

City of Capitola

Planning Commission Meeting Agenda

Thursday, August 18, 2022 – 7:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Peter Wilk

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

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

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

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

1. Roll Call

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

2. Oral Communications

A. Additions and Deletions to the Agenda

B. Public Comments

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

C. Commission Comments

D. Staff Comments

3. 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. 3720 Capitola Road & 1610 Bulb Avenue

Permit Number: #22-0149

APN: 034-18-114 and 031-12-139

Request to Continue. Conceptual Review for (1) future annexation of 1610 Bulb Avenue into Capitola City limit and (2) Community Benefit Application for Senior Living facility at 3720 Capitola Road and 1610 Bulb Avenue in the Community Commercial (CC) Zoning District.

Environmental Determination: To be determined

Property Owner: Zurite LLC and Frank DeBernado

Representative: Zurite LLC and Frank DeBernado

B. 1350 49th Avenue

Permit Number: #22-0035

APN: 034-068-14

Permit amendment for a Design Permit and Variance to construct first- and second-story additions on an existing single-family residence with a variance to the required side yard setback located at 1350 49th Avenue within the R-1 (Single-Family) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Rick Aberle

Representative: John Hofacre, Filed: 01.31.22

4. 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. Wharf Road Tree Removals

Permit Number: #22-0243

Wharf Road and Stockton Avenue Intersection

Tree Removal Permit for the removal of two canary island pine trees located within the MU-V (Mixed Use Village) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: City of Capitola

Representative: City of Capitola, Filed: 06.06.2022

5. Director's Report

6. Commission Communications

7. Adjournment

Notice of Remote Access

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

Watch:

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

Join Zoom by Computer or by Phone:

Click this Meeting link:

<https://us02web.zoom.us/j/85946479780?pwd=NmJ4TnFwQndna1FnendxVmF1WjlpUT09>

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

Meeting ID: 859 4647 9780

Meeting Passcode: 932547

To participate remotely and make public comment:

- Send email:

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

- Zoom Meeting (Via Computer or Phone):

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

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

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

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

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

Agenda and Agenda Packet Materials: The Planning Commission Agenda and complete Agenda Packet are available on the Internet at the City's website: www.cityofcapitola.org/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.

Capitola Planning Commission Agenda Report

Meeting: August 18, 2022

From: Community Development Department

Address: 3720 Capitola Road & 1610 Bulb Avenue



Permit Number: #22-0149

APN: 034-18-114 and 031-12-139

Request to Continue. Conceptual Review for (1) future annexation of 1610 Bulb Avenue into Capitola City limit and (2) Community Benefit Application for Senior Living facility at 3720 Capitola Road and 1610 Bulb Avenue in the Community Commercial (CC) Zoning District.

Environmental Determination: To be determined

Property Owner: Zurite LLC and Frank DeBernado

Representative: Zurite LLC and Frank DeBernado

Applicant Proposal: The applicant is requesting a continuance of the conceptual review application.

Recommendation: Staff recommends the Planning Commission continue the conceptual review application to a date uncertain.

Capitola Planning Commission

Agenda Report



Meeting: August 18, 2022
From: Community Development Department
Topic: 1350 49th Avenue

Permit Number: #22-0035

APN: 034-068-14

Permit amendment for a Design Permit and Variance to construct first- and second-story additions on an existing single-family residence with a variance to the required side yard setback located at 1350 49th Avenue within the R-1 (Single-Family) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Rick Aberle

Representative: John Hofacre, Filed: 01.31.22

Applicant Proposal:

The applicant is proposing an amendment to an approved design permit and variance from 2018 for first- and second-story additions to an existing single-story, single-family residence. The application includes numerous modifications including a new covered front porch, additional massing on the second story, structural changes within an encroachment area, and modifications to the roof, siding, windows, and doors. The residence is located at 1350 49th Avenue within the R-1 (Single-Family) zoning district.

Background:

On May 3, 2018, the Planning Commission approved Permit #18-0050 for a Design Permit application and Variance to remodel the existing home.

On January 31, 2022, the applicant submitted an application to amend the 2018 application.

On June 22, 2022, Development and Design Review Staff reviewed the application and provided the applicant with the direction regarding the need for an encroachment permit to work within the public right of way and separately, for an agreement with the adjacent private property owner to improve the existing encroachment.

On July 17, 2022, the Planning Commission heard the application and continued the item to the following meeting. The Commission directed staff to obtain guidance from the City Attorney regarding the proposed improvements to the existing encroachment into 1335 Prospect Avenue.

On August 11, the City attorney provided a memorandum regarding the applicant's proposal to improve the existing encroachment into the neighboring property (attachment 6). There are no new changes to the staff report other than a revision to Condition of Approval # 23 which now states "Prior to issuance of a building permit, the applicant shall provide documentation of a signed

access agreement that references the existing encroachment and includes permission from the owner(s) of 1335 Prospect Avenue to access the northerly side yard of 1335 Prospect Avenue to conduct the work as described in the amended permit.”

Development Standards:

With approval of a Variance for the side setback, the proposed project complies with all development standards for the R-1 zoning district, as outlined in the table below.

Development Standards			
Building Height			
R-1 Regulation	Existing		Proposed
25 ft.	25 ft.		22 ft.
Floor Area Ratio (FAR)			
	Existing		Proposed
Lot Size	3,216 sq. ft.		3,216 sq. ft.
Maximum Floor Area Ratio	57% (Max 1,833 sq. ft.)		57% (Max 1,833 sq. ft.)
First Story Floor Area	1,152 sq. ft.		1,386 sq. ft.
Second Story Floor Area	N/A		446 sq. ft.
TOTAL FAR	35.8% (1,152 sq. ft.)		57% (1,832 sq. ft.)
Yards			
	R-1 Regulation	Existing	Proposed
Front Yard 1st Story	15 ft.	11 ft. 6 in.	11 ft. 6 in. Existing Nonconforming
Front Yard 2nd Story & Garage	20 ft.	N/A	2 nd Story: 20 ft. 2 in. Garage: 20 ft.
Side Yard 1st Story	10% lot width	Lot width 67 ft. 7 in. 6 ft. 9 in. min.	North: 5 ft. 9 in. Variance Requested South: 0 ft. Existing Nonconforming
Side Yard 2nd Story	15% of width	Lot width 67 ft. 7 in. 10 ft. 2 in. min	North: 10 ft. 11 in. South: 33 ft. 7 in.
Rear Yard 1st Story	20% of lot depth	Lot depth 50 ft. 10 in. 10 ft. 2 in. min.	10 in. Existing Nonconforming Existing Nonconforming
Rear Yard 2nd Story	20% of lot depth	Lot depth 50 ft. 10 in. 10 ft. 2 in. min	10 ft. 2 in.
Encroachments	Existing residence encroaches into the southern property at 1335 Prospect Avenue by 30 inches. Project would remove a section of the encroachment and reduce maximum extent to 29 inches.		
Parking			
	Required	Existing	Proposed
Residential (from 1,501 up to 2,000 sq. ft.)	2 spaces total 1 covered 1 uncovered	1 spaces total 0 covered 1 uncovered	2 spaces total 1 covered 1 uncovered
Underground Utilities: required with 25% increase in area			Required

Discussion:

The existing residence at 1350 49th Avenue is a one-story, nonconforming, single-family home. The lot is located in the Jewel Box neighborhood at the intersection of Topaz Street and 49th Avenue. Residential structures in the area include one- and two-story single-family homes and the Surf and Sand Mobile Home Park.

Design Permit:

The proposed addition includes a new one-car garage and 446 square foot second-story living space, with new area to the home totaling 680 square feet. The second story living space includes a master bedroom, master bath, and closet. The remodel features stucco siding, and gabled roofs with standing metal seam instead of the current composite shingle. Attachment 1 includes the plans for the current application. Attachment 2 includes the plans from the previously approved application

A comprehensive list of alterations between the previously approved design and the proposed amendment have been included as attachment 3. These include:

1. A large covered front porch.
2. Relocation of massing to the second-story.
3. A number of structural changes for fire protection, specifically in the areas that currently encroach into the adjacent property.
4. Change in roof material.
5. Change in siding material.
6. Numerous changes to first- and second-story windows and doors.

When considering a design permit application, the Planning Commission shall evaluate applications to ensure they satisfy the *Design Review Criteria* (attachment 7) outlined in §17.120.070. Staff has reviewed the proposed amendment and found the design to be in compliance with the considerations to the extent they apply.

Non-Conforming Structure

The existing residence encroaches into the required first-story front, south-side, and rear setbacks and is therefore a legal non-conforming structure. Pursuant to code section 17.92.070, structural alterations to an existing non-complying structure may not exceed 80 percent of the present fair market value of the structure. Staff reviewed the submitted Construction Cost Breakdown and estimates the proposed alterations are approximately 78 percent of the present fair market value of the structure, therefore the alterations are permissible.

Variance

The applicant is seeking approval of a variance to allow a 13-inch encroachment into the side setback so that the garage can provide the required 10-foot by 20-foot covered parking space. Neither the variance request nor the circumstances under which they have been requested have changed from the previously approved application.

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.**

Staff Analysis: The lot has an irregular shape as a four-sided polygon with no parallel sides. Typical lots in the Jewel Box neighborhood are rectangular in shape and measure

approximately 40 feet wide by 80 feet deep. The subject lot is unique in that it is wide but lacks depth, ranging from 29 to 46 feet. The frontage is 60 feet wide, and the side lot lines are 30 feet deep on the south side and 71 feet deep on the north side. The required 15-foot front yard setback and 20 percent rear yard setback result in a limited and narrow building envelope. The unique lot shape provides an atypical area in which to locate a rectangular garage.

