from members of the public relating to Item 5A be addressed and shared. He also thanked staff for their efforts on storm cleanup.

8. Adjournment - Adjourned at 9:35 PM to the next regularly scheduled meeting on February 2, 2023, at 7 PM.

ATTEST:

Julia Moss, City Clerk

MEMORANDUM

To: Brian Froelich, AICP, Senior Planner, City of Capitola
Jessica Kahn, Public Works Director, City of Capitola

From: Dennis Pascua, Transportation Services Manager

Subject: 4401 Capitola Road: Traffic Safety Review

Date: February 22, 2023

cc: Stephanie Strelow, Principal

Attachment(s): TIMS Collision Data

The following is a review of traffic safety issues for the proposed affordable housing project at 4401 Capitola Road (proposed project). This review will focus on the project's driveways proposed on 44th Avenue and at the 45th Avenue/Capitola Road intersection. Where applicable, the *4401 Capitola Road: 45th Avenue/Capitola Road Traffic Analysis* (Dudek, November 2022) will be referenced. This memorandum is intended to supplement the traffic analysis prepared for the proposed project.

The proposed project would develop 36 affordable multifamily dwelling units (DU) on the property at 4401 Capitola Road, on the northwest corner of the intersection of 45th Avenue/Capitola Road. Currently there are four standalone office buildings on the site ranging between 924 and 925 square feet (SF) each, for a total office square footage of 3,697 SF. These office buildings will be demolished in order to construct the proposed project. There will be two parking lots on the project site. A 15-space lot will be provided on the northwest portion of the site, with driveway access on 44th Avenue, and a 21-space lot will be provided on the east side of the site, with driveway access on the north leg of the 45th Avenue/Capitola Road intersection. In order to properly place the new driveway on the north leg of the intersection, the existing continental crosswalk will be relocated slightly to the west. The crosswalk relocation will require modification of the existing median on Capitola Road.

1 Traffic Safety Review

1.1 Project Trip Generation

The proposed project and adjacent existing single-family home are very low traffic generators. As reported in the project's traffic analysis (Dudek 2022), the proposed project would generate 173 daily trips, 13 AM peak hour trips (4 inbound and 9 outbound), and 17 PM peak hour trips (10 inbound and 7 outbound). The existing office buildings generate 53 daily trips, 6 AM peak hour trips (5 inbound and 1 outbound), and 8 PM peak hour trips (3 inbound and 5 outbound). With the removal of the existing office buildings, the net trips generated by the project are 120 daily trips, 7 AM peak hour trips (-1 inbound and 8 outbound), and 8 PM peak hour trips (7 inbound and 1 outbound).

Per ITE rates, the existing single-family home generates approximately 9 daily trips, 1 AM peak hour trip, and 1 PM peak hour trips.

As noted above, the proposed project and adjacent existing single-family home are very low traffic generators. There will be relatively low traffic volumes entering/exiting the project's driveways during the peak hours (5 vehicles at 44th Avenue driveway and 9 vehicles at 45th Avenue driveway in the AM peak hour; and, 7 vehicles at 44th Avenue driveway and 11 vehicles at 45th Avenue driveway in the PM peak hour). Per the LOS analysis, added vehicle delays from the project at the 45th Avenue/Capitola intersection would be very low (1.8 seconds). The low volume of project traffic added from the project's driveways and the minor delay increase at the 45th Avenue/Capitola Road intersection would not likely increase traffic safety issues at the project's driveways.

1.2 Vehicle, Pedestrian, and Bicycle Movements at 45th Avenue/Capitola Road

As reported in the project's traffic analysis, in the existing condition of the 45th Avenue/Capitola Road intersection (with project driveway), the AM peak hour was from 8:00 a.m. to 9:00 a.m. and a total of 650 vehicles, 5 bicyclists, and 5 pedestrians passed through the intersection. The PM peak hour was from 4:30 p.m. to 5:30 p.m. and a total of 1,148 vehicles, 15 bicyclists, and 29 pedestrians passed through the intersection.

The intersection (project driveway) is an all-way stop-controlled intersection where all stopped vehicles, at all approaches, are required by the California Vehicle Code (CVC) to give the other vehicle, bicyclists, and pedestrians traveling through in the intersection, their rights-of-way. With this type of intersection traffic control, traffic safety issues would likely not be increased at this project driveway. The project driveway on 44th Avenue would have significantly less traffic, pedestrians, and bicyclists crossing the driveway approach.

1.3 Driveway Sight Distance

There is adequate sight distance from all approaches of both project driveways. The driveway on 45th Avenue currently has well-marked Continental crosswalks, and a well-marked Continental crosswalk exists at 44th Avenue/Capitola Road, near the other project driveway. Both driveways are clear of sight obstructions and on-street parking is restricted on Capitola Avenue because of the existing Class II (striped) bike lanes. The existing trees along Capitola Road are also maintained so that their tree canopies are kept high in order to not obstruct vehicular sight distance.

1.4 Collision History

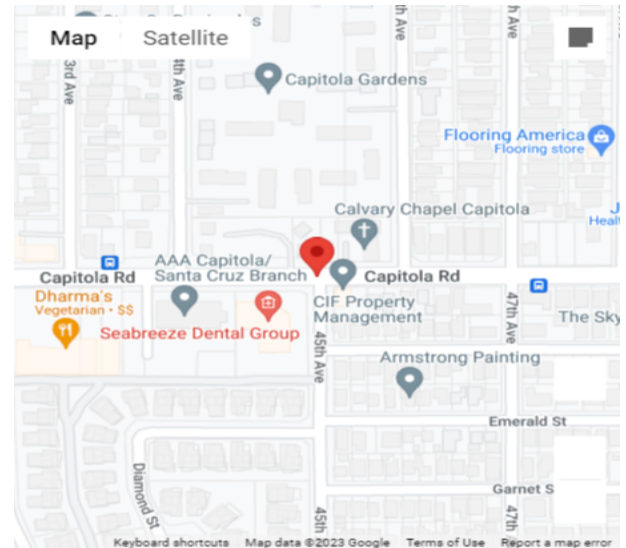
Collisions near the project site, along Capitola Road at its intersections with 44th Avenue and 45th Avenue, were reviewed in the Transportation Injury Mapping System (TIMS) which also includes collision data from the Statewide Integrated Traffic Records System (SWITRS). There were two collisions reported within a five-year period. Both collisions involved vehicle-to-pedestrian collisions and the at-fault party were the vehicles who failed to yield the right-of-way. The collisions were not related to any movements at the existing single-family residential driveway on the north leg or the design of the intersection. The TIMS collision data is attached.

Transportation

Crash Information

County	Santa Cruz		
City	Capitola		
Date & Time (M/D/Y)	12/12/2016 18:10		
Location (Intersection)	Capitola Rd & 45th Av		
Dist. & Dir. from Intersection	At Intersection		
State Highway	No		
Geocoded Location	36.97372, -121.9598099		
Type of Crash	G - Vehicle/Pedestrian		
Motor Vehicle Involved With	B - Pedestrian		
Crash Severity	3 - Injury (Other Visible)		
PCF Violation Category	10 - Pedestrian Right of Way		
Weather	A - Clear		
Alcohol Involved	No		
Pedestrian Accident	Yes	Bicycle Accident	No
Motorcycle Accident	No	Truck Accident	No

Map View



Street View



Parties: 2

Party Number	Party Type	Statewide Vehicle Type	At Fault	Party Direction	Movement Preceding Collision
1	1 - Driver (including Hit and Run)	A - Passenger Car/Station Wagon	Yes	West	E - Making Left Turn
2	2 - Pedestrian	N - Pedestrian	No	-	R - Other

Victims: 1

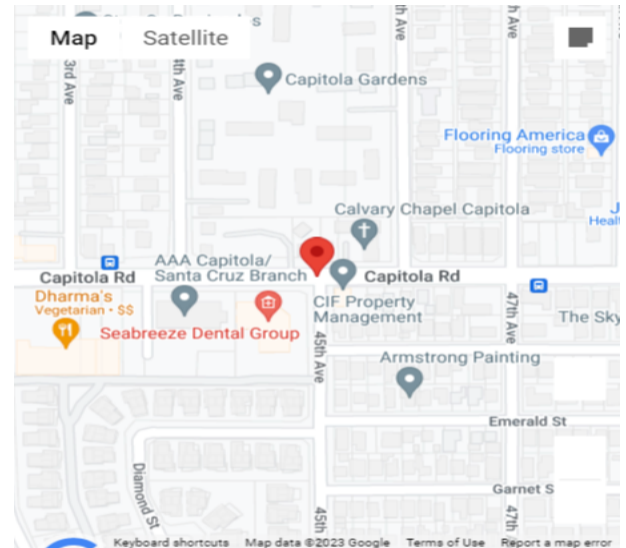
Party Number	Victim Role	Victim Gender	Victim Age	Victim Degree of Injury
2	3 - Pedestrian	F - Female	26	6 - Suspected Minor Injury

Transportation

Crash Information

County	Santa Cruz		
City	Capitola		
Date & Time (M/D/Y)	01/18/2021 10:50		
Location (Intersection)	Capitola Rd & 45th Av		
Dist. & Dir. from Intersection	At Intersection		
State Highway	No		
Geocoded Location	36.9737206, -121.9598083		
Type of Crash	G - Vehicle/Pedestrian		
Motor Vehicle Involved With	B - Pedestrian		
Crash Severity	4 - Injury (Complaint of Pain)		
PCF Violation Category	10 - Pedestrian Right of Way		
Weather	A - Clear		
Alcohol Involved	No		
Pedestrian Accident	Yes	Bicycle Accident	No
Motorcycle Accident	No	Truck Accident	No

Map View



Street View



Parties: 2

Party Number	Party Type	Statewide Vehicle Type	At Fault	Party Direction	Movement Preceding Collision
1	1 - Driver (including Hit and Run)	A - Passenger Car/Station Wagon	Yes	East	-- Not Stated
2	2 - Pedestrian	N - Pedestrian	No	South	-- Not Stated

Victims: 1

Party Number	Victim Role	Victim Gender	Victim Age	Victim Degree of Injury
2	3 - Pedestrian	F - Female	32	7 - Possible Injury



Memorandum



Date: February 14, 2023

To: CRP Affordable Housing and Community Development

From: Gary Black
Jonathan Wong

Subject: Traffic Study Peer Review for the Proposed Affordable Housing Development at 4401 Capitola Road in Capitola, California



Hexagon Transportation Consultants, Inc. has completed a peer review of the traffic study for the proposed affordable housing development at 4401 Capitola Road in Capitola, California (see Figure 1). The traffic study was prepared by Dudek, dated November 17, 2022. The purpose of the review is to ensure that the completed traffic study prepared for the project is technically adequate and that the conclusions and recommendations presented are appropriate.



Project Description

The project proposes to construct a residential development with 36 units and two adjacent parking lots. The project would demolish the existing office buildings in order to construct the proposed project. The project is north of an existing 3-way stop intersection at 45th Avenue/Capitola Road. The project will provide two parking lots on the project site. A 15-space parking lot would be provided on the northwest portion of the site, accessed via a driveway on 44th Avenue, and a 21-space parking lot would be provided on the east side, accessed via a driveway forming the north leg of the 45th Avenue and Capitola Road intersection. The 45th Avenue and Capitola Road intersection would be converted from a 3-way stop intersection to a 4-way stop intersection.



Scope of Review

The following items were reviewed in the traffic study:

1. Project Trip Generation and Distribution
2. Level of Service Calculations
3. Site Access and On-site Circulation



Review Results

Hexagon concurs with the methodologies and conclusions of the traffic study. The following is a detailed discussion of each of the key issues of the review.



Project Trip Generation and Distribution

A review of the trip generation estimates contained in the traffic report was conducted to verify that they are accurate, that representative land uses were chosen, and that the rates are based on the appropriate land use data as published in the most recent Institute of Transportation Engineers (ITE) *Trip Generation Manual*.



Page 64 of the traffic study states that trip rates from the *Trip Generation Manual, 11th Edition* were used to estimate trips for the project. A review of the site traffic projections finds that the trip generation estimates presented in Table 1 in the traffic study are generally accurate based on the ITE land use categories. The selected land use categories are as follows:

- #223 - Affordable Housing – 36 units
- #712 – Small Office Buildings – 3,697 square feet

However, the total net trips for the outbound and total trips during the PM peak hour do not add up correctly. The net outbound trips and net total trips during the PM peak hour should be 2 trips and 9 trips, respectively. It should be noted that the additional trip in the PM peak hour would not change the conclusions presented in the traffic study.

The traffic study states that "...project trip distribution assumptions are based on logical travel paths to and from the project site and consideration of the traffic distribution patterns in the area." It is not uncommon to use professional judgement in determining the projected distribution of development trips. The primary factor that dictates the distribution is typically existing travel patterns. The traffic study distributed 80 percent of the project trips to the west towards 41st Avenue and 20 percent of the project trips to the east towards Wharf Road. The distribution is logical given the amount of traffic heading towards 41st Avenue, which provides access to Highway 1 to the north.

Level of Service Calculations

The level of service results as presented in the traffic study were reviewed for accuracy. The traffic study states that the methodology used to evaluate level of service is based on the *Highway Capacity Manual* (HCM) using Synchro 11 software. The results of the review indicate that the level of service results are accurate as presented.

The results of the traffic signal warrant analysis were also reviewed for accuracy. The warrant analysis was conducted for the intersection of 45th Avenue and Capitola Road. The traffic study states that the signal warrant analysis conducted was based on the California Manual of Uniform Traffic Control Devices (MUTCD). The traffic signal warrants are consistent with the methodology described to have been used in the analysis. The traffic study concludes that a traffic signal is warranted under existing conditions. The study notes that signal warrants are not the sole determinant of whether a signal should be installed. Hexagon concurs with this finding and conclusion. Capitola should determine whether a signal should be installed at this intersection.

Site Access and On-site Circulation

The discussion of the project site access is limited to only a description of the design recommendations mentioned on page 68 of the traffic study. The study recommended the following:

- The relocated continental crosswalk on the west leg of the intersection shall be placed at a 90-degree angle with the roadway. This requires modification of the existing raised median on Capitola Road. The crosswalk shall be designed per City and ADA standards.
- A hammer head turnaround shall be placed at the north end of the east parking lot so that vehicles can turn around on site instead of backing into the intersection. The City may waive certain landscaping requirements in the parking lot to achieve this design.

The relocated crosswalk is needed in order to provide the new driveway on the north leg at the 45th Avenue/Capitola Road intersection. Hexagon concurs with this recommendation.

The study also recommends a hammerhead turnaround at the north end of the east parking lot. While Hexagon agrees that vehicles should not have to back out into the intersection, a hammerhead turnaround does not seem feasible. Instead, the project has modified the site plan (see Figure 1) to include a “no parking” zone near the west end of the parking lot. The “no parking” zone could be used by vehicles to turn around in the parking lot.

Driveway Access

The study does not address the adequacy of turning into and out of the new driveway opposite 45th Avenue. Therefore, Hexagon conducted an analysis of turns at the driveway into the eastern parking lot. As shown in figure 2, a large passenger vehicle would be able to make the through, left and right turns into and out of the driveway from Capitola Road. According to the site plan, the driveway is shown to be 24 feet wide, which provides adequate space for 2-way travel. In addition, the drive aisle is shown to be 24 feet wide, allowing vehicles to maneuver within the parking lot. Thus, the driveway would provide adequate access for vehicles utilizing the parking lot.