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

Staff Analysis: Most properties in the vicinity and zone in which the property is located area able to accommodate the required 10-foot by 20-foot covered parking space due to the fact they are regularly shaped.

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

Staff Analysis: Most R-1 properties within the vicinity possess covered parking spaces.

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

Staff Analysis: The granting of a variance enables the property to provide on-site covered parking which is both required by residential development standards will reduce street parking demand. 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.

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

Staff Analysis: The majority of properties within the neighborhood either possess garages, have lot shapes and sizes better able to accommodate the strict application of side setbacks, or both. Therefore, the variance does not constitute a grant of special privilege.

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

Staff Analysis: The variance will not negatively impact coastal resources.

CEQA:

Section 15332 of the CEQA Guidelines exempts projects characterized as in-fill development. The proposed project involves additions to an existing single-family residence located in the R-1 (Single-Family Residential) zoning district. The project meets all criteria of exemption 15332 and no adverse environmental impacts were discovered during review of the proposed project.

Recommendation:

Staff recommends the Planning Commission approve application #22-0035 with the following Conditions and Findings for Approval.

Attachments:

1. Proposed Plan Set
2. Previously Approved Plan Set
3. Project Description
4. Color and Information Board
5. Variance Letter
6. Memo Regarding 1350 49th Avenue Encroachment
7. Design Permit Design Review Criteria

Conditions of Approval:

1. The project approval consists of a 680 square-foot of first- and second-story additions with a variance for the side yard setback. The maximum Floor Area Ratio for the 3,216 square foot property is 57% (1,883 square feet). The total FAR of the project is 57% with a total of 1,832 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on August 18, 2022, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.
7. Prior to issuance of a Certificate of Occupancy, the applicant shall complete landscape work to reflect the approval of the Planning Commission. Specifically, required landscape areas, all required tree plantings, privacy mitigations, erosion controls, irrigation systems, and any other required measures shall be addressed to the satisfaction of the Community Development Director.
8. Prior to issuance of building permit, all Planning fees associated with permit #22-0035 shall be paid in full.

9. Prior to issuance of building permit, the developer shall pay Affordable housing in-lieu fees as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
10. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
11. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
12. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
13. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
14. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
15. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
16. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
17. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
18. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.

19. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
20. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
21. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
22. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward.
23. Prior to issuance of a building permit, the applicant shall provide documentation of a signed access agreement that references the existing encroachment and includes permission from the owner(s) of 1335 Prospect Avenue to access the northerly side yard of 1335 Prospect Avenue to conduct the work as described in the amended permit.

Design Permit Findings

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

Community Development Staff and the Planning Commission have reviewed the proposed additions to an existing residence and new attached garage. With the granting of a variance to the side setback of the primary residence, the project secures the purpose of the General Plan, and Local Coastal Program, and design policies and regulations adopted by the City Council.

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

Community Development Staff and the Planning Commission have reviewed the application for additions to an existing residence and new attached garage. With the granting of a variance to the side setback of the primary residence, the project complies with all applicable provisions of the zoning code and municipal code.

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

Section 15332 of the CEQA Guidelines exempts projects characterized as in-fill development meeting the described conditions. The proposed project involves additions to an existing single-family residence located in the R-1 (Single-Family Residential) zoning district. The project meets all applicable general plan policies and zoning regulations; the project site does not have any identified habitat value; the project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site is and can be adequately served by all required utilities and public services.

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

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

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

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

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

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

Variance Findings

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

Staff Analysis: The lot has an irregular shape as a four-sided polygon with no parallel sides. Typical lots in the Jewel Box neighborhood are rectangular in shape and measure approximately 40 feet wide by 80 feet deep. The subject lot is unique in that it is wide but lacks depth, ranging from 29 to 46 feet. The frontage is 60 feet wide, and the side lot lines are 30 feet deep on the south side and 71 feet deep on the north side. The required 15-foot front yard setback and 20 percent rear yard setback result in a limited and narrow building envelope. The unique lot shape provides an atypical area in which to locate a rectangular garage.

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

Staff Analysis: Most properties in the vicinity and zone in which the property is located area able to accommodate the required 10-foot by 20-foot covered parking space due to the fact they are regularly shaped.

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

Staff Analysis: Most R-1 properties within the vicinity possess covered parking spaces.

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

Staff Analysis: The granting of a variance enables the property to provide on-site covered parking which is both required by residential development standards will reduce street parking demand. 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.

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

Staff Analysis: The majority of properties within the neighborhood either possess garages, have lot shapes and sizes better able to accommodate the strict application of side setbacks, or both. Therefore, the variance does not constitute a grant of special privilege.

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

Staff Analysis: The variance will not negatively impact coastal resources.

Coastal Development Permit Findings:

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

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

- B. The project maintains or enhances public views.**

The proposed project is located on private property at 1350 49th Avenue. The project will not negatively impact public landmarks and/or public views.

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

The proposed project is located at 1350 49th Avenue. The proposed 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 will not negatively impact low-cost public recreational access.

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

The project will not negatively impact visitor serving opportunities.

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

The project involves residential additions on private property 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.**

With the granting of a variance for the side setback of the primary residence the proposed residential project complies with all applicable design criteria, design guidelines, area plans, and development standards. The operating characteristics are consistent with the OR-1 (Single-Family Residential) zone.

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

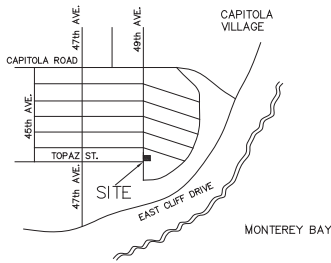
The project involves additions to an existing residence on a residential lot of record. The project is consistent with the LCP goals for appropriate coastal development and land uses. The use is an allowed use consistent with the R-1 zoning district.

Prepared by: Sean Sesanto

PROJECT ADDRESS: 1350 49th AVE., CAPITOLA CA
 APN 034-068-14
 PROJECT: NEW GARAGE AND 2nd FLOOR MASTER BEDRM & BATH
 OWNER: RICK ABERLE
 1350 49th AVE., CAPITOLA CA
 rick@aberleconcrete.com
 APPLICANT: STEPHEN LANG
 1350 49th AVE., CAPITOLA CA 95010
 stephen@aberleconcrete.com
 DESIGN: JOHN HOFACRE - ARCHITECT
 CONSULT: 1375 49th AVE., CAPITOLA CA 95010 831-295-2468
 jbhofacre@sbcglobal.net
 SURVEY: BOWMAN AND WILLIAMS (ALAN BRODIE FRENCH)
 3949 RESEARCH PARK COURT, SUITE 100, SOQUEL CA 95073
 831-426-3560
 brodlw@bowmanandwlliams.com

SETBACKS
 FRONT YARD
 1st FLOOR: 15'-0"
 2nd FLOOR: 20'-0"
 BACK YARD = 10'-2"
 $30'-3 \frac{1}{2}" + 71'-4 \frac{11}{16}" = 101'-9 \frac{3}{16}"$
 $101'-8 \frac{3}{16}" / 2 = 50'-10" \times 20\% = 10.16"$
 EQUALS 10'-2"
 SIDE YARD = 6'-9"
 $60'-11 \frac{1}{16}" + 74'-2 \frac{5}{8}" = 135'-1 \frac{11}{16}"$
 $135'-1 \frac{11}{16}" / 2 = 67'-7" \times 10\% = 6.75"$
 EQUALS 6'-9"

VICINITY MAP

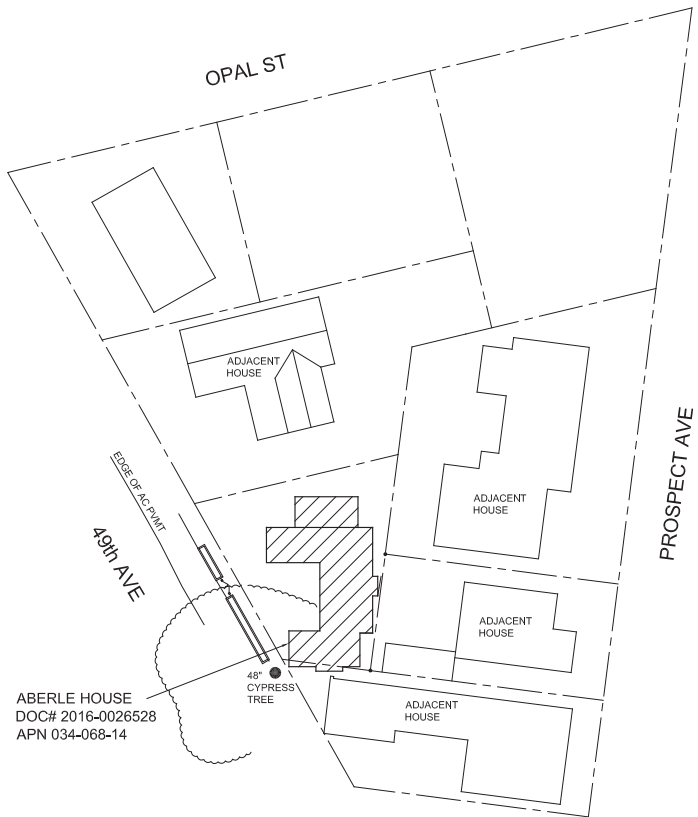


RICK ABERLE
 1350 49th AVE
 CAPITOLA, CA 95010

DESIGN CONSULTANT
 JOHN HOFACRE
 ARCHITECT
 1375 49th AVE
 CAPITOLA, CA 95010
 831-295-2468

DRAWING DATE
 3/1/18

REVISIONS		
No.	DESCRIPTION	DATE



ABERLE HOUSE
 DOC# 2016-0026528
 APN 034-068-14

AREA PLAN
 SCALE: 1" = 20'
 NORTH

ABERLE RESIDENCE ADDITION/REMODEL
 1350 49th AVE, CAPITOLA CA
 COVER SHEET & PROJECT DATA

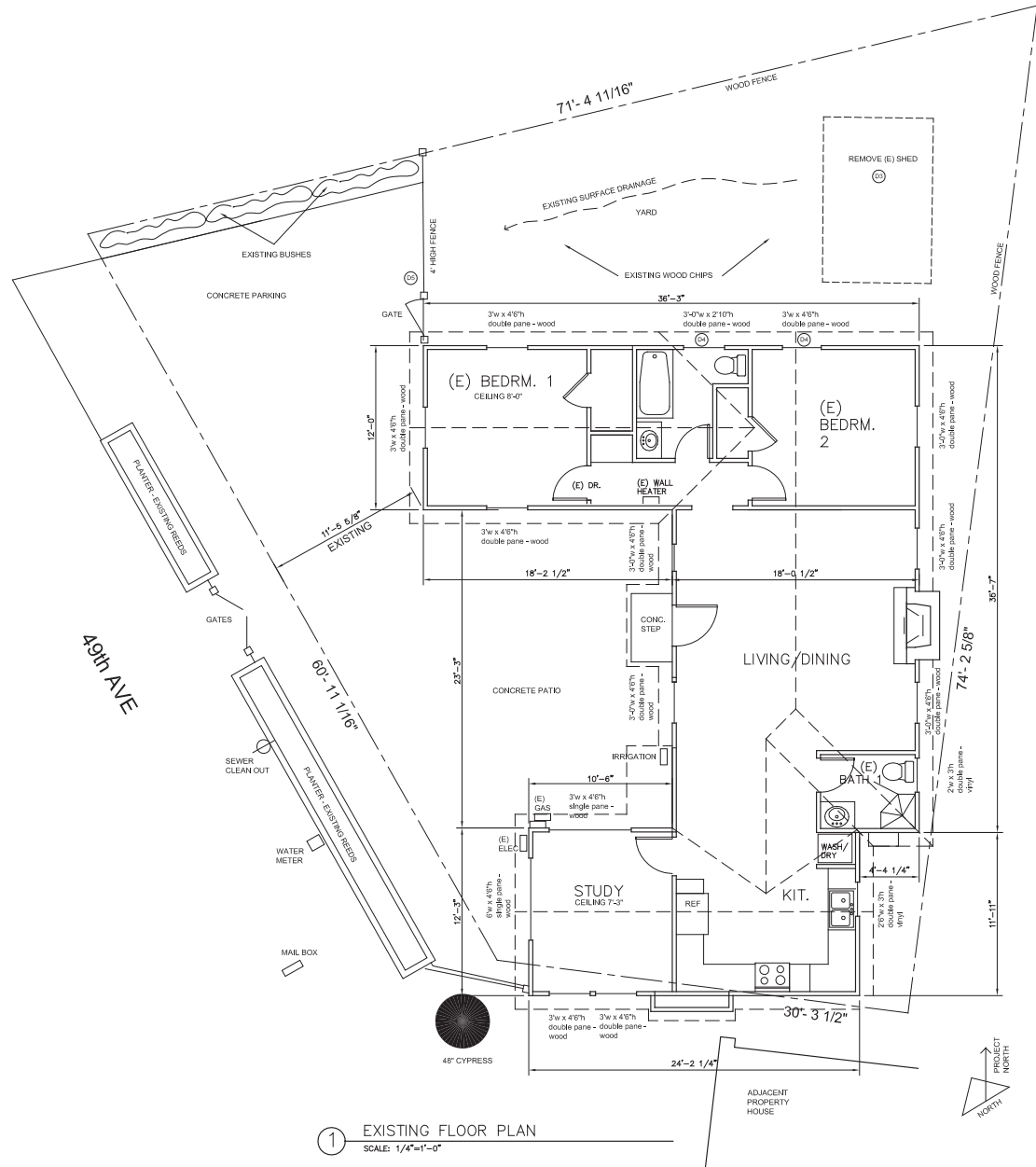
SHEET
 1

RICK
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831-295-2468

DRAWING DATE
3/1/18

REVISIONS
No. DESCRIPTION DATE

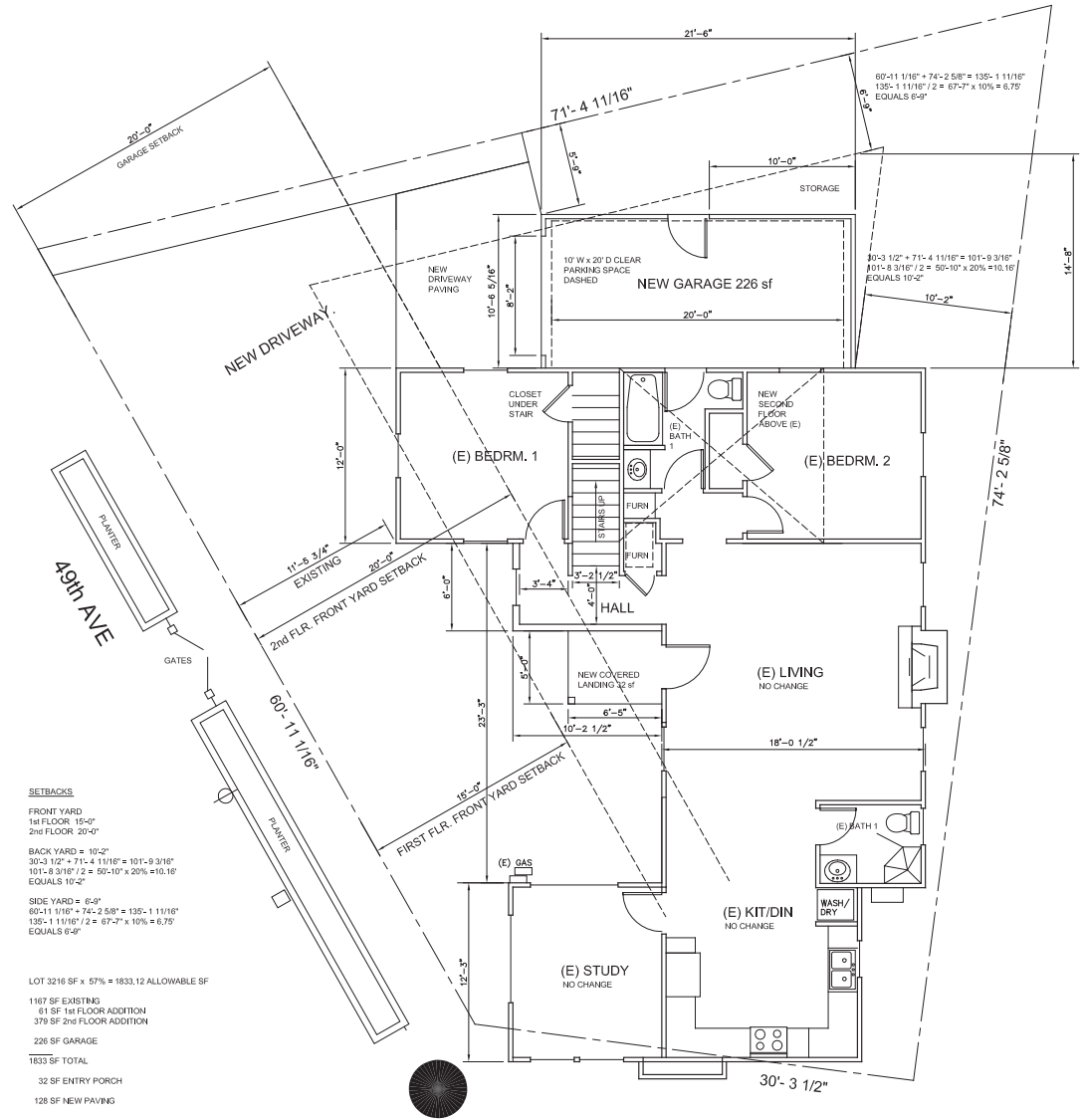


1 EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"

ABERLE RESIDENCE ADDITION/REMODEL
1350 49th AVE, CAPITOLA CA

SHEET

2



SETBACKS

FRONT YARD
1st FLOOR 15'-0"
2nd FLOOR 20'-0"

BACK YARD = 10'-2"
 $30'-3 \frac{1}{2}'' + 71'-4 \frac{11}{16}'' = 101'-9 \frac{3}{16}''$
 $101'-9 \frac{3}{16}'' / 2 = 50'-10'' \times 20\% = 10'-2''$
 EQUALS 10'-2"

SIDE YARD = 6'-0"
 $60'-11 \frac{11}{16}'' + 74'-2 \frac{5}{8}'' = 135'-1 \frac{11}{16}''$
 $135'-1 \frac{11}{16}'' / 2 = 67'-7'' \times 10\% = 6'-7 \frac{5}{8}''$
 EQUALS 6'-8"