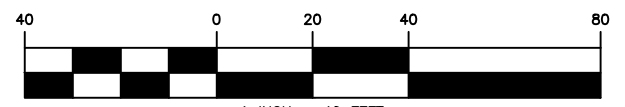
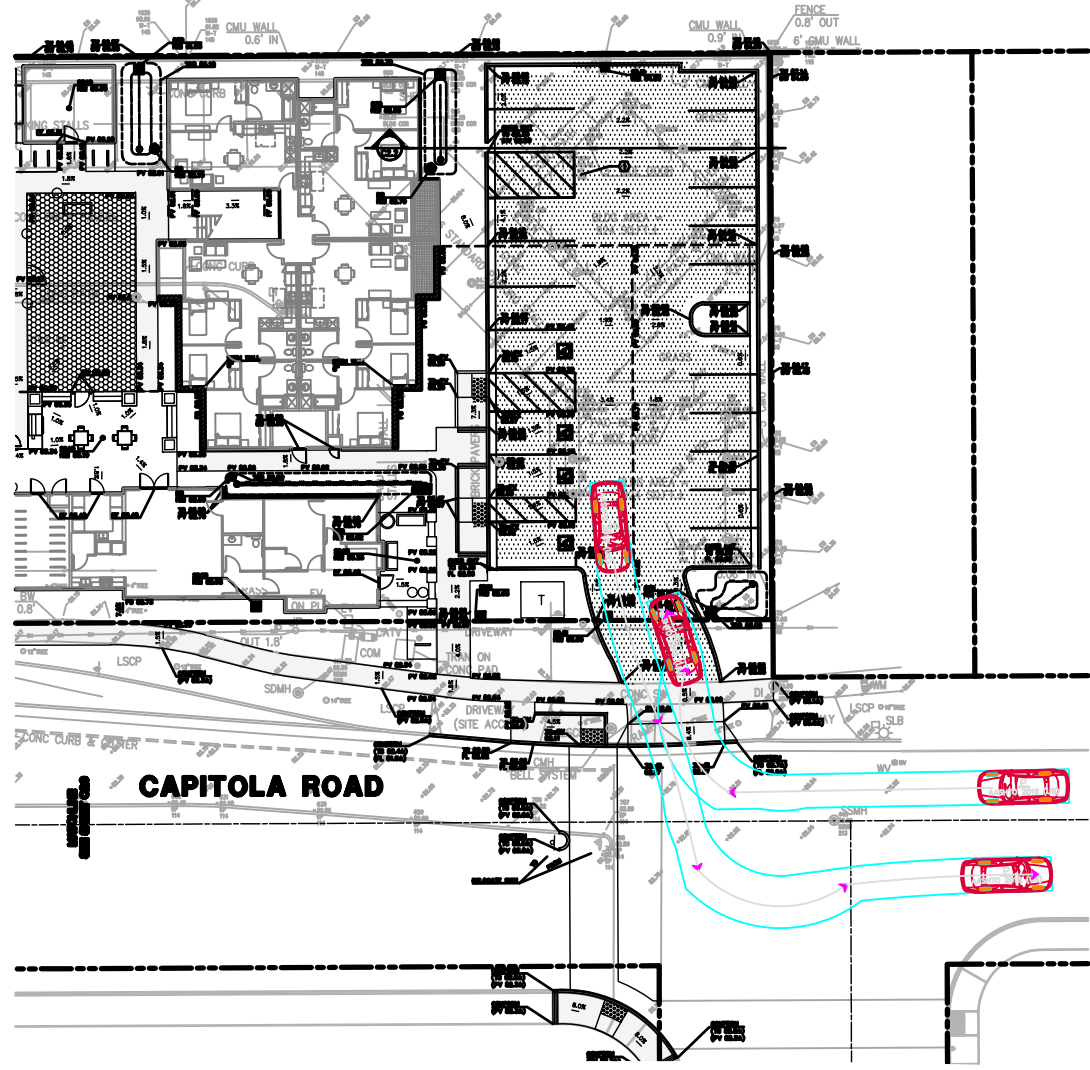
The site plan shows the location of the driveway entrance is not aligned with the south leg of the intersection. Generally, roadways are aligned with each other to allow drivers a straight travel path through an intersection. However, given that the intersection would be converted to a 4-way stop, vehicles crossing through the intersection can make the through movement from the south leg. Thus, the 4-way stop intersection will mitigate the misalignment between the south leg and the driveway. Figure 2 indicates that vehicles entering the driveway can make through movements to and from the south leg.

The proposed driveway should be free and clear of any obstructions to optimize sight distance. Providing the appropriate sight distance reduces the likelihood of a collision at the driveway and provides drivers with the ability to locate sufficient gaps in traffic and exit the site. The site plan shows that there would be no landscaping features at the entry of the driveway. Vehicles exiting the driveway would have sufficient sight distance in both directions on Capitola Road to see oncoming vehicles.



Figure 1 Site Plan

Item 5 D.



DRAWN

CHECKED

SCALE
1" = 40'

DATE
2/8/23

**HEXAGON TRANSPORTATION
CONSULTANTS, INC.**

100 Century Center Court, Suite 501
San Jose, California 95112
PH: (408) 971-6100
www.hextrans.com

CITY OF CAPITOLA

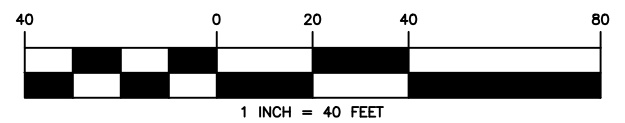
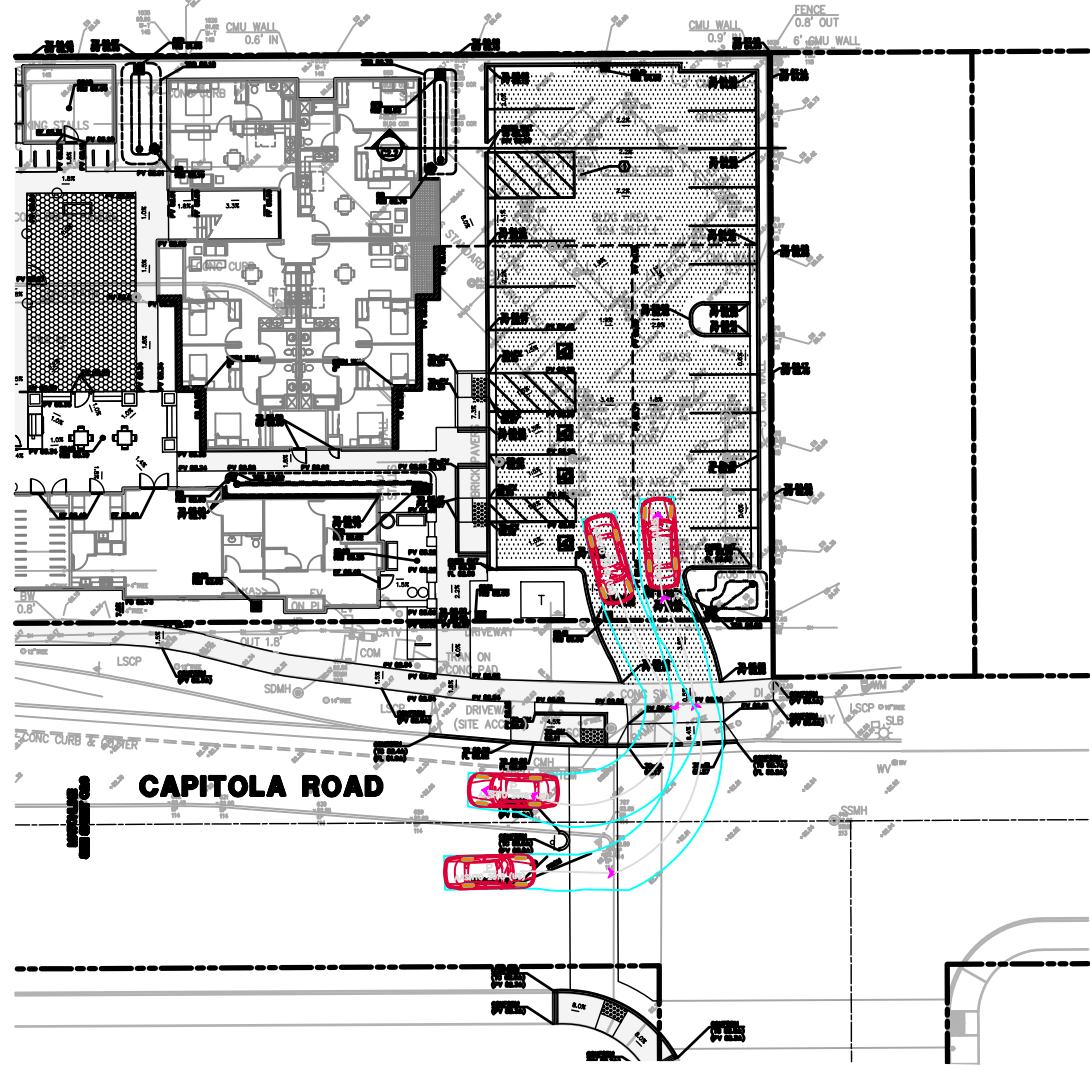
4401 CAPITOLA RD

FIGURE NO.

2

302

Item 5 D.



DRAWN

CHECKED

SCALE
1" = 40'

DATE
2/8/23

**HEXAGON TRANSPORTATION
CONSULTANTS, INC.**

100 Century Center Court, Suite 501
San Jose, California 95112
PH: (408) 971-6100
www.hextrans.com

CITY OF CAPITOLA

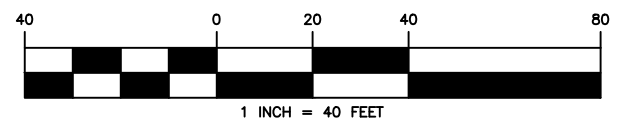
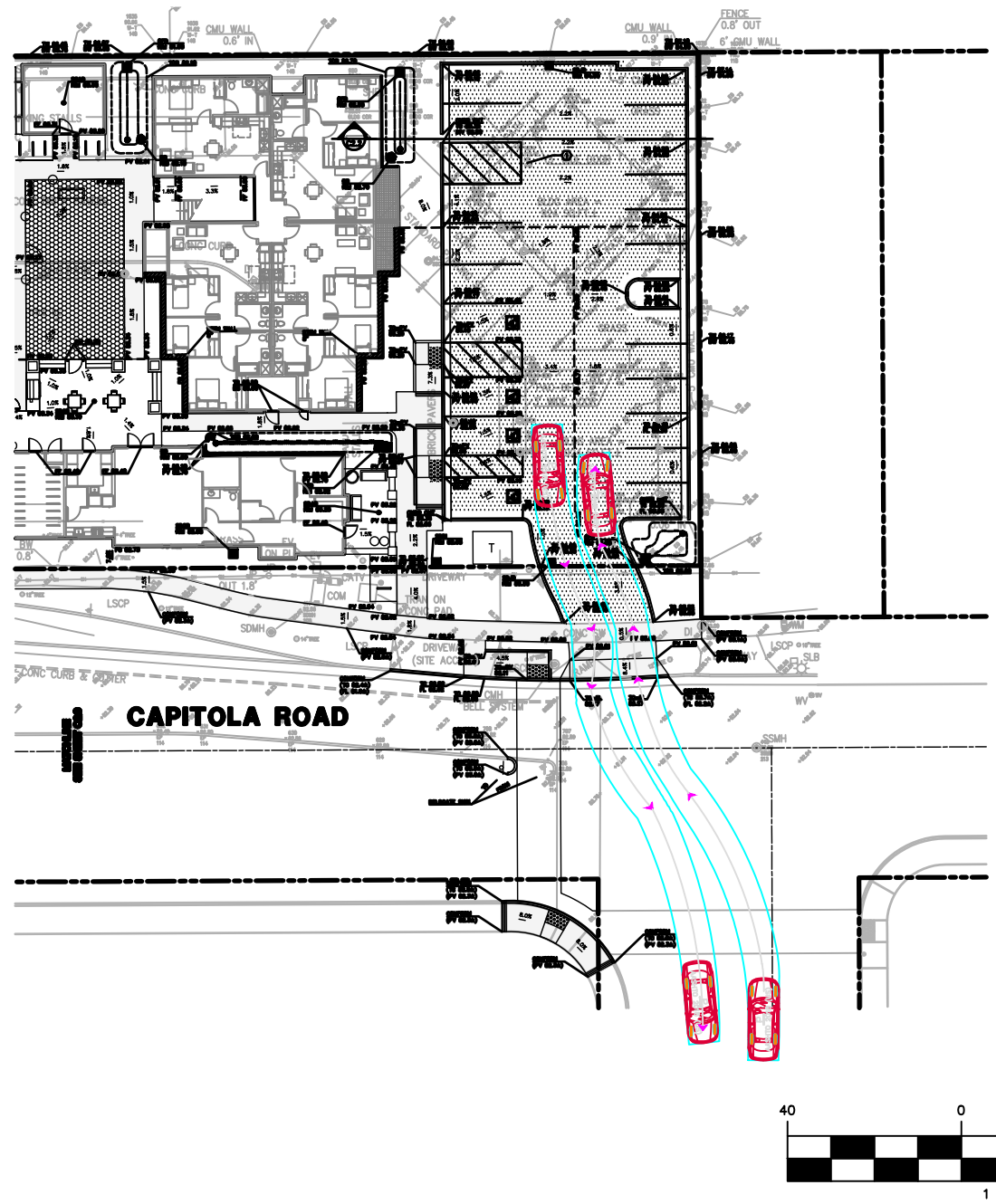
4401 CAPITOLA RD

FIGURE NO.

2 (continued)

303

Item 5 D.



DRAWN ----	SCALE 1" = 40'
CHECKED ----	DATE 2/8/23

 **HEXAGON TRANSPORTATION CONSULTANTS, INC.**
 100 Century Center Court, Suite 501
 San Jose, California 95112
 PH: (408) 971-6100 www.hextrans.com

CITY OF CAPITOLA
 4401 CAPITOLA RD

FIGURE NO.
 2 (continued) 304

Froelich, Brian

From: michael routh <qwakwak@gmail.com>
Sent: Saturday, January 14, 2023 7:30 AM
To: PLANNING COMMISSION
Cc: City Council
Subject: CORRECTED COPY! Affordable housing project 45th / Cap Rd

Planning Commissioners -

As a resident of the Jewel Box who passes through the Capitola Rd / 45th Ave intersection frequently, I want to share my concerns regarding the proposed affordable housing development at that location.

This intersection sees a tremendous amount of traffic, particularly during commute hours. Previous actions by the city to prohibit traffic on 47th Ave and on Topaz St during commute hours have increased the traffic at 45th and Cap Rd.

The proposed site plan is configured to add a driveway entrance and exit in the middle of the intersection - a driveway that doesn't even line up with 45th Ave. This intersection has seen several accidents and most recently, a vehicle vs pedestrian accident that resulted in critical injuries to a jogger. The intersection currently allows 7 different turn movements - the addition of the driveway will increase the different turn movements to 12 nearly doubling the turn movements with no intersection improvements.

After demolition of the existing buildings this site is a blank slate, allowing any site plan configuration during the design process. The site plan / building layout should be modified to revise the building and parking lot location to have all the related traffic enter and exit off 44th Ave. This would lessen the negative impacts on the 45th / Cap Rd intersection and all residents of the project could enter / exit from either direction on 44th Ave.

With all the development concessions the city has had to allow, this is a minor requirement the city could impose that would make traveling through that intersection safer for drivers and pedestrians.

Mick Routh
4590 Crystal St
Capitola
831-297-2206

Sent from my iPad

January 15, 2023

To: PLANNING COMMISSION <PlanningCommission@ci.capitola.ca.us>

Cc: Council Capitola City <citycouncil@ci.capitola.ca.us>

Subject: Affordable housing project 45th / Cap Rd #22-0244 4401 & 4225 Capitola Road.