LOT 3216 SF x 57% = 1833.12 ALLOWABLE SF

1167 SF EXISTING
 61 SF 1st FLOOR ADDITION
 379 SF 2nd FLOOR ADDITION

226 SF GARAGE

1833 SF TOTAL

32 SF ENTRY PORCH

128 SF NEW PAVING

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

ABERLE RESIDENCE ADDITION/REMODEL

1350 49th AVE, CAPITOLA CA

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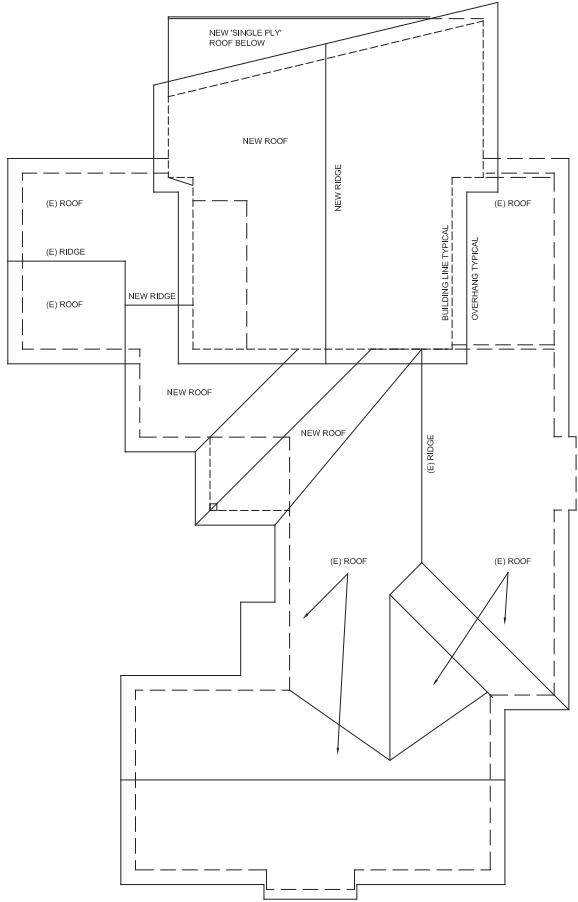
REVISIONS
No. DESCRIPTION DATE

ABERLE RESIDENCE ADDITION/REMODEL
1350 49th AVE, CAPITOLA CA

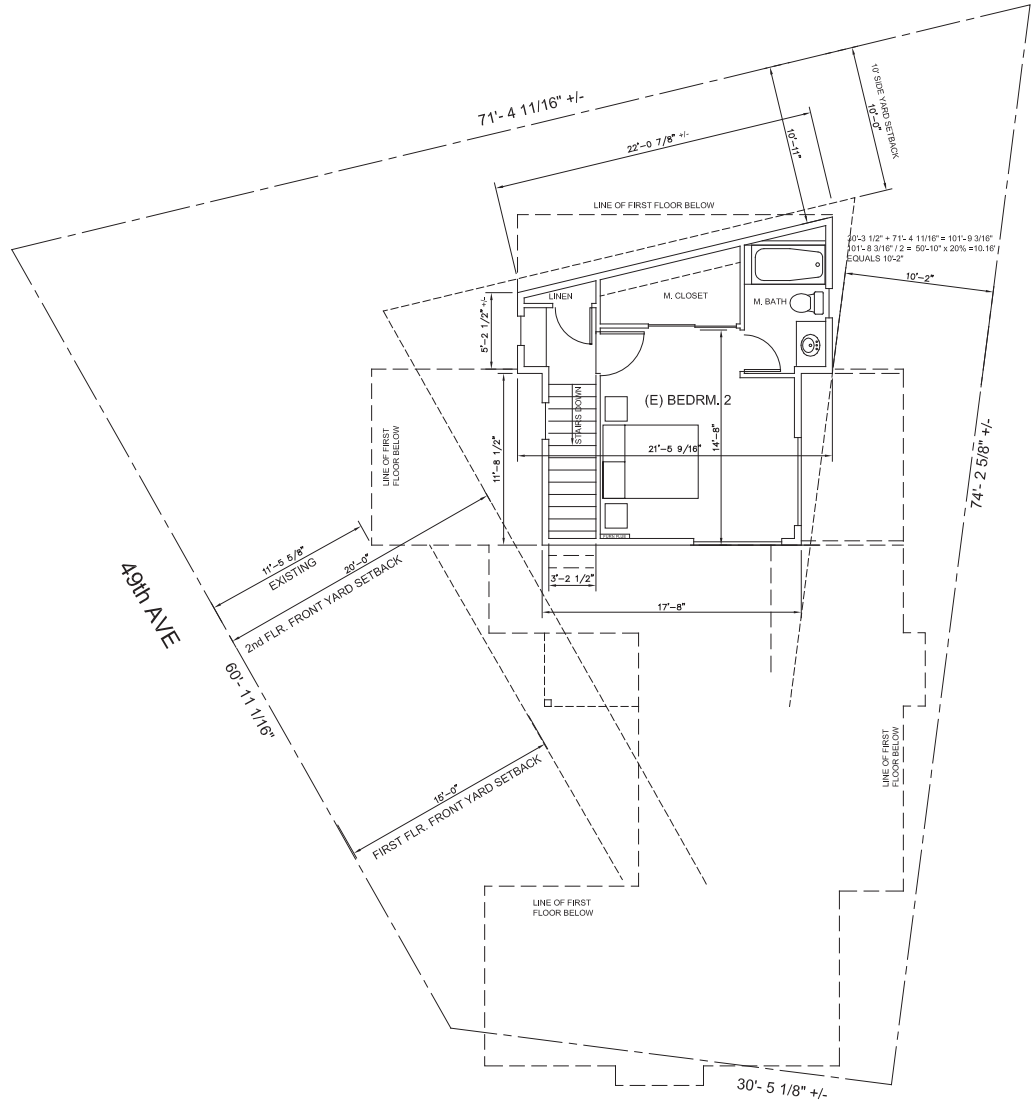
SHEET

4

19



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



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

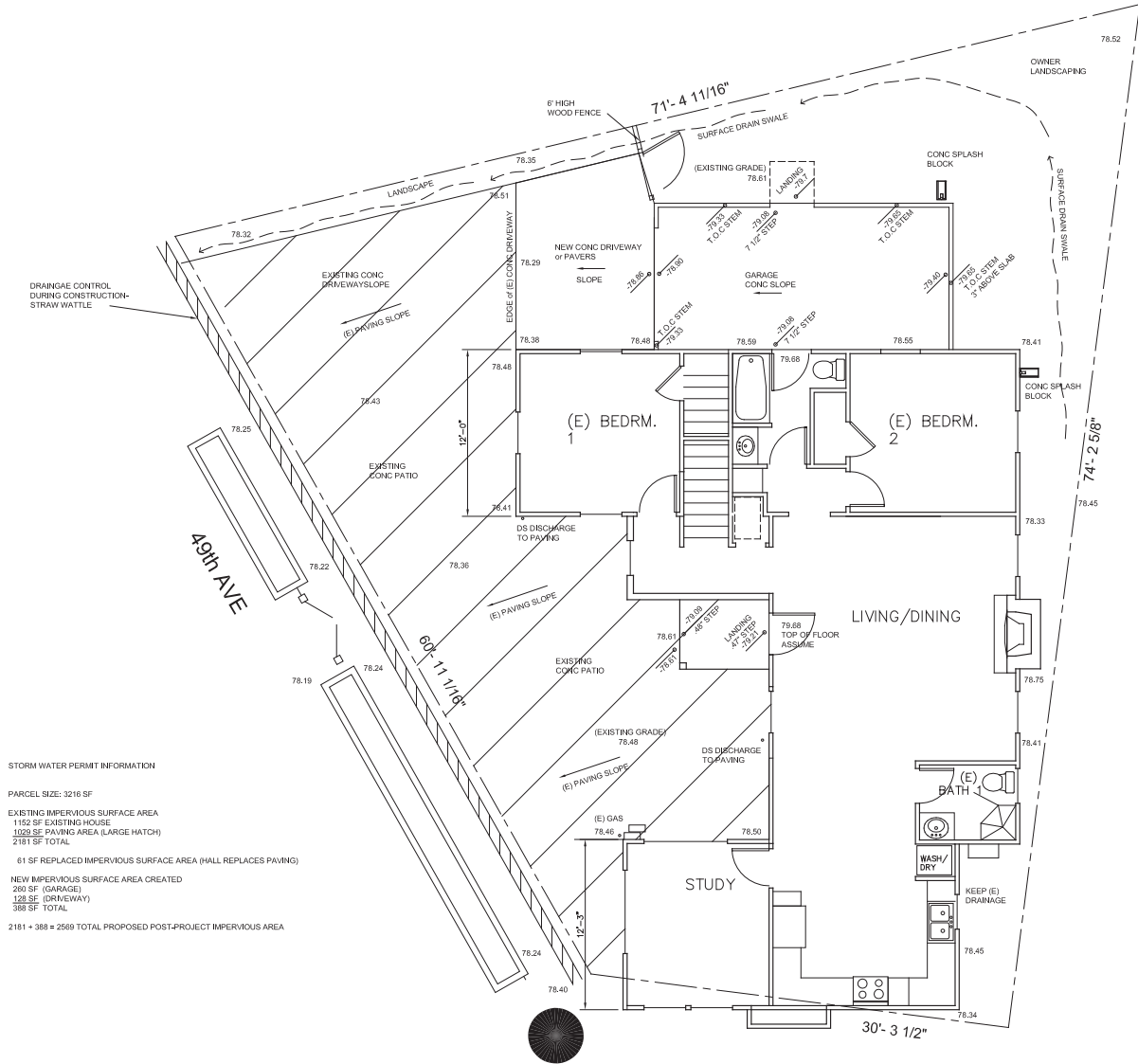


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831-295-2468

DRAWING DATE
3/1/18

REVISIONS		
No.	DESCRIPTION	DATE



STORM WATER PERMIT INFORMATION
 PARCEL SIZE: 3216 SF
 EXISTING IMPERVIOUS SURFACE AREA
 1152 SF EXISTING HOUSE
 1022 SF PAVING AREA (LARGE HATCH)
 2181 SF TOTAL
 61 SF REPLACED IMPERVIOUS SURFACE AREA (HALL REPLACES PAVING)
 NEW IMPERVIOUS SURFACE AREA CREATED
 260 SF (GARAGE)
 128 SF (DRIVEWAY)
 388 SF TOTAL
 2181 + 388 = 2569 TOTAL PROPOSED POST-PROJECT IMPERVIOUS AREA

ABERLE RESIDENCE ADDITION/REMODEL
 1350 49th AVE, CAPITOLA CA

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

SHEET

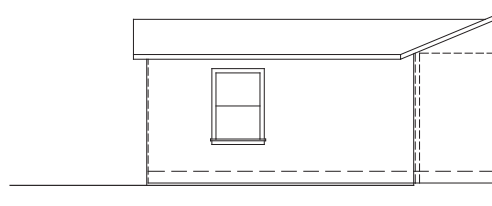
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RICK
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1380 49th AVE.
CAPITOLA, CA 95010

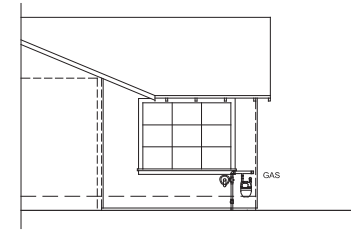
DESIGN CONSULTANT
JOHN HOFMAGRE
ARCHITECT
1375 49th AVE.
CAPITOLA, CA 95010
831-295-2468

DRAWING DATE
3/1/18

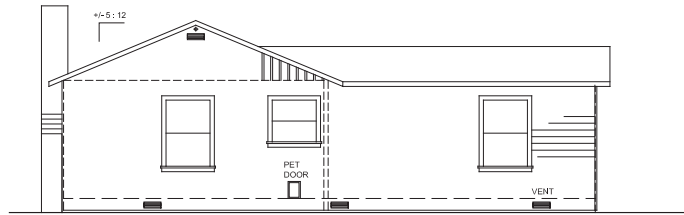
REVISIONS		
No.	DESCRIPTION	DATE



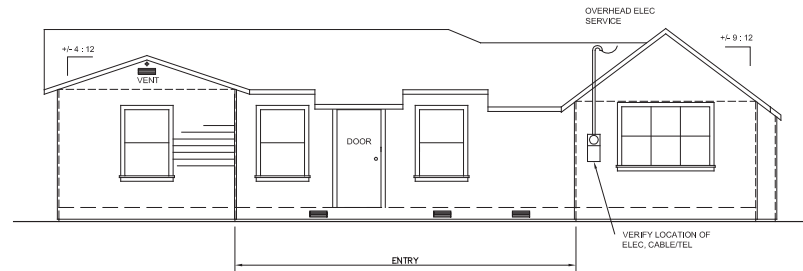
⑥ SOUTH - ENTRY
SCALE: 1/4"=1'-0"



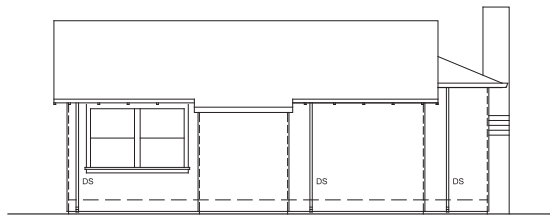
⑤ NORTH - ENTRY
SCALE: 1/4"=1'-0"



④ NORTH
SCALE: 1/4"=1'-0"



③ WEST - STREET SIDE
SCALE: 1/4"=1'-0"



② SOUTH
SCALE: 1/4"=1'-0"



① EAST
SCALE: 1/4"=1'-0"

ABERLE RESIDENCE ADDITION/REMODEL
1380 49th AVE, CAPITOLA CA

EXISTING ELEVATIONS

SHEET

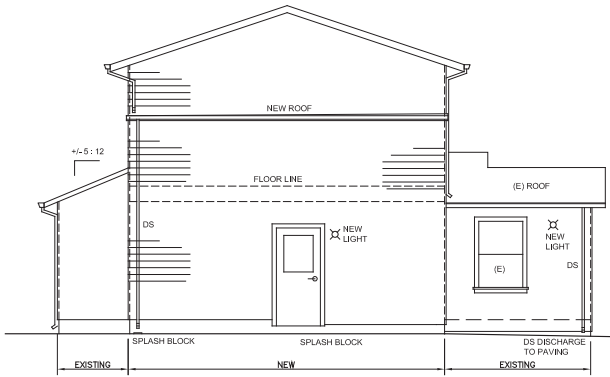
6

RICK
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CAPITOLA, CA 95001

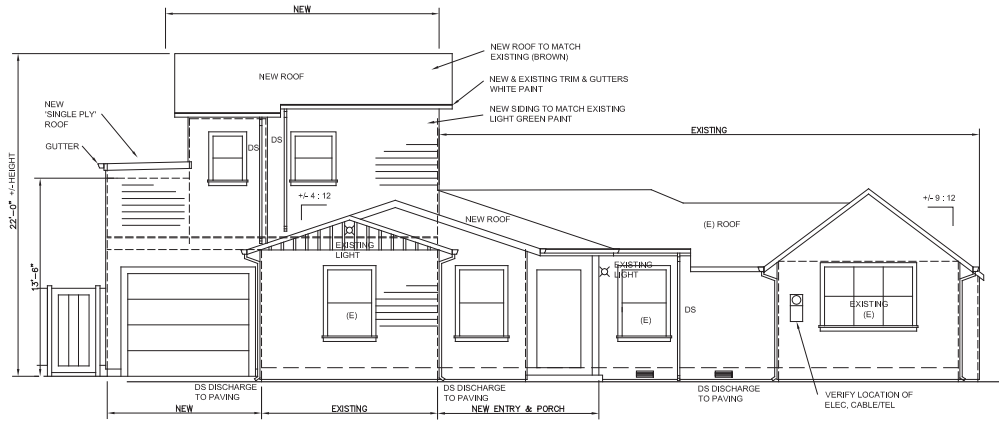
DESIGN CONSULTANT
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ARCHITECT
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CAPITOLA, CA 95001
831-295-2468

DRAWING DATE
3/1/18

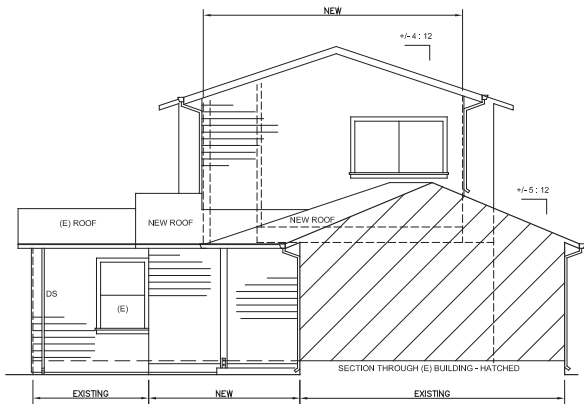
REVISIONS	
No.	DESCRIPTION DATE



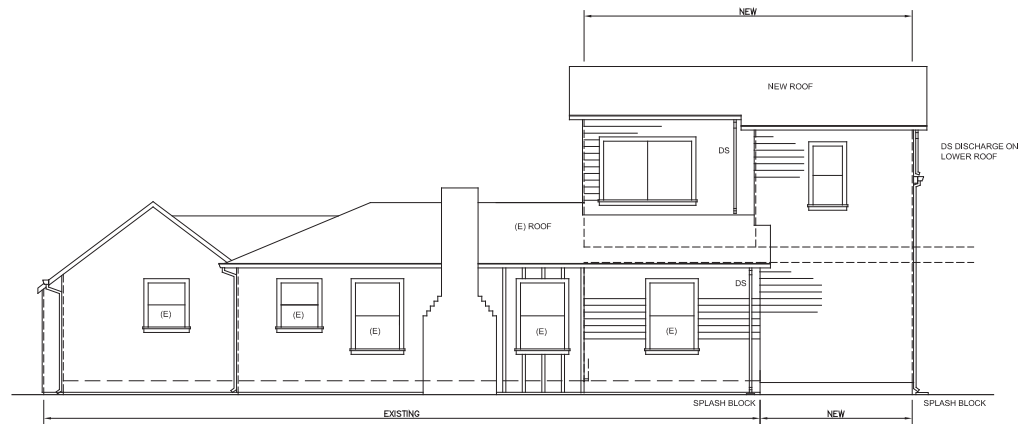
② NORTH
SCALE: 1/4"=1'-0"



① WEST
SCALE: 1/4"=1'-0"



④ SOUTH
SCALE: 1/4"=1'-0"



③ EAST - BACKYARD
SCALE: 1/4"=1'-0"

EXTERIOR ELEVATIONS NOTES:
1. PAINT COLORS: SEE COLOR BOARD
2. SIDING TO MATCH (E) HORIZONTAL WOOD
3. WINDOW TRIM TO MATCH (E)
4. ROOFING TO MATCH (E)