Planning Commissioners -

My wife and I are longtime owners and part-time residents (25+years) of the Jewel Box area of Capitola. Our address is 4545 Crystal St. We are in favor of affordable housing but are concerned about the impact on traffic.

This is a heavy traffic intersection and attention must be paid to safety. For example the proposed site plan shows a driveway entrance and exit in the middle of the intersection of 45th and Capitola Road. This does not seem to our lay perspective to be safe. Traffic engineers advising the developer may be able to demonstrate that configuration proposes no extra safety threat. Please address that issue.

We are also uneasy that the developer be required to provide sufficient parking. If we read the project plans correctly the number of parking spaces is 36 which equals the number of units. Some of the residents of these units will have more than one vehicle. We are not sure what the current traffic studies show but surely, they would advise that. Those "extra" vehicles will spill over onto the neighborhood streets and impact safety and encroachment on others living in the area.

Sincerely,



KARLA P STORRER CO-OWNER

1-15-2023

DATE



PHILIP P STORRER CO-OWNER

01/15/2023

DATE

Paula Bradley
1841 44th Avenue
Capitola CA 95010

January 16, 2023

Capitola City Hall
Community Development Department
420 Capitola Avenue
Capitola CA 95010

Attention: Katy Herlihy, Community Development Director

RE: Planning Commission hearing 1/19/2023 - Item 5A - 4401 & 4525 Capitola Road Permit #22-0244

Dear Ms. Herlihy and Planning Commissioners:

The following are my questions and comments on the project:

1. Parking
 - A. Increased compact spaces to 42% of parking spaces
People park in any space that is available. Imagine a large SUV or truck in a compact space as one sees in any parking lot. Large vehicles overlap the lines and adjacent vehicles either cannot park in the adjacent space, or if they do no one can open their car doors.
 - B. How will parking be controlled – will the property manager be responsible for making sure only compact vehicles are parked in the compact spaces?
 - C. Parking lot off Capitola Road – How will the vehicles in the back of the lot turnaround? Looks too tight with no hammerhead turnaround unless there is an empty parking space across the lot.
Same concern with the parking lot off 44th Avenue for the last space by the trash enclosure, although it has a greater back up distance is provided.
 - D. Reduced parking requirements from 2.5 spaces per unit to 1 space per unit:
How will the resident's demand for parking be limited? If there is only one space per unit and a unit could have two or more vehicles, residents will park on any street parking available on 44th, 45th, 46th. When a resident with three vehicles applies for a unit, will this be considered in the application approval process?
 - E. Will on-site parking be assigned?
 - F. There is no guest parking - where will guests park?
2. Landscaping and maintenance

- A. Landscaping should be required to be maintained in a healthy, growing condition. Plants or trees not thriving should be required to be replaced. One typically sees a beautiful landscape plan installed, then after 2 years they turn off the irrigation and no longer maintain it. Please add a condition to maintain the landscaping in a healthy growing condition for the life of the project. Trees will never reach 44% canopy if they are not thriving.
3. Tree replacement waiver
- Is it possible to require off-site tree replacement since the trees on site will only be replaced at a 1:1 ratio not at 2:1 ratio? Currently there are mature street trees along the sidewalk and the property frontage. The LID and bio retention areas along the frontage yard setback typically cannot include trees. Capitola needs more trees, not less.
4. Private outdoor space
- Only some of the units have a private outdoor space such as a balcony or patio. Each unit should have a private outdoor space.
5. Bicycle parking - It's great that the bike parking spaces will exceed the standard.
- A. Please explain what the long-term bicycle shelter parking is next to the Community Building (Site Plan A1.0) – how will bicycles be secured from theft?
- B. Bike parking spaces should be located close to the destination and where there are eyes on the bicycles. If I was a resident, I would only park my bicycle inside my unit unless there is secure bicycle parking (fenced enclosure, a locked building, key or card access?). Many e-bikes are too heavy to carry upstairs.
- C. Provide an elevation showing the types of bicycle racks to be provided, both short and long term. They should be the types recommended by NACTO or current bicycle guidelines.
6. What is the oval shown on the site plan behind the kids playground (Site Plan A1.0)? Is it a dog exercise area with waste disposal? If not, the project should be required to have one for 36 units.
7. Kids playground - with three story buildings to the east and west, access to light/sun will be very limited.
8. Solid waste – has Green Waste reviewed the trash enclosure design? I assume the trucks will back in?
9. Perimeter fence – the conceptual rendering shows what appears to be a six-foot wood plank fence – there is an existing concrete wall for the Capitola Gardens – Seems like a concrete wall would be preferable and last longer. Is it proposed to be demolished? Please require a condition to show the elevation, color and materials for the perimeter wall.
10. Design - overall the design looks good.
- A. The west elevation on 44th Avenue – Add more architectural details to break up the mass, especially with no second or third story step backs. The ground floor elevation (streetscape) only has a one very plain door with no details and no front entries. Is this an exit only door? Why is it so plain? This elevation is a street front, not an interior or rear elevation.

Thank you

Paula Bradley

Froelich, Brian

From: Rosemary Bulaich <b.bulaich@comcast.net>
Sent: Tuesday, January 24, 2023 8:17 PM
To: PLANNING COMMISSION
Subject: High Density Housing

Dear Capitola Planning Commission,

I have been a part-time resident of the wonderful city of Capitola for more than 40 years. I just sold my primary residence in San Jose in November to live in Capitola, full time. I left the crowds, noise, unhoused, panhandlers, graffiti, crazy traffic, and HIGH DENSITY HOUSING!!! Please do not ruin our idyllic setting by approving the proposed structure on Capitola Road between 44th and 45th.

Rosemary Bulaich

Sent from my iPhone

Froelich, Brian

From: Steve Troth <10speed2@gmail.com>
Sent: Thursday, January 26, 2023 7:13 AM
To: PLANNING COMMISSION
Subject: 44th Capitola Rd Project

City of Capitola,
Don't do this. We are a beach town.
We are a community. Please don't do this to our sleepy little neighborhoods.
Somebody stand up and tell the state to leave us alone.
Pretty soon we will all be another San Jose.
Steve Troth
4590 Emerald St

Sent from my iPhone

Dear Planning Commissioners,

A few personal observations from the 1/25 PC meeting...,,

Staff appears to be stepping out of their role as advisors and are acting as advocates for the project. Commissioners are the deciders, not the staff.

The project is completely out of character with the surrounding neighborhood.

The project violates every applicable provision in the zoning ordinance and general plan.

The city attorney should not enter into deliberations. She should only participate when asked. She continually interrupted commissioner deliberation.

The project should have been denied for lack of parking and safety impacts on the intersection. Let the applicant prove otherwise if he wants to appeal.

One thing I've learned in my 33 years as a council member and planning commissioner - you have to have a backbone and not be afraid to say NO to a project that detracts from Capitola's character. You can always find a legal reason to justify your decision.

Mick Routh

Froelich, Brian

From: chris amsden <amsdenfinance@yahoo.com>
Sent: Thursday, January 26, 2023 2:09 PM
To: PLANNING COMMISSION; Laura Amsden
Subject: 4401 & 4525 Capitola Road Proposed Development

I am writing with extreme concerns regarding the proposed high-density, low income development being proposed at the 4401 and 4525 Capitola Rd. location. After reading the Planning Commission Agenda Report, it appears that of the 36 units being proposed, all would allow for ONE parking space per unit (36 uncovered parking spaces total).

Needless to say, traffic and parking are already a problem in our community. Of the 36 units being proposed, 21 of these would include multi-bedroom units (ie: multiple people living in the unit). Capitola simply cannot continue to add high-density housing without severely impacting the already scarce surface street parking, and massive traffic congestion we already have.

The shortage of available housing in Capitola has always been a struggle, but adding high-density, low income housing will only degrade the standard of living in our community for the residents of this community.

There are much more effective ways to address the lack of available housing in our community (limit short-term rentals, occupancy tax, ADU units, etc.) that work with the existing housing and parking we already have in our community. Packing more people into already congested areas will not be a sustainable long-term solution for Capitola.

I urge you to vote NO to this proposed development.

Sincerely,

Chris Amsden
Phone: (408) 386-7484

Froelich, Brian

From: Justin Nielsen <nielsen.engineering@gmail.com>
Sent: Sunday, January 29, 2023 1:13 PM
To: PLANNING COMMISSION
Subject: [PDF] ITEM-Attachment-002-52b7ac5a916a4ad38b4f5de21ca9d7ca.pdf
Attachments: ITEM-Attachment-002-52b7ac5a916a4ad38b4f5de21ca9d7ca.pdf

Hello Capitola,

I'm a resident on 43rd and Grace street around the corner from this proposal. I want to comment that there needs to be more parking included in this proposal. On any given night by 6pm there are no open street parking spots on Grace, 42nd, 43rd, or 44th. This will get even worse if we do not properly provide parking for the additional housing. People are already walking multiple blocks in the evening.

Thanks

Justin Nielsen
562-310-1634

Froelich, Brian

From: Molly Ording <molly.ording@icloud.com>
Sent: Monday, January 30, 2023 1:24 PM
To: PLANNING COMMISSION
Subject: 4100-4400 Capitola Road

Dear Planning Commission Members!

We are writing to urge you to approve the affordable housing project you will be considering on Capitola Road. We are ALL painfully aware of the dire housing shortage for lower & moderate income residents in our small community, as well as our county. Because we are such a small community, the need and opportunities are even greater! Capitola must willingly share in the solutions to our County-wide housing shortage and you must be aware that, despite a minority of NIMBY voices, our caring community supports affordable housing options! Thank you for your consideration and for your service to our community.

Most sincerely,

Molly & Mickey Ording
218 Monterey Avenue
Capitola, Ca. 95010
Sent from my iPhone

Froelich, Brian

From: Fred DeJarlais <fred.dejarlais@gmail.com>
Sent: Wednesday, February 1, 2023 3:09 PM
To: PLANNING COMMISSION
Subject: Support for the Capitola Road housing project

Honorable Commission Members -

I support this project, and I live nearby. Housing is more important than some minor parking inconvenience.

Regards.

Fred DeJarlais
4800 Grace St
Capitola, CA 95010

Froelich, Brian

From: doug@lomakgroup.com
Sent: Wednesday, February 1, 2023 4:49 PM
To: Sesanto, Sean
Cc: Froelich, Brian
Subject: RE: 4401 Capitola Road - Inquiry

Sean, Thanks.

Brian, What is the best time for me to call you and talk about parking concerns?

Thanks,

Doug

Doug Kaplan
Lomak Property Group
820 Bay Avenue
Suite 220
Capitola, CA 95010
Phone: (831)476-3627
Fax: (831)462-0333
Email: doug@lomakgroup.com
Website: www.lomakgroup.com

From: Sesanto, Sean <ssesanto@ci.capitola.ca.us>
Sent: Wednesday, February 1, 2023 3:50 PM
To: doug@lomakgroup.com
Cc: Froelich, Brian <bfroelich@ci.capitola.ca.us>
Subject: 4401 Capitola Road - Inquiry

Good afternoon Doug,

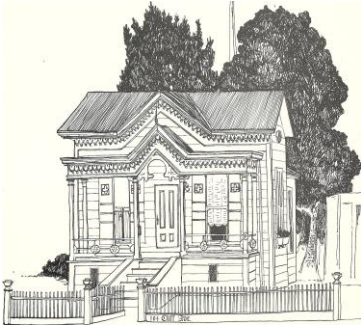
Feel free to call or email Brian Froelich (bfroelich@ci.capitola.ca.us) should you have additional questions regarding the nearby project at 4401 Capitola Road. I've cc'd him to this message.

If you wish to submit a public comment you may send emails directly to the Planning Commission at PlanningCommission@ci.capitola.ca.us

Regards,



Sean Sesanto | Associate Planner
City of Capitola
831.475.7300
Planning Counter Hours: 1 p.m. - 4 p.m., Monday - Friday



Capitola Planning Commission
Dear Commissioners,

February 1, 2023

I'm responding to the item on your agenda concerning the 36-unit affordable housing project proposed for the property at Capitola Rd. and 44th Avenue.

First off, I need to tell you that before I was able to write anything I needed to take a Valium to calm me down. I have railed against the State Housing and Community Development Department for years. Their arbitrary housing numbers that they have dumped on Capitola over the years is tantamount to extortion. If the City doesn't approve and make changes to our zoning ordinances to accommodate the increase in housing numbers, they will withhold funding for other projects and in some cases fine the city for non-compliance.

The project you see before you is a result of the housing numbers, and not what is in the best interest of the citizens of Capitola.

During my tenure on both the Planning Commission and the City Council I have reviewed many projects that require variances from the zoning ordinance. In some it made sense to approve their request, but this project doesn't seem to try and accommodate the ordinance at all. It seems to think that because it is an affordable housing project it demands preferential treatment. IE: density, height, setbacks, parking.

So.... Let's talk about parking. Of the 36 units, 12 are 3 bedrooms, 9 are 2 bedrooms, and 15 are 1 bedroom for a total of 69 bedrooms. According to State law you can have 2 adults living in a house per bedroom. This project could literally and legally accommodate 138 adults. The project only calls for 1 parking spot per unit. When was the last time you can recall a house with 3 bedrooms have only one car on the property? I didn't think so. If we can be conservative and admit that there could only be 2 cars per unit, that leaves a 36-car increase to the surrounding neighborhoods. Take a look at the neighborhoods on any given day and I think you will see that the impact to the people that already live there will be overwhelming. You can deny this project just on the finding that the parking is grossly inadequate. And the surrounding area is already grossly impacted by on-street parking.

Please don't be intimidated by the State or the developers. This project has the potential to set a precedent for future projects. You need to do what is best for the surrounding neighborhoods and the people at large in Capitola.

Thanks for your consideration,

Bruce Arthur

Froelich, Brian

From: captainkisling <captainkisling@gmail.com>
Sent: Thursday, February 2, 2023 8:16 AM
To: PLANNING COMMISSION
Cc: citycouncil@capitola.ca.us
Subject: 45th and Capitola Road

Dear Planners-

This property has been underused for decades.

Now it is under proposal for an insane overuse expansion that will affect our lifestyle, traffic, parking and safe passage of our first responders heading thru the village or towards the 41st Avenue corridor.

1. The plan as drawn does not provide adequate parking. Pushing dozens of cars into our already inadequate street parking is not a solution the neighborhoods will support.
2. Even if the developer resubmitted with 72 parking spaces, where will these cars go during the morning and afternoon commute? Wharf Road cannot support more traffic during commute hours. The village backup cannot support more traffic either. 41st Avenue cannot support more traffic and the freeway on/off ramps won't support more traffic either.
3. Emergency response already struggles getting thru the village or getting to/from and along the 41st Avenue corridor. Response times will increase putting our citizens lives at risk.

This project needs to be reconsidered, and at best, scaled way back so we can all live the additional impact to our quaint Capitola neighborhoods.

Please allow history to teach us a lesson and do not recreate the mess that we created with the development at the railroad tracks on 41st Avenue.

That neighborhood has been permanently impacted for all time.

Niels Kisling
1820 Wharf Road

Sent via the Samsung Galaxy S22 5G, an AT&T 5G smartphone

Froelich, Brian

From: Alfred carlson <alcarlton@aol.com>
Sent: Thursday, February 2, 2023 9:09 AM
To: Arthur, Bruce (capcouncil@aol.com); PLANNING COMMISSION
Subject: Fwd: 45th and Capitola Road

NIELS YOU HAVE A GREAT ABILITY TO MAKE ISSUES CLEAR IN YOUR WRITING. YOU COVER THE ISSUES WELL.
 I REMEMBER 41ST DISASTER VERY WELL. THE BUILDER CONVINCED THE PLANNING COMMISSION THAT THEY NEEDED ONLY LIMITED PARKING AS IT LOCATED NEAR SHOPPING AND ON BUS LINE, SO RESIDENTS WOULD NOT NEED A CAR TO LIVE THERE. NOW LOOK WHAT HAPPENED ON NOVA DRIVE. IT IS THE 41ST APARTMENT PARKING LOT. THIS PROJECT SHOULD BE NO MORE 2 STORIES AND PROVIDE 2 PARKING SPACES PER UNIT
 ALFRED E CARLSON 5000 JEWEL ST

-----Original Message-----

From: captainkisling <captainkisling@gmail.com>
To: planningcommission@ci.capitola.ca.us
Cc: citycouncil@capitola.ca.us
Sent: Thu, Feb 2, 2023 8:15 am
Subject: 45th and Capitola Road

Dear Planners-

This property has been underused for decades.

Now it is under proposal for an insane overuse expansion that will affect our lifestyle, traffic, parking and safe passage of our first responders heading thru the village or towards the 41st Avenue corridor.

1. The plan as drawn does not provide adequate parking. Pushing dozens of cars into our already inadequate street parking is not a solution the neighborhoods will support.
2. Even if the developer resubmitted with 72 parking spaces, where will these cars go during the morning and afternoon commute? Wharf Road cannot support more traffic during commute hours. The village backup cannot support more traffic either. 41st Avenue cannot support more traffic and the freeway on/off ramps won't support more traffic either.
3. Emergency response already struggles getting thru the village or getting to/from and along the 41st Avenue corridor. Response times will increase putting our citizens lives at risk.

This project needs to be reconsidered, and at best, scaled way back so we can all live the additional impact to our quaint Capitola neighborhoods.

Please allow history to teach us a lesson and do not recreate the mess that we created with the development at the railroad tracks on 41st Avenue.

That neighborhood has been permanently impacted for all time.

Niels Kisling

1820 Wharf Road

Item 5 D.

Sent via the Samsung Galaxy S22 5G, an AT&T 5G smartphone

Froelich, Brian

From: Bill Gray <graybil@gmail.com>
Sent: Thursday, February 2, 2023 11:34 AM
To: PLANNING COMMISSION
Subject: project proposal @45th and Capitola Road

I would invite you to rethink the proposed development at the above address, It is oversized and under parked.

Specifically, the project should be limited to no more than two stories, to maintain the local character and reduce the density.

Additionally, what ever housing is constructed should have adequate car parks - two per unit at least.

PLEASE, help keep the character of Capitola alive and at levels less than Southern California.

Bill Gray
1440 Prospect Ave

Froelich, Brian

From: Kim Bollinger <kbollinger13@gmail.com>
Sent: Thursday, February 2, 2023 12:57 PM
To: PLANNING COMMISSION
Subject: New housing complex on Capitola rd and 45th Ave

Sent from my iPhone

Hi.. my name is Kim Bollinger and I live on 46th ave in the Villas of Capitola... I'm concerned for the addition of large scale buildings in our quaint and quiet neighborhood... the parking will definitely be an issue and the congestion it creates with the addition of that many more people and cars in this area is a concern of mine.. it looks like something that would be built in San Jose or larger city

Froelich, Brian

From: TJ WELCH <noworries4tj@mac.com>
Sent: Thursday, February 2, 2023 7:50 PM
To: PLANNING COMMISSION; Gerry Jensen; Paul Estey
Subject: The Bluffs at 44th

First I would like to thank you for your decision last week to continue the application regarding The Bluffs at 44th. Your decision was appropriate for a couple reason, but primarily because the three weeks given to you to study was insufficient and staff did not properly prepare you for the questions and concerns that comes with a project of this nature.

In retrospect, I am of the mindset that the elimination of the architectural and site review committee is not healthy for the development process in Capitola. This project pointed out that staff has complete control of negotiating design review regarding projects, including projects as significant as this one. While staff may be educated in planning, I am not convinced they have the same passion about our community as you or local participants on the past arch and site committee shared. You did not have the luxury of a conceptual review or input from local arch and site members prior to being asked to make a decision. The planning commission should be involved in negotiating design review.

In addition, you had an attorney who appeared to be working for the applicant. Not only did she give you false information regarding noticing of the community which resulted in changing the final motion language, she had the audacity to asked the applicant how they felt about extending the notification area. If that isn't bad enough, she basically said to disregard the community comments because they did not state facts or studies, only conjecture. We should not have individuals like this representing our city.

Here is a fact for our attorney, the state is very clear on noticing. <https://law.justia.com/codes/california/2020/code-gov/title-7/division-1/chapter-2-7/section-65090/> CA Government code 65090 (C) states "*....In addition to the notice required by this section, a local agency may give notice of the hearing in any other manner it deems necessary*". The applicant has no say in the process. The purpose of public noticing is to protect the community, In this case the affected community is much larger that the minimum mandatory 300 feet. Those of you who know the area will agree with those who spoke at the meeting, that parking and traffic safety will be an issue for the area known as the North 40's as well as those in the jewel box. Noticing should include all of those affected.

Thanks again for your commitment to our community!

TJ Welch

PS-I had to add commissioner Estey's and Commissioner Jensens email addresses because the city's website still has the past commissioners listed.

Froelich, Brian

From: Carolyn Reynolds <creyn723@gmail.com>
Sent: Thursday, February 2, 2023 8:25 PM
To: PLANNING COMMISSION
Subject: proposed housing development at 45th and Capitola Road

The plan for this development is alarming...so many units, so little parking on such a busy road. While I realize that the State has mandated more building in Santa Cruz, the government does not take into account the special nature of our area. I have owned a house in Capitola on Gilroy Drive and the walkability of Capitola is a treasure. Crowds have never been an asset to the village however. A development of this size will put pressure on the entire city especially during the summer.

Furthermore, this design does not at all go with the vernacular of Capitola. It looks like one of the placeless suburbs in Fresno. It could be anywhere. Developing in this area is a privilege and should have design requirements that set off the village. The huge buildings going up in downtown Santa Cruz will ruin Santa Cruz. Don't let this happen to Capitola....it is irreplaceable.

Carolyn Reynolds

Froelich, Brian

From: Patricia Alvarez <pcat1828@gmail.com>
Sent: Friday, February 3, 2023 7:30 AM
To: PLANNING COMMISSION; City Council
Subject: Proposed Housing Capitola Project

I am writing to express my objection to the proposed housing project on Capitola Rd @ 45th Ave. There is insufficient parking proposed on this site for an area already impacted by lack of parking and high traffic.

Thank You,
Patricia Alvarez
1829 47th Ave
Capitola

Froelich, Brian

From: Suzanne Cochran <smb.cochran@gmail.com>
Sent: Friday, February 3, 2023 12:44 PM
To: City Council; PLANNING COMMISSION
Cc: Clark Cochran; Suzanne Cochran
Subject: Affordable Housing Project #22-0244 at 4401 and 4525 Capitola Road

Dear Honorable Capitola Mayor, Council Members, and Planning Department,

We live within a few blocks of this project and want to begin by saying that we have no conceptual objection to the concept of this project at this location. We do however have two significant concerns.

1 - There is a significant lack of parking. With a reasonable estimate of two cars and trucks per residence and given many proposed parking spaces are designated as compact, we would like to understand where the "excess" automobiles will park. Unless the business parking lot across the street is used, these vehicles will spread out throughout the nearby neighborhood. This is a significant objection to this project as currently proposed.

2 - Three stories is understood to make the project feasible, but such height being out of scale with surrounding structures needs to be visually mitigated. What are the plans to do this? This could include initial planting tall trees along Capitola Road or architectural design with third story street setbacks so visually a solid structure is not so imposing. This is also a significant objection to this project as currently proposed.

We look forward to receiving answers to our objections.

Sincerely,

Clark and Suzanne Cochran
4530 Garnet Street

Froelich, Brian

From: Molly Ording <molly.ording@icloud.com>
Sent: Friday, February 3, 2023 5:16 PM
To: PLANNING COMMISSION
Subject: Fwd: Proposed housing on 45th & Capitola Road

Sent from my iPhone

Begin forwarded message:

From: Molly Ording <molly.ording@icloud.com>
Date: February 3, 2023 at 5:14:12 PM PST
To: citycouncil@ci.capitola.ca.us
Subject: Proposed housing on 45th & Capitola Road

Dear City Council Members:

I am writing to express our strong support for the proposed project that will supply CRITICALLY needed and state mandated housing in Capitola on Capitola Road!

As always, closely located residents are expressing their opposition for thinly veiled reasons which we are all painfully aware of...."not in my back yard", traffic increases, safety, noise etc. etc. etc. However...ALSO, as we are all aware, our vulnerable and unhoused populations as well as our lower & moderate income community workers are all DESPERATELY in need of lower income & affordable housing opportunities! Their needs and situations are ALL of our community's needs! Their needs and our community's needs are critical to and for us all!!

I will add that, in spite of where we live (our residence) we are among ALL residents of Capitola who are ALL impacted by parking scarcity, increased traffic & congestion and safety concerns! I have been a member of two Parking & Traffic Commissions and have been made painfully aware of ALL of Capitola's residences dire concerns re increased traffic, speeds and very limited residential parking options! To raise these issues as reasons to decline this project is, to me & others, nothing but a red herring...yet another objection to the mandated as well as morally required decisions to provide low & moderately priced housing in our community, as well as ALL our communities! It is all of our mandate during these times of such dire need! Please do not be deterred from doing what is right and necessary and approve this project! Thank you for doing your difficult jobs!

Most sincerely,
Molly & Mickey Ording
218 Monterey Avenue
Capitola, Ca. 95010

Sent from my iPhone



2/8/2023

Capitola Planning Commission
420 Capitola Ave
Capitola, CA 95010

planningcommission@ci.capitola.ca.us
Via Email

Re: The Bluffs at 44th
4401 Capitola Rd.

Dear Capitola Planning Commission,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the Planning Commission has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

The Bluffs at 44th is a proposed 36-unit new construction LIHTC multifamily development. Construction is anticipated to begin in Q4 2023 and be completed Q2 2025. Upon completion, there will be 15 one-bedroom units, 9 two-bedroom units, and 12 three-bedroom units. The Project will offer a variety of community amenities including a community room, on-site management, picnic area, playground, and shared and private balconies.

Pacific Southwest, CRP's non-profit partner, will provide resident services that include 10 hours/week of after-school programs for children and 60 hours/year of workshops for adults.

The Project is in a High Resource Area as determined by the State of California. This means that CA has determined this area possesses a high level of opportunity by considering levels of poverty or wealth, degree of segregation, and quality of education. CA prioritizes the funding of affordable housing in High Resource areas because studies have shown that this results in racial integration of neighborhoods and offers new economic and educational opportunities to low-income people. In addition to being in a High Resource area, the Project will have access to a variety of amenities within 1/2 mile, including Capitola Mall, a CVS pharmacy, Capitola Public Library, Jade Street Park, a variety of restaurants, places of worship and several bus stops servicing multiple lines. Furthermore, with the requested concessions and/or waivers available under State Density Bonus Law, this project is zoning and general plan compliant.

The development has been awarded 25 project-based vouchers through the Housing Authority of the County of Santa Cruz (HACSC). All 25 of the voucher units will be leased through the

HACSC Housing Choice Voucher Waiting List with a focus on families. The remaining 10 units will be leased through a lottery system per TCAC regulations.

CRP Affordable started in 2017 and has completed construction on three Affordable housing developments to date totaling 228 units. We have another seven Affordable projects under construction and anticipate we will have completed construction on over 700 units by the end of 2023. Our projects span across the State of California and go as far north as Chico and as far south as San Diego. CRP is increasing its focus on developing in the South Bay area and is excited to bring affordable housing to Capitola.

California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

The above captioned proposal is zoning compliant and general plan compliant, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,



Sonja Trauss
Executive Director
YIMBY Law

Froelich, Brian

From: doug@lomakgroup.com
Sent: Thursday, February 9, 2023 2:16 PM
To: Froelich, Brian
Subject: inadequate parking -- 4401 Capitola Rd.

[Brian, thank you for forwarding to planning commissioners, and if appropriate, to council members.]

Commissioners,

We own the office building located at 4400 Capitola Rd. (the AAA Building), across the street from the proposed housing project at 4401 Capitola Rd.

The project, as proposed, is severely under parked. Lacking parking on their own property, residents will park in our lot, in our neighbors' lots and on nearby residential streets. What other choice will they have?

We urge the Commission (and Council) to do all within your power to prevent such a significant impact to surrounding businesses and residents.

Thank you,

Doug Kaplan
Lomak Property Group
820 Bay Avenue
Suite 220
Capitola, CA 95010
Phone: (831)476-3627
Fax: (831)462-0333
Email: doug@lomakgroup.com

Froelich, Brian

From: Maryann Barry <maryann.barry24@gmail.com>
Sent: Wednesday, February 15, 2023 3:57 PM
To: PLANNING COMMISSION
Subject: Capitola Rd 36 unit proposal

Dear Commissioners,

Congratulations on bringing affordable housing to our city. I am in favor of that, but I make a plea for common sense re parking. How can we accept only one vehicle per unit to be reasonable or realistic?

The one bedroom units might even house those with more than one vehicle; a work truck, plus a car, no matter how small the car is. If a couple lives in a 1 bedroom unit, there will be more than one car for those units as well. The 2 & 3 bedroom units will most likely have more than one driver residing in them, and keep in mind that a couple occupying only 1 of those bedrooms will mean again that there will be additional vehicles.

It is understandable that a developer would want to build as many units as they can, but if they are not willing to spend the money to mitigate parking, and leave us with impacted streets and the blight that they bring, then that is unacceptable. Why would you allow that irreparable damage to occur?

Please consider the degradation of the area by impacted street parking, not to mention the intrinsic safety issues it brings. You are in the position to guard our neighborhoods for all time by the decisions you make now.

Thank you for your service to our community. Now let us see you be thoughtful and protective of it.

Yours truly,
Maryann Barry
4810 Emerald St
Capitola.
Sent from my iPhone

Froelich, Brian

From: Volker Haag <volkerhaag75@gmail.com>
Sent: Saturday, February 18, 2023 1:00 PM
To: PLANNING COMMISSION
Subject: public comment 4401 Capitola Road, #22-0244 APN: 034-123-05, 034-124-18 not in support

Dear Planning Commission,

as the owner of 1871/1873 43rd AVE and being a neighbor, I have some thoughts on this proposed project.

I encourage the owner(s) of the property to built whatever they choose, as long as they follow the existing regulation, particularly if their project provides much needed affordable housing. However, they are seeking categorical exemption status because their project is not in line with existing regulation. The scope of this project seems too large.

As a neighbor, I cannot support this project, if there are not enough parking spaces. The on-street parking situation of 43rd Ave, 44th AVE, 46th Ave and Grace St is already pretty tight. Having 36 new units will mean 50-70 more cars (and visitors' cars). Our neighborhood is already very busy parking and traffic wise. This would be a burden for the existing residents.

I together with many neighbors I spoke with, hope they will build smaller buildings with less units and space for an adequate amount of tenant and visitor parking, which keeps the project in line with existing regulation.

Thank you for your consideration. I will not be able to attend the hearing.