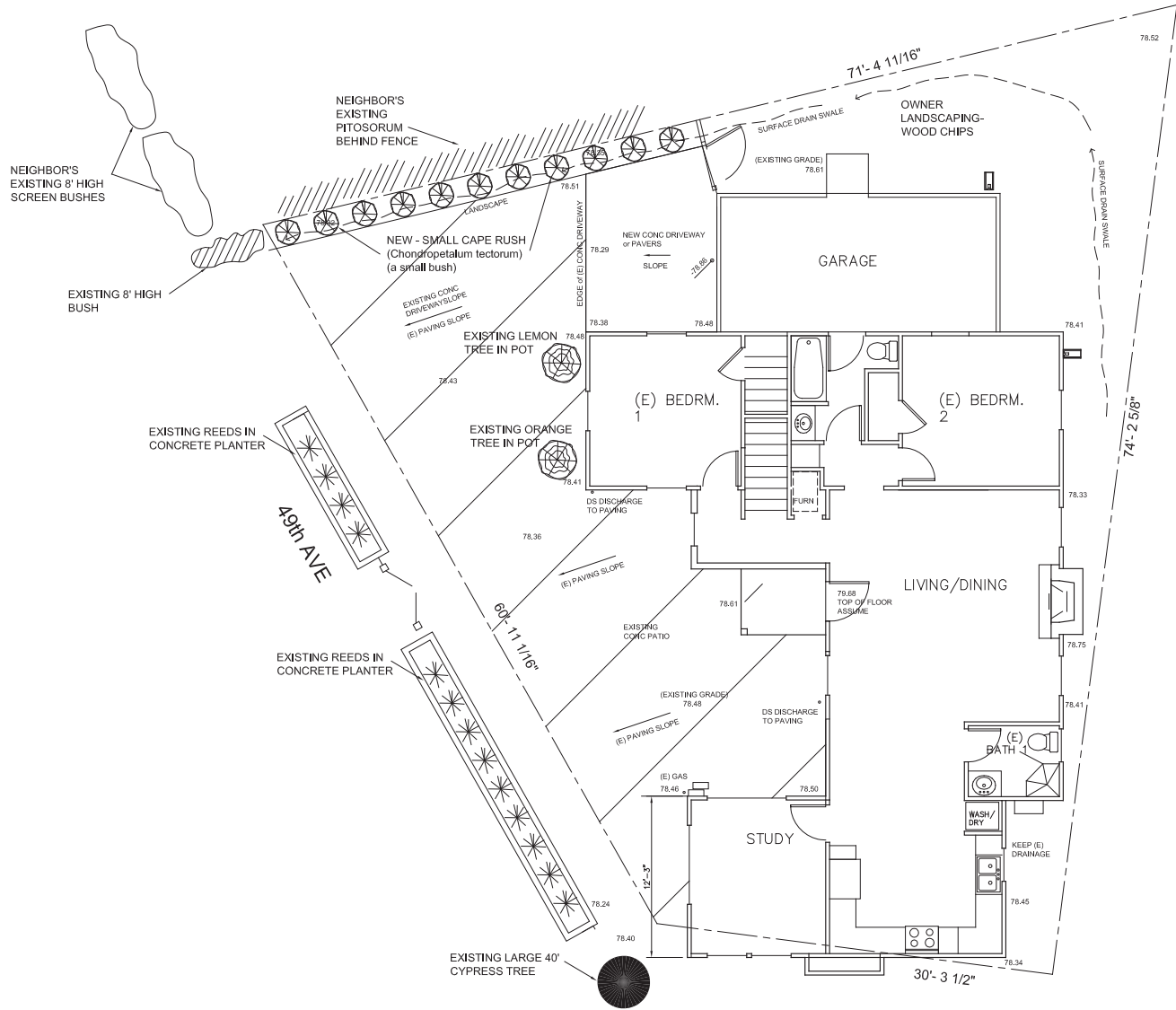
ABERLE RESIDENCE ADDITION/REMODEL
1350 49th AVE, CAPITOLA CA

RICK
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CAPITOLA, CA 95001
831-295-2468

DRAWING DATE
3/1/18

REVISIONS	
No.	DESCRIPTION DATE



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

ABERLE RESIDENCE ADDITION/REMODEL
1350 49th AVE, CAPITOLA CA

ABBREVIATIONS

ABS	ACRYLONITRILE BUTADIENE STYRENE
AC	ASPHALT CONCRETE
BLDG	BUILDING
CONC	CONCRETE
DWV	DRIVEWAY
ELECTR	ELECTRIC
ELEC	ELECTRIC
FC	FACE OF CURB
FD	FOUND
FH	FIRE HYDRANT
FL	FLOWLINE
GR	GRATE
GV	GAS VALVE
HORIZ	HORIZONTAL
ILL	IMBLEE
INVT	INVERT
IP	IRON PIPE
JP	JOINT POLE
LS	LAND SURVEYOR
LVT	LEAD & TAG
MAG	MAGNETIC
MB	MARBOL
MTR	METER
NT	NOT TAG
PLUS	PLUS OR MINUS
PLG	PLANTING AREA
PLG	PLUG
PWMT	PAVEMENT
R&M	RECORD & MEASURED
RCE	REGISTERED CIVIL ENGINEER
RECD	REQUIRED
RM	RIM ELEVATION
RISR	RISER
SPL	SPRINKLER
SSCO	SANITARY SEWER CLEANOUT
SSM	SANITARY SEWER MANHOLE
THRS	THRESHOLD
WD	WOOD
WTR	WATER
WV	WATER VALVE

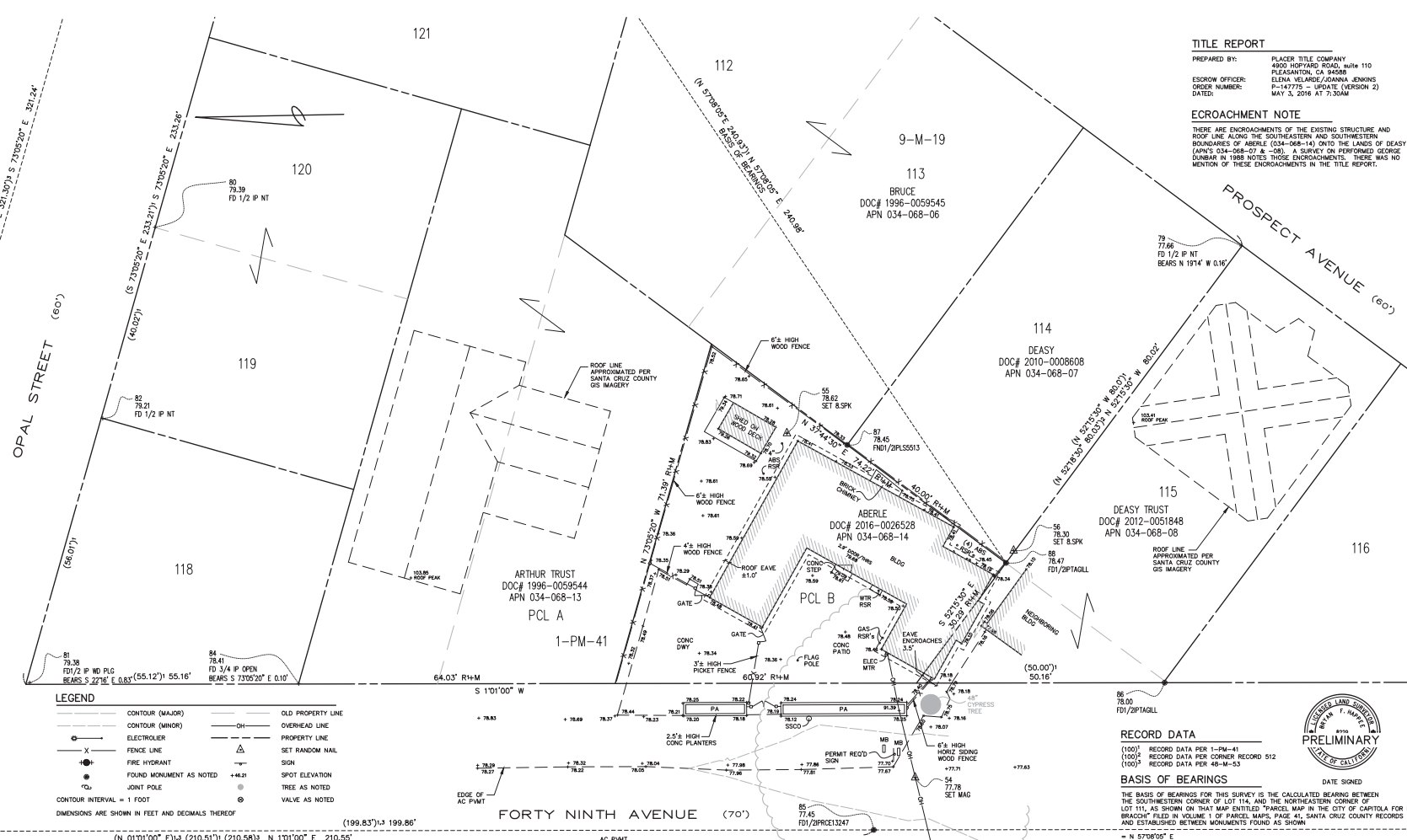
TITLE REPORT

PREPARED BY: PLAGER TITLE COMPANY
4800 HOPKINS ROAD, SUITE 110
PLEASANTON, CA 94588

ESKROW OFFICER: ELOHA VELAZQUEZ/GARMA SENHUIS
ORDER NUMBER: P-14772 - UPDATE (VERSION 2)
DATED: MAY 3, 2016 AT 7:30AM

ENCROACHMENT NOTE

THERE ARE ENCROACHMENTS OF THE EXISTING STRUCTURE AND ROOF LINE ALONG THE SOUTHEASTERN AND SOUTHWESTERN BOUNDARIES OF ABERLE (034-068-14) ONTO THE LANDS OF DEASY (APN'S 034-068-07 & -08). A SURVEY ON PERFORMED GEORGE GUNBAR IN 1988 NOTES THOSE ENCROACHMENTS. THERE WAS NO MENTION OF THESE ENCROACHMENTS IN THE TITLE REPORT.