Volker Haag

Froelich, Brian

From: Vicki Berlin <vee.berlin@gmail.com>
Sent: Monday, February 20, 2023 2:47 PM
To: PLANNING COMMISSION
Subject: 36 unit low cost housing

As I understand it this goes against many zoning laws. Please redo this to be more in line with the Capitola area that it's in. It needs to be homeier looking and more plants and many more parking spaces. This is going to be a nightmare for people living in that area and going to the DMV and especially the people that live in Capitola Shores that are already suffering the consequences of too many cars to park.

Sincerely, Vicki Berlin

Froelich, Brian

From: Ron Hart <ron@ronhart.us>
Sent: Tuesday, February 21, 2023 9:10 PM
To: PLANNING COMMISSION
Subject: 36 UNIT LOW COST HOUSING PROPOSAL

I would like to voice my concerns of the proposed 36 unit.

It is completely outside the character of the surrounding area.

This type of housing should be incorporated in the Mall redo.

The least you could do is require more parking and bring it to a 2 story structure.

Ron Hart
Marketplace Leaders
Area Director, Northern California
831.320.0602
<http://www.9to5bytheBay.com>

Froelich, Brian

From: Alan A <awander3@gmail.com>
Sent: Wednesday, February 22, 2023 9:15 AM
To: PLANNING COMMISSION
Subject: Parking/building

This is ridiculous, buildings with not enough parking! Really Guys? What about water concerns? Tall buildings obstruct the sun and scenery for current residents. This is just nonsense! So sad! Alan Anderson (pleasure point)

Froelich, Brian

From: Robin Hubert <robins4dogs@gmail.com>
Sent: Wednesday, February 22, 2023 12:13 PM
To: PLANNING COMMISSION
Subject: proposed new housing on Capitola Rd.

Dear City Council - I cannot believe you are actually considering this proposal. For years and years my neighborhood has struggled with parking being taken up with cars from village employees, Shadowbrook employees, the church every Sunday and other special occasions, the Skylight Place as well as other businesses. I have friends who are disabled and, yet, they almost never find a place to park in front of my house or even near it. I also get blocked in to my driveway regularly because people don't pay attention to where they are parking and often overhang my driveway. I'm sure this project is only going to make everything worse. It's an unattractive building and bears no resemblance to the businesses and homes that define the charm and appeal of Capitola. We are a tourist town. People visit here and spend their money here because of that and a feeling of times past when life seemed easier. You will chase that away in time if you continue down this path. New homes being built these days also don't blend in to the communities they reside either. And I assume some of you don't reside here and are not impacted, so, therefore don't care, like the locals who have spent decades here with pride and love for our little community. It's disappointing the shortsightedness you all have. I am totally against this development. Are you so weak that you cannot stand up and say this does not fit with the vision of Capitola? Step up and support the community that put you in to the positions you hold. Sincerely, Robin Hubert

Sent from my iPhone

Froelich, Brian

From: Lynne Ann DeSpelder <pacpubs@attglobal.net>
Sent: Wednesday, February 22, 2023 1:22 PM
To: PLANNING COMMISSION
Subject: 36 unit 36' high Low Cost housing 45th & Capitola Roqe

Hello commissioners,

Hopefully you have heard the local residents who are clearly opposed to this project.

39 bedrooms with 36 parking spaces is unreasonable and makes the safety of this proposal and its impact on the neighbors (residents and businesses) untenable. From what I have seen and heard about the proposed project, it is correct to deny the project outright.

If not, then the planing commission can, at least, require these out-of-town developers to lower the height of the buildings, create landscaping, and add more parking to increase safety and to reduce the size. 39 feet high and 36 bedrooms = far more cars.

(At the last hearing, I believe only one woman spoke in favor of the project. She appears to represent another county with an agenda to serve low cost housing in Capitola.)

Sincerely, Lynne DeSpelder

Froelich, Brian

From: Michael routh <qwakwak@icloud.com>
Sent: Wednesday, February 22, 2023 3:43 PM
To: PLANNING COMMISSION
Subject: [PDF] Fwd: Questions / answers re: cap rd housing proposal
Attachments: The Bluffs at 44th Resident Screening.pdf; The Buffs at 44th Parking Management Plan.pdf

Planning Commission-

Please read the answers to the questions I posed to staff. Conceivably, there could be as many as 174 tenants under current rules - not likely but its not inconceivable to have as many as 80-100. If many of those are driving age, its dntirely possible there could be 60-80 vehicles among project residents. With only 21 spaces available, that means 40-60 vehicles seeking on-street parking in nearby neighborhood streets and businesses. Parking is already impacted in adjacent neighborhoods - please deny the requested parking waiver and require the legal maximum number of parking spaces for this project.

Sent from my iPhone

Hi Mick,

Please see responses below.

1. Do current county residents have priority to acquire a rental unit? [The city can encourage the developer to market with preference to residents that work or have accepted a job offer in the city. The recommendation cannot conflict with state and federal fair housing requirements/laws.](#)
2. Can an income qualified resident have unrelated adult roommates? [Yes, however all tenants must qualify individually. The applicant has provided a tenant screening program \(attached\). HCD further prohibits local agencies from exclusive definitions of family or household that only include related individuals. Jurisdictions may not distinguish between related and unrelated individuals and may not impose a numerical limit on the number of persons in a family.](#)
3. Is there a maximum # of people that can occupy a unit? What is that maximum? [HCD does not allow local agencies to define the number of persons in a household. Overcrowding is a separate issue and jurisdictions can enforce health and safety standards. The applicant's screening program states a maximum of 2 per bedroom +1 per unit as the maximum occupancy.](#)
4. Are parking spaces assigned or unassigned? [Assigned. The applicant has provided a parking management plan \(attached\).](#)
5. Can students rent these units? [The screening program does not specifically exclude individual students. It states "Household consisting solely of fulltime students may not qualify. Consult Manager for exceptions."](#)

Also, I found a stack of 8 public notices that were mailed this week lying on the ground in front of 4605 Crystal. They were never delivered by the postal service. – [I would be happy to pick up the postcards and drop them off at the Post office.](#)

Brian Froelich, AICP

Senior Planner
City of Capitola
831.475.7300 x 259
bfroelich@ci.capitola.ca.us

Planning Counter Hours: 1 p.m. - 4 p.m., Monday - Friday

-----Original Message-----

From: Michael routh <gwakwak@icloud.com>

Sent: Sunday, February 19, 2023 12:00 PM

To: Herlihy, Katie (<kherlihy@ci.capitola.ca.us> <kherlihy@ci.capitola.ca.us>); Sesanto, Sean <ssesanto@ci.capitola.ca.us>; Froelich, Brian <bfroelich@ci.capitola.ca.us>

Subject: Questions re: cap rd housing proposal

Can one of you please provide me with answers to the following questions related to the low cost housing proposal prior to the 3/2 PC mtg?

1. Do current county residents have priority to acquire a rental unit?
2. Can an income qualified resident have unrelated adult roommates?
3. Is there a maximum # of people that can occupy a unit? What is that maximum?
4. Are parking spaces assigned or unassigned?
5. Can students rent these units?

Also, I found a stack of 8 public notices that were mailed this week lying on the ground in front of 4605 Crystal. They were never delivered by the postal service.

Thanks.

Mick Routh

Sent from my iPhone

THE BLUFFS AT 44TH APARTMENTS MANAGEMENT PLAN

Project name: The Bluffs at 44th Apartments
Project address: 4401 Capitola Rd
Capitola, CA 95010

Owner: The Bluffs at 44th LP
Contact: Paul Salib **Phone:** 212.766.1914
4455 Morena Blvd., Ste. 107 **Email:** psalib@crpaffordable.com
San Diego, CA 92117

Managing Agent name: Cambridge Real Estate Services, Inc. **Phone:** 503.450.0230
Managing Agent address: PO Box 2968, Portland, OR 97208

Targeted population (elderly, family, large family, etc.) Large Family and Farmworker
Number of Rental Spaces: 36

Proposed Project Description

	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Apartment	16	9	11	
Manager Unit			1	

A. Role and Responsibility of Proposed Managing Agent:

The Managing Agent has a duty to provide administrative oversight of all project operations. This is achieved by working collaboratively with the Property Owner to clearly identify goals and expectations for their community. The objective of these goals will be financial stability and the well-being of the asset, the continued enhancement and preservation of the physical facility, and the cultivation of a harmonious resident population that, when operating conjointly, create a durable and healthy community.

The Managing Agent will provide monthly reports to the Property Owner detailing property operations. This report will address property performance from the perspective of four distinct viewpoints: Financial, Administrative, Operational, and Maintenance-related commentary and observations.

A Management Agreement, which outlines the relationship between Cambridge Real Estate Services and the Property Owner, specifies spending limits based upon the mutually approved operating budget and a single item limit of \$3,500. Spending limit exceptions apply in the event of emergencies although emergency expenditures are always communicated promptly to the client following stabilization of the emergency situation.

The respective duties and responsibilities of the Property Owner and the Managing Agent are clearly outlined in the Management Agreement developed for this property. Any overlapping of responsibilities is intended to ensure a consensus decision-making process by the Agent and the Owner. Such overlapping duties are typically focused on collaboration to arrive at allowable rental rates, household income

limitations / restrictions, and spending decisions that fall outside previously agreed upon budgetary guidelines.

The Managing Agent is granted authority to make site personnel decisions such as hiring and termination of employment as deemed necessary to ensure ongoing achievement of goals and property operations.

The Managing Agent is obligated to develop and enforce community policies with respect to property condition, resident management standards, and ongoing marketing of the community.

The management fee will be 6% of gross rent collections.

B. Personnel Policy and Staffing Arrangements

Within Cambridge, all Site Staff report directly to a designated Property Supervisor. Site Managers also have at their disposal the advice and guidance of a Regional Manager familiar with the particulars of their region and noted for their merit and experience. Property Supervisors report directly to the President of Cambridge Real Estate Services.

An applicant for employment at Cambridge must pass a comprehensive, third-party background screening examination which consists of verification of employment, landlord & professional references, confirmation that the applicant meets certain credit criteria, and substantiation that the applicant does not have a criminal history which would otherwise violate the published criteria for residency. In addition, employment applicants must possess and demonstrate knowledge of landlord/tenant law and have experience in property management or one of several related fields.

Supervisory payroll and overhead, bookkeeping/accounting payroll and overhead, and clerical expenses including payroll and overhead, and affordable housing / compliance department expenses including payroll and overhead, will be borne by the agent out of its own funds and will not be treated as an operating expense of the project.

Supervisory visits are conducted on site by the property supervisor at regular intervals, both announced and unannounced, to ensure the ongoing success of site management staff and of the property. Supervisory visits typically occur no fewer than nine (9) times per annum. Historical records maintained by the Managing Agent confirm supervisory visits will average between 12 and 15 on-site evaluations per year by the Property Supervisor with additional site visits conducted by Senior Level Maintenance Supervisors and still other visits conducted by the President of Cambridge Real Estate Services.

The proposed staffing for the community is as follows:

Position / Role	Full or Part-Time	Benefit Eligible?	Hours / Week	Wage Range
Manager	PT	Yes	18	\$31 - \$35
Maintenance Tech	PT	Yes	18	\$28 - \$35

Wages above have average of 33% for Taxes. Benefits equate to an additional \$7-\$8 per hour.

Office Hours

Office hours may vary in accordance with apartment availability, property performance, and ongoing activity level on site.

The site management office hours are as follows:

- ✓ Weekdays (Monday – Friday) *By Appointment
- ✓ Saturday *By Appointment
- ✓ Sunday *By Appointment

*After Initial Lease-up, Except During Recertification Cycle

Appointments outside the hours mentioned above will be made available as needed to meet the needs of the property and its target population. Office hours also expand during seasonally active months, from April / May through September / October.

Training

Cambridge Real Estate Services provides intensive training courses for all new managers. Additional continuing education courses and/or workshops are prepared by the Managing Agent's senior staff and conducted periodically to ensure continued adherence with regard to oversight agency compliance, local state and federal Fair Housing laws, and property management policies and procedures.

On occasion, and as necessary to maintain professional proficiency, administrative and maintenance employees may be required to attend industry training courses. Tuition and travel costs for third-party training courses are critical for the ongoing smooth operation of the property. They include but are not limited to expert training in the area of Fair Housing / Civil Rights, Affordable Housing Program Regulations, State-mandated training, and technical training on Building / Facility Maintenance, and are considered an expense of the property for site-based employees.

Cambridge utilized Grace Hill, the best-in-class online training program available for the Property Management Industry, for the continuing professional development of its employees. Courses are designed to help individuals, teams, and companies improve performance and reduce risk. Cambridge employees are required to complete the Grace Hill Fair Housing training course within the first 2 days of their employment and at least once every 12 months thereafter as well as an additional 2 courses each quarter, focusing on a variety of industry appropriate topics.

Human Resource Oversight

The designated Property Supervisor is actively engaged in resolving personnel disputes which may arise. For more complex matters, including those involving benefit eligibility and wage issues, the Management Agent's Human Resources department will be involved.

A formal appeal process exists for employees unsatisfied with determinations made by either the Property Supervisor or the Human Resources department. Such disputes are addressed through a sub-committee established by the Managing Agent which consists of outside legal counsel (when and if required) and the upper management of the Management Agent including the President of Cambridge.

C. Plans and Procedures for Marketing the Project:

As part of a thorough and comprehensive marketing plan, Cambridge Real Estate Services will utilize numerous marketing resources to maintain stabilized occupancy, or where required, to address sub-standard occupancy levels and/or improve undesirable resident populations.

Marketing efforts will include, but are not limited to:

Internet Marketing

Craigslist, Apartments.com, Zillow

Local and Regional Media

Redwood Times, Santa Cruz Sentinel, Times Publishing Group, San Lorenzo Valley Post

Local and Regional Housing Authorities

City of Capitola Housing Authorities, Housing Authority of the County of Santa Cruz

Community Development Organizations

Capitola Community Development, United Way of Santa Cruz County

Referral Programs

Qualified Referrals through existing residents.

Waiting List Implementation

In cases when applicable.

Print Media Distribution

Community flyers/brochures will be distributed at local Businesses and posted on bulletin boards.

The primary cities/communities where the project will be advertised include:

- 1. Capitola, CA
- 2. Santa Cruz, CA
- 3. Rio Del Mar, CA
- 4. Aptos, CA
- 5. Paradise Park, CA
- 6. Pajaro, CA
- 7. Freedom, CA

Marketing efforts will target households likely to meet both the Managing Agent’s Criteria for Residency as well as any/all criteria set forth by project oversight agencies.

Marketing activity and responses will be logged, monitored and analyzed daily by the site staff and Property Supervisor. Alterations in the marketing program will be made as warranted by the Managing Agent in order for the community’s marketing program to remain effective in a competitive market.

All marketing efforts will comply with Federal Fair Housing Requirements as well as oversight agency requirements outlined in the Affirmative Fair Housing Marketing Plan. (see Exhibit – Affirmative Fair Housing Marketing Plan)

Marketing of the community will occur on an ongoing basis to ensure continuing project viability and stability. In the case where the project is maintaining maximum occupancy, advertising will still be conducted periodically to comply with Affirmative Fair Housing Marketing Plan requirements. As indicated in the Affirmative Fair Housing Marketing Plan, no less than one time annually, marketing efforts shall target those households least likely to apply.

D. Procedures for Selecting Residents:

Applications for housing will be accepted on a first-come, first-served basis, and processed in a consistent manner to ensure equitable treatment of applicants.

Site management will provide the written Criteria for Residency, which establishes the requirement for occupancy at the property, and a Rental Application to all prospective residents.

Site managers forward completed applications to a third-party background screening company who attempts to verify all information, including landlord references, employment, income, credit, public records and criminal records. The third-party screening company renders a recommendation to the Managing Agent regarding the suitability of the applicant for housing. This recommendation is based solely on the Criteria for Residency and does not address program eligibility. Program eligibility (as defined by various affordable housing program restrictions) is determined solely by Cambridge's Central Office Compliance Department.

The recommendation of the third-party screening company is not subject to adjustment by any site-based employee or employee of Cambridge Real Estate Services. If the applicant believes the recommendation published by the third-party screening company is unjust, the Criteria for Residency includes directions which enable an applicant to file an appeal.

E. Maintenance and Repair Program:

On an annual basis, a complete evaluation of the building envelope will be conducted by a Managing Agent representative to ensure continued diligence in preserving the physical facilities of the community. Identified maintenance issues will be incorporated into client communication, future budgets and long-term capital improvement recommendations. These inspections will typically be completed by regional maintenance supervisors and/or Property Supervisors.

As part of the Managing Agent's ongoing commitment to preserving the condition of the Rental Community, twice annually representatives of the Managing Agent will conduct a full preventative maintenance inspection in every apartment. The objective for preventative maintenance is to perform routine, ongoing maintenance in such a way as to help avoid the development of unexpected deferred maintenance conditions.

Residents are encouraged to report maintenance issues in their apartment to the site management's office in writing. A standardized Maintenance Request form is available for this purpose. E-Mail requests, other forms of written requests, and verbal requests are also accepted as valid forms of communication.

Qualified maintenance employees are trained to address maintenance issues on site. Management will make every attempt to respond to maintenance requests within 48 hours to protect the safety of residents

and the building structures. Requests will be prioritized upon receipt with emergencies addressed without delay via a 24 hour per day, 7 days per week after-hours emergency response system.

All capital improvements and reserve eligible items are approved by the project Owner. Once approved, specifications are developed by qualified architects, engineers or industry professionals (depending on the scope of the work), and typically three or more competitive bids are obtained. Bids are analyzed and presented to the project Owner along with a recommendation from the Managing Agent. Exceptions to this policy are made for repairs covered by casualty insurance or necessitated by emergency situations.

The property supervisor, in cooperation with the Property Owner, will do an analysis of the recommended major capital replacements wherein the life expectancy and cost of each capital item will be estimated. Each anticipated capital expenditure is, if feasible, included in the year end budget.

F. Rent Collection Policies and Procedures:

Rents are collected, recorded and promptly deposited by the Site Manager into the property's operating account. This account is a client's trust account held by the Managing Agent for the exclusive use and benefit of the property.

Unless restricted by regulatory agreement, late fees of 10% are assessed to any resident who has not paid rent by the opening of the office on the fifth calendar day of the month.

Notices to terminate a tenancy due to non-payment of rent are distributed by the Site Management office on the 8th calendar day of the month. Once this notice has expired, the tenant's file is managed by the central office so as to facilitate an eviction. As a rule, the Managing Agent does not negotiate extensions on rent due dates. Evictions are filed in the most cost effective, expeditious manner possible; this often, but not always, involves the services of a qualified attorney.

The Site Management staff is aware of a network of social service agencies, both publicly funded and private, where residents with immediate financial needs can receive assistance. The Site Manager will refer residents in need to these agencies provided an eviction has not yet been filed.

G. Plans for Resident-Management Relations:

Cambridge considers resident orientation with the features of the community, care of the apartment home, lease and house rules as integral to sustainable management of property assets and financial health. Orientation services include review of the terms of the resident's lease and house rules at move-in, again at lease renewal, and through ongoing resident communications. Considerable time and attention is spent in the dwelling to orient residents with the features of the apartment and the proper operations of those features. Site management will evaluate resident satisfaction on an ongoing basis through responsive and proactive communication.

Copies of all original move-in documents are retained by the on-site manager as part of the property's permanent records. A duplicate set are provided to the resident. Original documents are forwarded to Cambridge Real Estate Services corporate office to become part of the occupant's permanent record at the managing agent's primary place of business.

Cambridge Real Estate Services has a published Tenant Grievance Procedure which outlines the rights and responsibilities of all parties should a dispute arise. Generally speaking, the Site Manager first

addresses tenant grievances. If the Site Manager cannot satisfy the resident's request, the resident is encouraged to call or write the Property Supervisor at the Managing Agent's office.

H. **Security Measures:**

Ongoing efforts to provide education to residents will be made by Managing Agent as it pertains to resident safety and awareness.

Managing Agent employees including the site manager will coordinate with local law enforcement to establish positive working relationships and open communication regarding safety and security on site.

All residents must meet the published Criteria for Residency, which includes extensive criminal conviction criteria. Minimum criteria must be met regarding both credit and rental history in addition to any oversight agency requirements for occupancy prior to move-in.

Residents are provided with an overview of the policies and procedures of the community relative to safety advisories, as well as community expectations for behavior and conduct. Applicants that do not meet minimum requirements as outlined in the Criteria for Residency will not be permitted to reside at the rental community.

Cambridge communities actively participate in several safety and security related initiatives including Neighborhood Watch programs, National Night Out, diligent follow-up on maintenance related issues following the "Safe Housing" programs implemented in local communities, and other community-based initiatives.

I. **Resident Services:**

The property will have Resident Services provided by a third-party firm engaged by the ownership entity to provide services designed to meet the specific needs of the targeted resident population. Please refer to the Resident Services Agreement.

J. **Affordable Housing Compliance**

Applications to secure housing are maintained in confidential files at the site management office. After screening by a third-party, approved applications become part of the resident's future file while denied applications are maintained in accordance with published company policies.

In addition to the rental application and background screening report, each resident household is represented by an administrative file which contains: the lease; a full set of community rules and regulations; future tenant income certifications including all supporting documentation such as verifications, certifications, and other eligibility-critical data; the unit inspection report from the inception of tenancy; complete maintenance records for the dwelling; notifications of non-compliance, if any; and all other resident correspondence.

When a tenant is initially certified, and again upon annual / periodic recertification, the complete certification file is forwarded to the management company's office for review by a trained compliance expert. Corrections are requested on an as-needed basis. Once approved, the site management office and central office both maintain full and complete copies of eligibility related records.

Records are retained for the duration of the tenancy plus an additional seven years. The files for first occupants are maintained for the length of the compliance period plus an additional seven years. Copies of initial occupant files are customarily provided in duplicate form to investment partners, general partners and other agencies requesting such information.

The Managing Agent will train on-site personnel in application processing, eligibility determination and selection, unit assignment, certification, re-certification, rent and occupancy surcharge collection, and record keeping. No less often than every other calendar year, the Managing Agent will encourage site management employees who are actively involved in the oversight of compliance-related initiatives to receive third-party training from leaders in the industry; the cost for this training will be an expense of the property. Central office compliance department and Property Supervisory personnel are required to attend the same training, on the same schedule, as an expense of the Managing Agent. No less often than annually, Cambridge provides, at its expense, updated compliance training to site-based employees. Monthly newsletters provide ongoing training and direction.

A written procedures manual providing instructions on affordable housing compliance is provided to site managers for reference.

K. Accounting, record keeping and reporting requirements.

The managing agent will establish and maintain a comprehensive system of records, books and accounts in a manner conforming to the loan agreement and the client's reasonable expectations.

Cambridge provides accounting records on a modified accrual basis as maintained by a fully integrated computerized accounting system. Conversions to cash-based accounting records are available upon request. The records produced include monthly financial statements with ledgers and journals to support all entries. A rent roll with security deposit reconciliation is available and supported by cash receipts. These records are prepared in the management company's main office by bookkeeping or accounting personnel.

All invoices are approved before payment first by the site manager, then by the property supervisor and finally by a central office accounting department representative.

Financial statements are reviewed monthly by the property supervisor and by the President of Cambridge Real Estate Services.

105. Service Amenities

Items	Minimum Hours	TCAC Points Earned (Maximum 10 points)
Instructor-led adult educational, health and wellness, or skill building classes. Includes but is not limited to: financial literacy, computer training, home-buyer education, GED, resume building, ESL, nutrition, exercise, health information/awareness, art, parenting, on-site food cultivation and preparation, and smoking cessation classes. Drop-in computer labs, monitoring or technical assistance shall not qualify.	<p style="text-align: center;">Minimum of 60 hours instruction each year (30 hours for small developments*).</p>	<p style="text-align: center;">5 Points</p>
After school program for school age children. Includes, but is not limited to tutoring, mentoring, homework club, art and recreational activities. (Only for large family projects or other projects in which at least 25% of Low-Income Units are 3 bedrooms or larger):	<p style="text-align: center;">Minimum of 10 hours per week, offered weekdays throughout the school year</p>	<p style="text-align: center;">5 Points</p>
Total Points	10 Points	

NOTE: Please find attached the Resident Service Plan for the list of service amenities provided by the Lead Service Provider.



16935 W. Bernardo Drive, Suite 238
San Diego, CA 92127
Phone: 858.675.0506 Fax: 858.675.0702
www.pswcdc.org



Item 5.D.

EXHIBIT A

THE BLUFFS AT 44TH APARTMENTS RESIDENT SERVICES PLAN

INTRODUCTION

Pacific Southwest Community Development Corporation (PSCDC) is a non-profit affordable housing developer and provider of resident services with 26 years of experience. Currently PSCDC is the managing general partner and provider of services at 79 properties across 13 counties in California. This constitutes 7,500 residential affordable units where we provide on-site services to over 10,000 residents.

This proposal details the on-site services to be provided to the residents of The Bluffs at 44th Apartments that includes an After-School Program for children and educational and skill building classes for adults. All services will be provided on-site at no charge to all the residents.

The purpose of the services provided will be to empower the residents by building skills that will increase their self-sufficiency and enhance their quality of life. PSCDC understands that offering a variety of services to the residents is a very important benefit in addition to living in an attractive, safe, and well managed housing environment.

The role of PSCDC will be to a) identify and assess resident service needs, b) provide services as indicated, c) schedule and coordinate services, d) inform the residents of available services and resources and e) regularly analyze and evaluate the services for continuous improvement.



16935 W. Bernardo Drive, Suite 238
 San Diego, CA 92127
 Phone: 858.675.0506 Fax: 858.675.0702
 www.pswcdc.org



Item 5 D.

AFTER SCHOOL PROGRAMS FOR SCHOOL AGE CHILDREN – To provide 10 hours of service per week.

- Homework Tutoring & Mentoring**
 This program will provide homework assistance and tutoring. There will be an instructor present at each session to assist children with academic skills such as math, reading, vocabulary, research, and other school related assignments.
- Computer Enrichment Program**
 The computer instructional program, geared toward children, will be provided on the use of hardware and software.
- Arts & Crafts**
 Arts and crafts instruction and activities will provide fun and engaging classes for children.
- Reading Program**
 A reading program will be offered to encourage children to read. Through a range of various fun activities, contests and lessons, children will work on building and understanding stories.

PROGRAMS FOR ADULTS – To provide 60 hours of instruction per year.

- Computer Lab**
 It is recommended that a computer lab with up to four computers with internet access be provided and made available to all residents free of charge during normal business hours.
- Computer Instruction**
 Computer literacy classes for adults will be offered with special emphasis on increasing the educational and employment potential of the residents.
- English as a Second Language Instruction (ESL) and other linguistic services.**
 ESL classes will be provided using a variety of resources including computer software and newspapers. In addition, other linguistic services will be offered including citizenship preparation classes. The residents will be notified of such services in the appropriate language required.
- Financial Literacy Workshops**
 Workshops on money management skills, wise use of credit, fraud prevention, banking and other financial literacy topics will be provided in partnership with local banks.
- Employment Counseling**
 Workshops will cover such topics as resume writing, job search, and interview skills.
- Food Distribution Program**
 A food distribution program will be provided on-site and free of charge to the residents in conjunction with local food banks and charitable organizations.

The Bluffs at 44th Apartments Parking Management Plan

There are a total of **36** parking spaces for 36 apartments at The Bluffs at 44th Apartments, located at 4401 Capitola Road in Capitola, California. This volume of available parking is intended to accommodate parking for the following apartment unit styles:

- 15 one-bedroom apartments
- 9 two-bedroom apartments
- 12 three-bedroom apartments

As new residents move into the apartment community, they will be provided parking passes that must be displayed within their vehicle. Passes will be changed periodically to ensure that former residents do not park illegally on the property. Parking passes will be provided to residents, with access to one space to park in.

If some households do not require a parking pass, additional passes may be provided to households as needed. These will be available on a first come, first serve basis and will be limited in number until we understand the visitor parking demand of the apartment community.

Vehicle types may be considered in assigning specific parking spaces. For example, residents with smaller vehicles may be assigned a compact space.

Visitor and Guest parking will not be allowed until a full understanding of the parking need is understood, likely to be six to nine months after initial occupancy.

The parking lot will be monitored throughout the day by site staff. Cars that are out of compliance with the parking management plan will be noted and will trigger the following enforcement plan:

- First offense -- warning placed on car
- Second offense – parking ticket
- Third offense – vehicle subject to tow

This enforcement plan will be in place prior to the opening of The Bluffs at 44th Apartments and will be evaluated and updated periodically. See attached the Parking Agreement that residents will be required to sign at move-in and annually at renewal which outlines parking rules and regulations.

The Bluffs at 44th Apartments management will record a quarterly log on parking usage. Resident correspondence will be included in this log as well. This parking report will be made available to owners as well as any other interested parties upon request, and owner approval.

With a combination of these parking spaces, 36 long-term bike parking spaces, 14 short-term bike parking spaces, the walk score at 90 and bike score at 89, The Bluffs at 44th Apartments can be a step toward smart growth and households with fewer cars.

1107 nw 14th avenue
 portland, oregon 97209
 p. o. box 2968
 portland, oregon 97208

telephone 503.450.0230
 facsimile 503.450.0240
 e.mail info@cambridges.com



CALIFORNIA PARKING / CARPORT AGREEMENT

Item 5 D.

CAMBRIDGE real estate services

DATE _____ PROPERTY NAME / NUMBER Willow View

RESIDENT NAME(S) _____

UNIT NUMBER _____ STREET ADDRESS _____

CITY _____ STATE _____ ZIP _____

- Check all that apply:
- No resident parking spaces are assigned. All parking is on a first come basis.
 - All residents must display a parking tag, sticker or other device supplied by Owner/Agent.
 - Resident parking spaces are assigned. Resident has been assigned the following parking space/carport number(s): _____ (Space(s) may be reassigned per Rule "n" on page 2).
 - The monthly fee for the assigned parking space(s) is \$ _____ and is due and payable on the first day of each month.
 - The right to use the assigned parking space(s) is included in your monthly rent payment.
 - Guest parking is not allowed on the property.
 - Guest parking is allowed on the property only as follows:
 - In spaces marked as "Guest"
 - In any unassigned parking space
 - Only those vehicles authorized by Owner/Agent with prior consent (guest tag provided)
 - Other _____

ACCOUNTING	
TOTAL DUE AT START OF RENTAL	\$ _____
TO COVER RENT	FROM _____
	THRU _____
LATE FEE:	
	\$ _____
RETURNED CHECK CHARGE:	
	\$ <u>25.00</u>
DATE RENTAL TERM BEGINNING:	

Resident's Authorized Vehicles:

1. Make: _____ Model: _____ State: _____ License Plate No. _____
2. Make: _____ Model: _____ State: _____ License Plate No. _____
3. Make: _____ Model: _____ State: _____ License Plate No. _____
4. Make: _____ Model: _____ State: _____ License Plate No. _____
5. Make: _____ Model: _____ State: _____ License Plate No. _____

Vehicles may not be substituted or changed by Residents without written notice from Resident and written consent from Owner/Agent.