LEGEND

—	CONTOUR (MAJOR)	—	OLD PROPERTY LINE
—	CONTOUR (MINOR)	—	OVERHEAD LINE
○	ELECTROLIER	—	PROPERTY LINE
—x—	FENCE LINE	△	SET RANDOM NAIL
●	FIRE HYDRANT	○	SIGN
●	FOUND MONUMENT AS NOTED	+	SPOT ELEVATION
○	JOINT POLE	○	TREE AS NOTED
○	CONTOUR INTERVAL = 1 FOOT	○	VALVE AS NOTED

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF

RECORD DATA

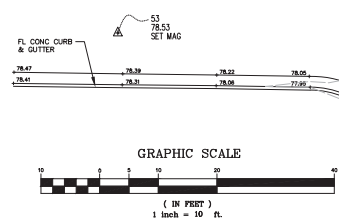
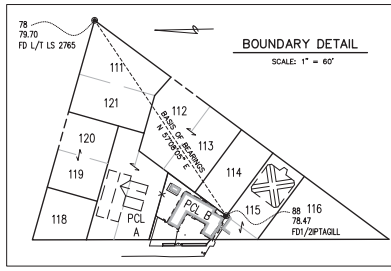
(100') RECORD DATA PER 1-PM-41
(100') RECORD DATA PER CORNER RECORD 512
(100') RECORD DATA PER 48-M-53

BASIS OF BEARINGS

DATE SHOWN: _____
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALCULATED BEARING BETWEEN THE SOUTHWESTERN CORNER OF LOT 114, AND THE NORTHEASTERN CORNER OF LOT 115, AS SHOWN ON THAT MAP ENTITLED "PARCEL MAP IN THE CITY OF CAPITOLA FOR IRVINE BRACON" FILED IN VOLUME 1 OF PARCEL MAPS, PAGE 44, SANTA CRUZ COUNTY RECORDS AND ESTABLISHED BETWEEN MONUMENTS FOUND AS SHOWN
= N 57°06'05" E

BASIS OF ELEVATIONS

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS SANTA CRUZ COUNTY BENCHMARK #61. DESCRIPTION: PUNCH ON TOP OF VALVE CHAMBER ON YELLOW FIRE HYDRANT, 28' WEST FROM CENTERLINE OF PROSPECT AVENUE, & 28' NORTH FROM CENTERLINE OF GARNET STREET
ELEV = 86.05' (NAVD88)



TOPAZ STREET (40')

APN 034-068-14		SHEET	
REVISIONS		DATE	
<p>BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 1011 CEDAR STREET SANTA CRUZ, CA 95060 (831) 428-3560</p>		<p>TOPOGRAPHIC MAP OF THE LANDS OF ABERLE DOC. NO. 2016-0026528 SURVEYED AT THE REQUEST OF STEPHEN LANG 1350 49TH AVENUE CAPITOLA, CALIFORNIA</p>	
SCALE 1" = 10'	DRAWN DLN	JOB NO. 27137	
DATE: DECEMBER 10, 2017	CHECKED	INSCR: ROSEB JD	TP-1
BOUNDARY ABB	DWG NAME: 27137.TPO	FILE NO. 27137	Of 1

1350 49th Ave., Capitola CA
 APN 034-068-14

1/7/2022

page 1 of 2

Original Zoning Permit #18-0050 approved 5/3/2018 (included a variance)

Proposal Summary

Seek approval of proposed design features which are similar to the permitted design (Permit #18-0050). Many items improve the design such as... less total building square footage, smaller building footprint, better drainage, better fire protection... etc.

The similarities and differences are noted as follows:

Setbacks - same

All original new elements and proposed new elements fit within the setbacks.

The permitted design garage was granted a 13" variance into the side yard.

The proposed design garage is requesting the same 13" variance into the side yard.

Garage footprint – same as permitted plan

The proposed garage footprint is the same as the permitted plan

House footprint – smaller than permitted plan

- The proposed building footprint (square footage) is less than the permitted design.

- The 15 sf total... south facing rectangle projection & an inefficient fireplace projection have been removed.

Building square footage – 2 sf less than permitted plan

- The proposed total building square footage is 1831 sf. This is a 2 sf reduction from than the permitted design (1833 sf). The delta square footage that is removed from the first floor is relocated to the second floor.

Wall protection close to property lines – more protection than permitted plan

- The permitted plan had no wall fire protection,

- The proposed walls on the south and east locations (near property lines) are noted as one-hour fire rated.

- Overhangs are removed (in those areas). Only a fascia and a metal gutter are proposed.

- No attic venting (between rafters) is proposed,

- The proposed wall finish is a non-combustible cement plaster (stucco) instead of the original wood siding.

- The proposed window square footage is less. Proposed is one window, 4' x 4' (16 sf) (double pane glass) which replaces the existing two windows, 3' x 4.5' (27 sf) (single pane glass).

1350 49th Ave., Capitola CA Original Zoning Permit #18-0050

page 2 of 2

Lot coverage and drainage – less lot coverage & better drainage than permitted plan

- The surface drain swale and landscape areas remain the same.
- The square footage that is removed from the first floor creates less lot coverage by the building.
- The new gutters proposed on the south and east roof edges (near property lines) will now discharge water to the Owner's property whereas some of the existing & permitted down spouts drain on to an adjacent property.

Building height – proposed is 3 5/8" higher than permitted plan

(Measured from low point grade to top of second floor.)

- Both permitted & proposed designs are well under the 25' maximum height.
- The original elevation height was +/- 22' - 0" The proposed height is +/- 22' - 3 5/8"
- The one story roof height & configuration along the south property line is unchanged.

Second floor size & massing. The proposed design is larger than permitted plan.

- The proposed second floor is 14 sf larger than the permitted plan.
- The proposed master bed room extends 5 feet longer towards the south to accommodate a 'bay' form and corner view windows. The permitted plan has corner windows in that location. The proposed second floor design is slightly larger but it's still in a similar proportion to the overall building mass.

Windows

- There are numerous window changes on each elevation.
- The proposed windows have similar shape and sizes as the permitted windows
- Some skylights are added.

Patio overhang – the proposed is larger than the permitted plan

- The proposed living room includes a folding exterior door. The roof was extended (at a low slope) to provide a small covered patio and to protect the folding door from weather.

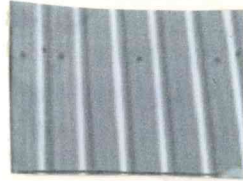
Living Room – first floor ridge – same as permitted plan

The permitted Living Room roof pitch is 5 to 12 and the proposed roof pitch was lowered to 4 to 12 so the ridge height will be the same... while adding required insulation.

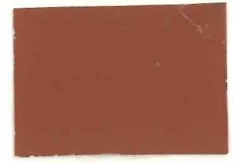
Material & Color

- Most all is the same except the proposed design has stucco (with no trim) instead of wood siding... and all the roofing will be new.

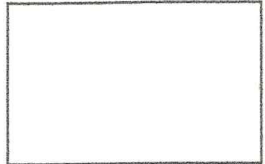
STANDING SEAM
METAL BLUE/GREY
(MARINE BLUE)



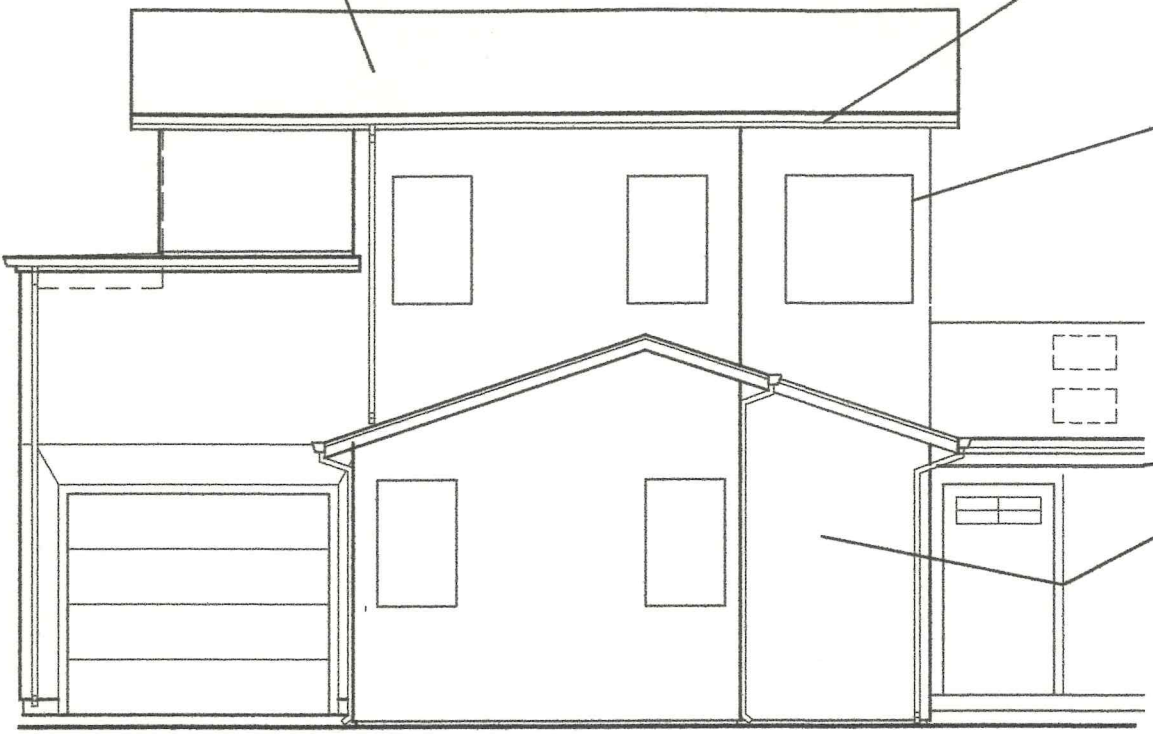
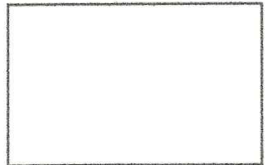
'OGEE' GUTTER &
DOWN SPOUTS—COPPER