Parking Tags/Stickers/Identification (if applicable): Parking identification for Resident vehicle(s) (i.e. tags, stickers or other devices) is in the form of: _____. Resident acknowledges that parking identification has been provided by Owner/Agent. To be issued parking identification, Resident must present copy of proof of ownership and current vehicle registration. The parking identification is the property of the Owner/Agent, is not transferable, and must be returned to Owner/Agent at the end of Resident's tenancy. The fee for replacing lost or stolen parking identification is \$ _____. This identification shall be clearly and visibly displayed in the vehicle in the following manner: _____. Whether guest parking is allowed and, if allowed, the method for identifying guest parking spaces or identifying authorized guest vehicles is described above.

RESIDENT UNDERSTANDS THAT OWNER/AGENT MAY HAVE A VEHICLE REMOVED FROM THE PREMISES WITHOUT NOTICE FOR FAILING TO DISPLAY THE PARKING TAG, STICKER OR OTHER DEVICE.

This agreement shall be in effect for the duration of Resident's occupancy and terminates upon termination of the Resident's tenancy. Owner/Agent reserves the right to limit the type, size and number of vehicles per unit.

The person renting the parking space/carport is not a residential tenant of the premises. This agreement runs month to month and may be terminated with at least 10 days notice.

Violation of this agreement, California law, and any other posted rules regarding guest parking could result in vehicles being towed or immobilized and owners of vehicles being subject to violations and fines. Parking lots will be patrolled for the purpose of removing unauthorized vehicles by the following tow company:

Name _____ Phone Number _____

Address _____

[If this information is left blank, name and contact information for tow company is posted on prominent signs on the property.]

See Rules & Regulations on Page 2

X	_____	DATE	X	_____	DATE
RESIDENT			OWNER/AGENT		
X	_____	DATE			
RESIDENT					
X	_____	DATE	X	_____	DATE
RESIDENT			RESIDENT		

Form M158 CA Copyright © 2009 Metro Multifamily Housing Association® NOT TO BE REPRODUCED WITHOUT WRITTEN PERMISSION. Revised 5/7/09.

Rules and Regulations:

- a. Parking spaces are to be used only for parking vehicles. No storage of any kind is allowed in a parking space.
- b. If a household has more vehicles than assigned spaces, the additional vehicles, if authorized, must be parked in "unassigned" parking areas. Any Resident vehicles not listed on page 1 must be parked off-site.
- c. Owner/Agent does not guarantee the use of a parking space. Unassigned parking spaces will be made available on a first-come, first served basis.
- d. Residents with parking identification must park in their assigned parking space(s) or in areas marked for resident parking.
- e. Guest parking is for non-residents only. Resident's vehicles parked in guest parking will be subject to towing.
- f. Motorcycles and mopeds must be parked in a parking space and registered as stated above.
- g. Resident and guests are not allowed to park boats, commercial vehicles, trucks of one-ton and above, trailers and/or recreational vehicles without the express written approval of management, which is subject to space availability and restrictions.
- h. The speed limit in the parking area and driveways is 5 M.P.H.
- i. Neither the Owner nor the Agent accepts responsibility for the damage or theft of any of Resident's or Resident's guest's vehicles, or contents, or for injuries involving any vehicle in the parking lot. Owner/Agent shall not be responsible for personal property lost in or stolen from parking areas. Use of the parking areas shall be at the sole risk of Resident and their guests. Residents and Resident's guests should remove valuables and lock the doors of vehicles.
- j. Resident assumes all responsibility, indemnifies and holds Owner/Agent harmless for any damages or claims that may be caused by or arises out of Resident's (or Resident's guest(s)) use of parking areas.
- k. Residents must obey all California Motor Vehicle laws, traffic laws and posted signs. Residents may not park in handicapped parking areas (unless they have a valid handicapped permit), red fire lanes, visitor spots, on lawns or other common areas not designated for parking, or blocking entrances, thoroughfares, walkways and/or dumpsters.
- l. No toxic, hazardous or flammable materials may be stored by Resident at any time in any vehicle or parking space.
- m. Resident(s) agrees to pay for any damages caused to the parking areas by the Resident(s) or their guests.
- n. Either party of this agreement may give a thirty (30) day notice to vacate a parking space which is assigned in this agreement. Spaces are assigned on a month to month basis only. Owner/Agent reserves the right to change the location of Resident's assigned parking space(s) with 30 days written notice.
- o. Resident(s) agree to keep their vehicle street legal, in good working order, licensed and insured, and must be in good repair which will be determined at the discretion of management. Vehicles leaking oil or other fluids must be repaired or removed immediately or this parking agreement may be terminated by landlord. Washing of vehicles on the property is prohibited unless a specific washing area is designated. No vehicle repair work is allowed on the property.
- p. Any violation of this Parking Agreement is a material noncompliance with the Rental Agreement. Failure to have proper and current registration of vehicles or parking of an unregistered vehicle on the property is a lease violation and a violation of this agreement.
- q. Owner/Agent shall have the right to temporarily close the parking areas or certain areas therein in order to perform necessary repairs, maintenance and improvements to the parking areas.
- r. The parking lots of the complex present substantial dangers because of the movement of motor vehicles. To ensure the safety of all residents, no one shall play in the parking areas.

Towing:

- a) Owner/Agent may tow vehicles without notice to the owner or operator of the vehicle if the vehicle:
 - i) blocks or prevents access by emergency vehicles;
 - ii) blocks or prevents entry to the premises;
 - iii) violates a prominently posted parking prohibition;
 - iv) blocks or is unlawfully parked in a space reserved for persons with disabilities;
 - v) is parked in an area not intended for motor vehicles, including, but not limited to, sidewalks, lawns, and landscaping;
 - vi) is parked in a space reserved for tenants and does not display a parking tag, sticker, identification or other device if required on page 1; or
 - vii) is parked in an assigned space and Owner/Agent has permission from the Resident to whom it has been assigned to tow the vehicle.
- b) Owner/Agent may tow inoperable vehicles that are otherwise parked in compliance with this agreement after affixing a prominent 72 hour notice to the vehicle stating that the vehicle will be towed if it is not removed or otherwise brought into compliance with this agreement.

February 10, 2023

CRP Affordable Housing & Community Development
ATTN: Josh Anderson
4429 Morena Blvd., Ste. A
San Diego, CA 92117

RE: Cambridge Real Estate Services – Criteria for Residency

Dear Josh,

When the time arrives to begin the leasing of your proposed property in Capitola, California, I've enclosed our Criteria for Residency which would be used for screening. This criteria is used for other workforce housing we manage in the area.

Cambridge uses a third-party screening company, Background Investigations. In reviewing all 2022 applications for our managed portfolio in Washington, Oregon, Idaho and California – one in ten applications are denied. This statistic confirms that a great number of people will meet the criteria for presidency, while also acknowledging that some people have events in their past, which will preclude them from qualifying to become a member of a community we manage.

We hope this information is helpful, please do reach out if you have any questions or would like further information.

Sincerely,



Jeffrey Passadore
Cambridge Real Estate Services

1107 nw 14th avenue
portland, oregon 97209

p.o. box 2968
portland, oregon 97208

telephone 503.450.0230
facsimile 503.450.0240
e.mail info@cambridgeres.com

TAX CREDIT SECTION 42 CRITERIA FOR RESIDENCY RESIDENT SCREENING AND SELECTION PROCESS



Item 5 D.
CAMBRIDGE
real estate services

Thank you for applying to live at our community. This criteria is provided to you to define the process we use to select our residents. Cambridge Real Estate Services is an Equal Housing Opportunity provider, and seeks to process all applicants in a fair and consistent manner.

OCCUPANCY POLICY

1. Occupancy is based on the number of bedrooms in a unit. A bedroom is defined as a habitable space within the premises that is used primarily for sleeping, with at least one window and a closet space for clothing.
2. Two persons are allowed per bedroom plus one additional occupant will be allowed for the apartment.
3. In addition to maximum occupancy guidelines, certain communities which have received funding from the HOME program may require minimum occupancy of 1 person for a one bedroom; 2 persons for a two bedroom; 4 persons for a three bedroom; and, 6 persons for a four bedroom apartment. Exceptions may be granted based on demonstrated need and following approval by government agencies and/or their designated program compliance administrators. Contact the site manager for further information regarding program restrictions and exceptions.
4. In order to provide housing to the greatest number of qualified individuals and comply with state and federal regulations, Cambridge Real Estate Services reserves the right to follow HUD, Rural Development and Tax Credit program guidelines designed to encourage the optimal utilization of housing. This may require that Cambridge declines applications in cases where the minimum number of occupants is less than one individual per bedroom for the apartment selected. This condition shall apply throughout the entire term of tenancy and may, if violated, require that the tenant vacate the premises following the legally required procedures for termination or, if all other conditions of residency continue to be met, relocate within the community (upon re-screening) to the next available apartment of appropriate size upon written notification from the landlord.

APPLICATION PROCESS

Steps to become a resident.

1. Select your apartment.
2. Complete the LIHTC Rental Application (one for each adult), Certification of Tenant Eligibility, and Section 42 Certification. Note: Inaccurate or falsified information will be grounds for denial.
3. Pay your non-refundable screening charge of \$45.00. The screening charge is the cost of ordering a resident screening report. Screening entails verification that individual applicants meet the requirements listed below.
4. Be prepared to wait 5-7 business days for the application verification process to be completed. More time must be allowed if the information proves difficult to verify. All verification forms including but not limited to Income Verifications, Employment Verifications and Asset Verification must be completed by qualified third parties before your application will be approved.
5. If the application is approved and you accept the available unit, you will be required to: 1) sign a minimum 6 month lease in which you will agree to abide by all the rules and regulations; and 2) pay your security deposit and pro-rated rent for the month. (After the 25th of the month, the following month's rent will be required as well.)
6. If the application is approved and you decide not to rent or the application is denied you will forfeit your \$45.00 non-refundable screening charge.
7. You are encouraged to read the lease agreement at the time of application. If you require assistance in completing the application, please contact the Manager.

GENERAL REQUIREMENTS

1. Positive identification with a picture will be required for each adult applicant. (photocopy may be kept on file)
2. A complete and accurate Rental Application listing your current and at least one previous rental reference with phone numbers will be required (incomplete applications will be returned to the applicant).
3. Each legal applicant will be required to qualify individually. Any legal applicant who fully meets the criteria for this property may be admitted regardless of the qualification status of any co-applicants.
4. Applicants must be eighteen years of age or older, married, emancipated, or under the age of 18 and (a and/or b):
 - a) pregnant and expecting the birth of a child who will be living in the primary applicant's physical custody;
 - b) the parent of a child or children living in the physical custody of the person.
5. Household consisting solely of full time students may not qualify. Consult Manager for exceptions.
6. Except for the birth, adoption or custody of a minor dependent, there shall be no changes in the household composition within the first six months of residency.

INCOME REQUIREMENTS

1. Monthly household income should be at least 2.5 times the stated monthly rent.
2. Some form of verifiable income will be required for applicants. (Verifiable income may mean, but is not limited to: bank accounts, alimony/child support, trust accounts, social security, unemployment, insurance benefits, AFDC, grants/loans, retirement funds) If you are unemployed and have no other source of income, either a security deposit which equates to twice the monthly rental amount or at least six months of living expenses on hand will be required. "Living expenses" will be defined as the minimum required household income as specified in the rental criteria.
3. Self employed applicants will be required to show proof of income through copies of the previous year's tax returns.
4. If monthly household income does not meet 2.5 times the stated monthly rent, a security deposit equal to a full month's rent or qualified roommate may be required. If monthly income falls \$500 or more below 2.5 times the states monthly rent, then either a security deposit equal to twice the monthly rental amount or at least six months of living expenses on hand will be required. If you are an applicant that holds a current Section 8 voucher, your monthly household income will not be considered a factor in determining a required security deposit amount. All sections in

additional screening criteria will apply to applicants holding current Section 8 vouchers when determining the required security deposit.

5. You will be denied if your source of income cannot be verified.

RENTAL REQUIREMENTS

1. One year of positive verifiable rental history from a third party reference will be required within the past two years from the date of application.
2. Rental history demonstrating residency, but not third party rental history, will require a security deposit equal to a full month's rent.
3. A security deposit equal to one full month's rent for first time renters will be required when rental history does not meet the stated third party rental criteria, but residency can be verified with parents, student housing or military housing.
4. Home ownership will be verified through the county tax assessor's office. Home ownership negotiated through a land sales contract must be verified through the contract holder.
5. Five years of eviction free rental history will be required.
6. Three 72-hour notices (or 144-hour notices) within a period of one year will result in a security deposit equal to 1 months rent. Four or more 72 hour notices (or 144-hour notices) within a period of one year will result in denial.
7. Three or more NSF checks within a period of one year will result in denial.
8. Rental history reflecting damage and/or past due rent will require a security deposit equal to a full month's rent (when the debt is settled).
9. Rental history reflecting unpaid damage and/or past due rent will be denied.
10. Rental history demonstrating documented noise or disturbance complaints caused or contributed to by applicant, will be denied when the former manager would not re-rent.

CREDIT REQUIREMENTS

1. A credit report will be obtained.
2. Outstanding bad debt (i.e. slow pay, collections, bankruptcies, repossessions, liens, judgement & wage garnishment programs not medically related) being reported on the credit bureau which is more than \$2,500 will require a deposit equal to a full month's rent.
3. Fifteen or more collections on the credit bureau will result in denial.
4. Discharged bankruptcy listed on the credit report will result in a security deposit equal to a full month's rent to be required. Bankruptcy with subsequent outstanding bad debt (as defined in #2) will result in denial.
5. Delinquent or past due mortgage payments without subsequent bad credit (as defined in #2, #3, and #4), will result in a security deposit equal to two full month's rent to be required.

CRIMINAL CONVICTION CRITERIA

Upon receipt of the Rental Application and screening fee, Owner/Agent will conduct a search of public records to determine whether applicant or any proposed resident or occupant has a "Conviction" (which means: charges pending as of the date of the application; a conviction; a guilty plea; or no contest plea), for any of the following crimes: drug-related crime; person crime; sex offense; crime involving financial fraud, including identity theft and forgery; or any other crime if the conduct for which applicant was convicted or is charged is of a nature that would adversely affect property of the landlord or a tenant or the health, safety or right of peaceful enjoyment of the premises of residents, the landlord or the landlord's agent. Owner/Agent will not consider a previous arrest that did not result in a Conviction or expunged records.

If applicant, or any proposed occupant, has a Conviction in their past which would disqualify them under these criminal conviction criteria, and desires to submit additional information to Owner/Agent along with the application so Owner/Agent can engage in an individualized assessment (described below) upon receipt of the results of the public records search and prior to a denial, applicant should do so. Otherwise, applicant may request the review process after denial as set forth below, however, see item (c) under "Criminal Conviction Review Process" below regarding holding the unit.

A single Conviction for any of the following, subject to the results of any review process, shall be grounds for denial of the Rental Application.

- a) Felonies involving: murder, manslaughter, arson, rape, kidnapping, child sex crimes, or manufacturing or distribution of a controlled substance.
- b) Felonies not listed above involving: drug-related crime; person crime; sex offense; crime involving financial fraud, including identity theft and forgery; or any other crime if the conduct for which applicant was convicted or is charged is of a nature that would adversely affect property of the landlord or a tenant or the health, safety or right of peaceful enjoyment of the premises of the residents, the landlord or the landlord's agent, where the date of disposition has occurred in the last 7 years.
- c) Misdemeanors involving: drug related crimes, person crimes, sex offenses, domestic violence, violation of a restraining order, stalking, weapons, criminal impersonation, possession of burglary tools, financial fraud crimes, where the date of disposition has occurred in the last 5 years.
- d) Misdemeanors not listed above involving: theft, criminal trespass, criminal mischief, property crimes or any other crime if the conduct for which applicant was convicted or is charged is of a nature that would adversely affect property of the landlord or a tenant or the health, safety or right of peaceful enjoyment of the premises of the residents, the landlord or the landlord's agent, where the date of disposition has occurred in the last 3 years.
- e) Conviction of any crime that requires lifetime registration as a sex offender, or for which applicant is currently registered as a sex offender, will result in denial.

Criminal Conviction Review Process.

Owner/Agent will engage in an individualized assessment of the applicant's, or other proposed occupant's, Convictions if applicant has satisfied all other criteria (the denial was based solely on one or more Convictions) and:

- (1) Applicant has submitted supporting documentation prior to the public records search; or
- (2) Applicant is denied based on failure to satisfy these criminal criteria and has submitted a written request along with supporting documentation.

Supporting documentation may include:

- i) Letter from parole or probation office;
- ii) Letter from caseworker, therapist, counselor, etc.;

- iii) Certifications of treatments/rehab programs;
- iv) Letter from employer, teacher, etc.
- v) Certification of trainings completed;
- vi) Proof of employment; and
- vii) Statement of the applicant.

Owner/Agent will:

- (a) Consider relevant individualized evidence of mitigating factors, which may include: the facts or circumstances surrounding the criminal conduct; the age of the convicted person at the time of the conduct; time since the criminal conduct; time since release from incarceration or completion of parole; evidence that the individual has maintained a good tenant history before and/or after the conviction or conduct; and evidence of rehabilitation efforts. Owner/Agent may request additional information and may consider whether there have been multiple Convictions as part of this process.
- (b) Notify applicant of the results of Owner/Agent's review within a reasonable time after receipt of all required information.
- (c) Hold the unit for which the application was received for a reasonable time under all the circumstances to complete the review unless prior to receipt of applicant's written request (if made after denial) the unit was committed to another applicant.

DISABLED ACCESSIBILITY

1. Cambridge Real Estate Services allows existing premises to be modified at the full and complete expense of the disabled person, if the disabled person agrees to restore the premises at their own expense to the pre-modified condition. Cambridge Real Estate Services requires:
 - The applicant to seek the landlord's written approval before making modifications.
 - Reasonable assurance (in writing) that the work will be performed in a workmanlike manner.
 - Reasonable details regarding the extent of the work to be done.
 - Names of qualified contractors that will be used.
 - Appropriate building permits and the required licenses must be made available for inspection by the landlord.
 - Cambridge's policy regarding payment for modifications is subject to adjustment for properties constructed with direct Federal or State Subsidies including HOME funds. You will be notified by management prior to move in if this property has federal or State Subsidies, including HOME funds.

REJECTION POLICY

You have the right to dispute the accuracy of any information provided to the landlord by a screening service or credit reporting agency. If your application is rejected due to unfavorable information received during the screening process you may:

1. Contact the screening company that supplied the information to discuss your application. The screening company that processed your application is Background Investigations. Their name and the reference number for your file will be printed on the acceptance or denial letter.
Background Investigations
27600 SW 95th Avenue, Suite 100
Wilsonville, OR 97070
2. Contact the credit reporting agency to identify who is reporting unfavorable information.
3. Correct any incorrect information through the credit reporting agent as per their policy.
4. Request the credit reporting agency to submit a corrected credit check to the appropriate screening company.
5. Upon receipt of the corrected and satisfactory information, your application will be evaluated again for the next available apartment.

Be advised:

- Incomplete, inaccurate or falsified information will be grounds for denial.
- Any applicant that is a current illegal drug user or addicted to a controlled substance or has been convicted by any court of competent jurisdiction of the illegal manufacture or distribution of a controlled substance shall be denied.
- Any individual whose tenancy may constitute a direct threat to the health or safety of an individual, or whose tenancy would result in physical damage to the property of others will be denied.
- Applications and background screenings will be valid for a 60 day period from the date of submission. If the applicant(s) fails to execute a rental agreement within the stated 60 day period, an updated application/background screening will need to be obtained with costs paid by the applicant.
- The Criteria for Residency applies throughout the duration of tenancy. Management reserves the right to update records to confirm continued eligibility for housing.

If your application has been denied and you feel that you qualify as a resident under the criteria set out above, you should do the following:

Write to: Equal Housing Opportunity Manager
Cambridge Real Estate Services
PO Box 2968, Portland, OR 97208

In the letter explain the reasons you believe your application should be approved and request a review of your file. Within seven working days of receipt of your letter, your application file will be reviewed and you will be notified of the outcome of the review. Please be aware that an apartment cannot be held during the appeal process.



1840 41st Ave, Ste 102, #227
Capitola, CA 95010
831-278-1007

Capitola City Council Members
420 Capitola Ave
Capitola, CA 95010

RE: Support 4401 Capitola Road All Affordable Housing Development APN 034-123-05 & 034-124-18

Dear Honorable Capitola Planning Commissioners:

Our county is one of the most expensive places to rent or buy in the nation. The very people that serve in this community, our teachers, police officers, bus drivers, restaurant workers, nurses, etc. have increasingly been forced to relocate and live in cities outside of this county as they have been unable to compete with the market pressures that have driven up housing prices afforded by high income tech workers and tech entrepreneurs. This has resulted in a work force that has increasingly been forced to move out of the community they serve and now battle hours of traffic each day as they commute to and from cities like Hollister, Salinas, Los Baños, and beyond, which means that our essential workers have little time with their families, sharing simple things like dinner together or attend their kids' games. A lack of affordable housing that enables our workforce to live in the community they serve means they have little time to pursue life beyond work and sitting in a car traveling to and from work. This is a completely unequitable situation that at the same time takes a terrible toll on families while also negatively impacting the environment as more and more vehicles are stuck driving hours on our roads.

State requirements are clear, we must build a significant number of new housing units, but how we build and for whom we build is important. We must support the development of smart infill projects, such as the all-affordable housing project proposed at 4401 Capitola Road. We must ensure that we incorporate connecting places referred to in many cities as "Commons" that welcome play and leisure and connect community members especially as density increases. The balance of the "Commons" with dense urban infill near public transit ensures vibrant connected communities while lowering crime and increasing walkability and economic stability of local shops.

This project is a fantastic project in that it is near a major transit corridor, near shopping, biking, and has all the hallmarks of a solid infill proposal. Developing housing infill is far more economically wise than developing housing that results in further sprawl and developing along our transit corridors, minimizing parking, and encouraging transit ridership is critical if we are going to address the climate crisis and meet our Climate Action Plan goals.

This project meets benchmarks in equity, environment, and economics. Building transit-oriented development is the wisest way for us to meet needs of community members for housing who also serve our community as a whole as essential workers but are currently unable to afford the highly competitive market.

Thank you for your consideration. We hope you will support 4401 Capitola Road All Affordable Housing Development.

Sincerely,

Lani Faulkner, Director

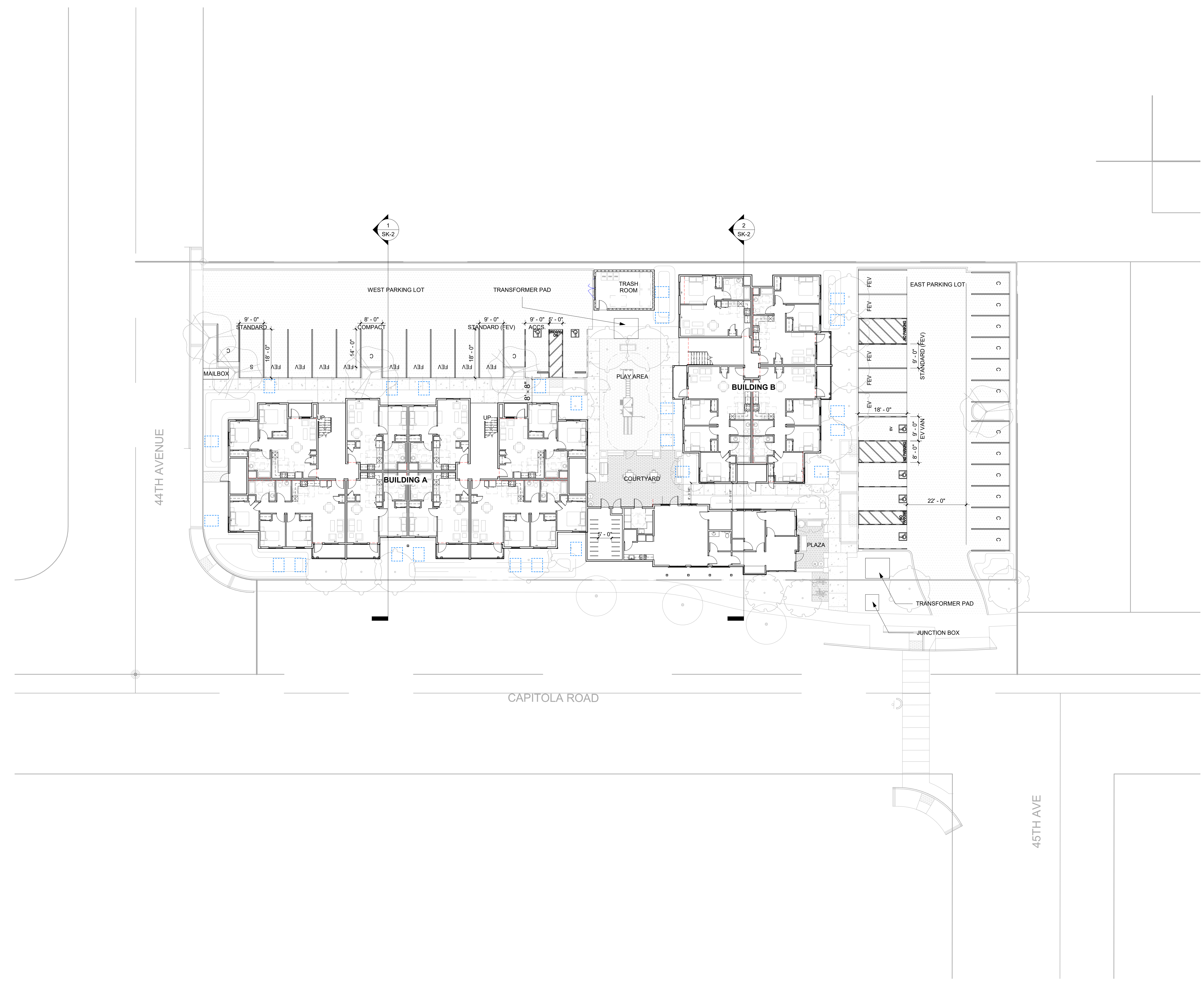


STUDIO T SQUARE

: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 408
: Oakland, California 94612
: (510) 451-2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T-SQ, INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T-SQ, INC. ALL RIGHTS RESERVED. COPYRIGHT 2020



THE BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT

REV	DESCRIPTION	DATE

Sheet Title:
SITE PLAN

Job No: 21041
Date: MM/DD/YYYY
Scale: 1/16" = 1'-0"

Sheet No:

SK-1

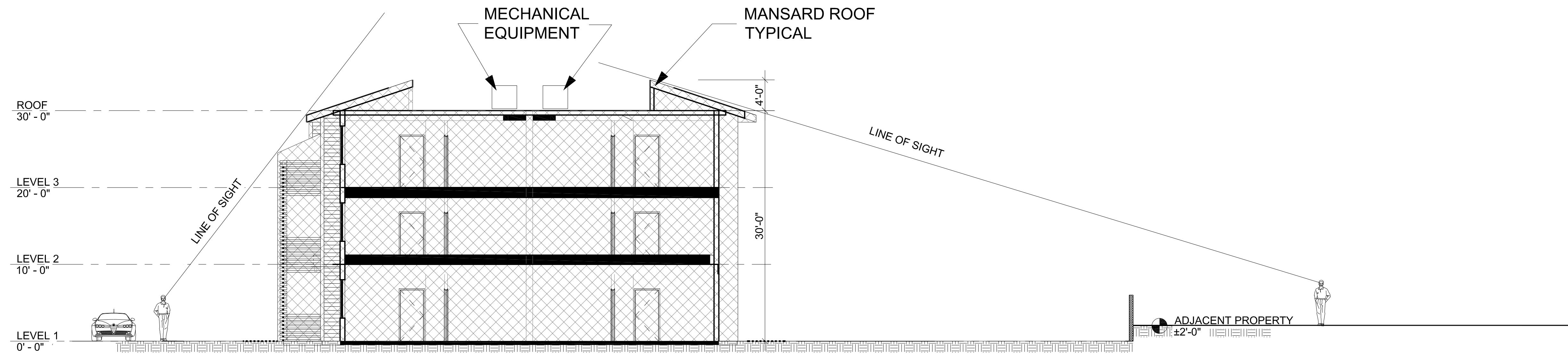


STUDIO T SQUARE

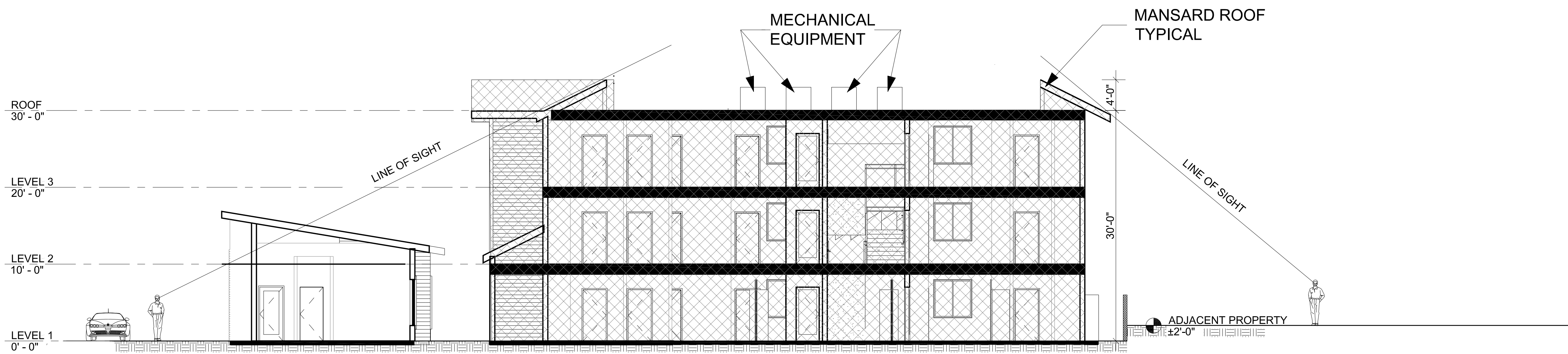
: Architecture
: Planning
: Urban Design

: 1970 Broadway, Suite 408
: Oakland, California 94612
: (510) 451 - 2850

THIS DOCUMENT CONTAINS INFORMATION PROPRIETARY TO STUDIO T.SQ., INC. AND IS FURNISHED IN CONFIDENCE FOR THE LIMITED PURPOSE OF EVALUATION OR REVIEW. THIS DOCUMENT OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF STUDIO T.SQ., INC. ALL RIGHTS RESERVED. COPYRIGHT 2016.



SECTION 1 - BUILDING A



SECTION 2 - BUILDING B

THE BLUFFS AT 44TH
4401 CAPITOLA ROAD, CAPITOLA, CA 95010
CRP AFFORDABLE HOUSING AND
COMMUNITY DEVELOPMENT

Sheet Title:
ROOF
EQUIPMENT
EXHIBIT

Job No. 21041
Date: MM/DD/YYYY
Scale: 1/8" = 1'-0"
Drawn By: Author

Sheet No:

SK-2