FRAME VINYL
WINDOWS — WHITE



PAINTED STUCCO,
TRIM/FASCIA/EAVES
KELLY—MOORE
(FRANK LLOYD WHITE)
or similar



ABERLE ADDITION REMODEL
1350 49th AVE., CAPITOLA CA
APN 034-068-14

JOHN HOFACRE
ARCHITECT
CAPITOLA, CA
1/7/22

NO.	DESCRIPTION	DATE
Δ	PLAN CHECK	9/12/19
Δ	PLAN CHECK	1/2/20

ORIGINAL PLANS WERE APPROVED BY PERMIT #20190208 (INCLUDED REVISIONS 1 & 2).

THESE ARE NEW PLANS INCLUDING MANY FLOOR PLAN CHANGES BUT THE SITE PLAN, S.F. FOOTING, BUILDING FOOTPRINT, BUILDING SHAPE & HEIGHT ARE SAME TO THE ORIGINAL APPROVED PLANS. THESE ARE THE NOTED AS:

Δ NEW PLAN & 8/26/21

ABERLE RESIDENCE ADDITION/REMODEL (with REVISED FLOOR PLAN)
1350 49th AVE, CAPITOLA CA
COVER SHEET & PROJECT DATA

ABBREVIATIONS

A.B.	ANCHOR BOLT	MIN.	MINIMUM
ALUM.	ALUMINUM	M.O.	MASONRY OPENING
APPROX.	APPROXIMATE	MTL.	METAL
B.D.	BOARD	(N)	NEW
BLKG.	BLOCKING	N/A.	NOT APPLICABLE
BM.	BEAM	N.I.C.	NOT IN CONTRACT
BOT.	BOTTOM	N.T.S.	NOT TO SCALE
C.B.	CABINET	O./	OVER
C.J.	CONTROL JOINT	O.C.	ON CENTER
CLG.	CEILING	O.D.	OUTSIDE DIAMETER
CLR.	CLEAR	OPENG.	OPENING
C.M.U.	CONCRETE MASONRY UNIT	OSB	ORIENTED STRAND BOARD
COL.	COLUMN	P.A.F.	POWDER ACTUATED FASTENER
CONC.	CONCRETE	PL.	PLATE
CONT.	CONTINUOUS	PLYWD.	PLYWOOD
DBL.	DOUBLE	P.T.	PRESSURE TREATED
DIM.	DIMENSION	P.V.C.	POLY VINYL CHLORIDE
DN.	DOWN	QTR.	QUARTER
D.F.	DOUGLAS FIR	R.	RADIUS
D.W.	DISHWASHER	REF.	REFRIGERATOR
E.A.	EACH	REINF.	REINFORCING
EL.	ELEVATION	REQ'D.	REQUIRED
EQ.	EQUAL	RM.	ROOM
EQUIP.	EQUIPMENT	RND.	ROUND
EXIST.	EXISTING	R.O.	ROUGH OPENING
(E)	EXISTING	RWD.	REDWOOD
EXT.	EXTERIOR	S.A.F.	SELF-ADHERING FLASHING
FDN.	FOUNDATION	S.C.	SOLID CORE
F.M.	FLOOR MATERIAL	SIM.	SIMILAR
F.O.B.	FACE OF BLOCK	S.P.C.	SPECIFICATION
F.O.C.	FACE OF CONCRETE	SQ.	SQUARE
F.O.F.	FACE OF FINISH	S.S.	STAINLESS STEEL
F.O.S.	FACE OF STUD	STD.	STANDARD
FT.	FOOT OR FEET	STL.	STEEL
FG.	FOOTING	STRUCT.	STRUCTURAL
G.A.	GAUGE	S.W.	SYNTHETIC WOOD
GALV.	GALVANIZED	T&G	TONGUE & GROOVE
G.I.	GALVANIZED IRON	T.I.C.	TONGUE IN CHEEK
G.L.B.	GLUE LAM BEAM	THK.	THICK
G.S.M.	GALVANIZED SHEET METAL	T.O.C.	TOP OF CONCRETE
H.C.	HOLLOW CORE	T.O.P.	TOP OF PLATE
HDR.	HEADER	T.O.S.	TOP OF SLAB
H.M.	HOLLOW METAL	T.O.W.	TOP OF WALL
HORIZ.	HORIZONTAL	T.O.S.F.	TOP OF SUB-FLOOR
HT.	HEIGHT	TYP.	TYPICAL
I.D.	INSIDE DIAMETER	U.O.N.	UNLESS OTHERWISE NOTED
INSUL.	INSULATION	VERT.	VERTICAL
INT.	INTERIOR	W/	WITH
JT.	JOINT	W.C.	WATERCLOSET
K.D.	KILN DRIED	WB.	WOOD
LAM.	PLASTIC LAMINATE	WDW.	WINDOW
LAV.	LAVATORY	WH.	WATER HEATER
MAX.	MAXIMUM	W/O.	WITHOUT
M.B.	MACHINE BOLT	W.R.B.	WEATHER RESISTIVE BARRIER
MFR.	MANUFACTURER	WT.	WEIGHT
		W.W.M.	WELDED WIRE MESH

GREEN PROGRAM CITY OF CAPITOLA

FIGURED ON HEATED AREA
1151 (EXISTING) + 61 (1st FLR ADD) + 393 (2nd FLR ADD) = 1,605 sf
FIRST 350 sf (REMAINING 1,255 sf) 5 POINTS
1,255 sf (12.55 100'S) 13 x 1.1 = 14.3 15 POINTS
20 POINTS REQUIRED

CATEGORY	INDEX	POINTS	LOCATION
B. COMMUNITY	B-4 MIN. DISRUPT PLANTS	1	SHT. A1.5 & A2.1
D. STRUCTURAL	D6a - OSB FLOOR	1	GREEN NOTES A3.1
	D6b - OSB SHEATH	1	GREEN NOTES A3.1
F. PLUMBING	F1 - INSUL HOT W PIPES	2	GREEN NOTES A3.1
	F3 - DUAL FLUSH WC	2	GREEN NOTES A3.1
	F- ELECTRICAL		
	F1 - CFL LIGHTS (6)	2	GREEN NOTES A3.1
	F3 - LIGHT CONTROLS(4)	2	GREEN NOTES A3.1
I. WINDOWS	I1a - DOUBLE PANE (NEW)	1	WINDOWS SHT A3.1
	I1c - LOW-E (NEW)	1	WINDOWS SHT A3.1
	I1c - NON-CONDUCT FRAME	2	WINDOWS SHT A3.1
M. INDOOR AIR	M2 - LOW/NO-VOC	1	GREEN NOTES A3.1
	M10 - TRIM FINGER-JOINT	1	GREEN NOTES A3.1
O. OTHER	O1 - GREEN on COVER SHEET	1	A1.1
		22	TOTAL

OWNER MAY NOT USE SOME FEATURES (POINTS) AS LONG AS THE MINIMUM OF 20 POINTS ARE ACHIEVED.

CONDITIONS OF APPROVAL

- The project approval consists of a 666 sf. addition that includes a new 226 sf. one-car garage, a 379 sf. 2nd floor living space above the garage, and a 61 sf. addition to the first floor to accommodate a bathroom, stair well & stairway to a 2nd floor with a variance for a side yard setback at 1350 49th Ave. within the R-1 (single family residential) zone district. The max. Floor Area Ratio for the 3,216 sf property is 57% (1,833 sf). The total FAR of the project is 57% with a total of 1,833 sf, compliant with the max. FAR within the zone. The proposed project is approved as indicated on the final plans reviewed & approved by the Planning Commission (PC) on May 5, 2018, except as modified through conditions imposed by the PC during the hearing.
- Prior to construction, a building permit shall be secured for any new construction or modification to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the PC. All construction & site improvements shall be completed according to the approved plans.
- At time of submittal for a building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
- At time of submittal for a building permit review, Public Works Standard Detail SMP STRUM shall be printed in full & incorporated as a sheet into the construction plans. All construction shall be done according with the Public Works Standard Detail SMP STRUM.
- Prior to making changes to approved plans, modification must be specifically requested & submitted in writing to the Community Development Dept. (CDD) Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
- Prior to issuance of building permit, a final landscape plan shall be submitted & approved by the CDD. Landscape plans shall be reflected the PC approval & shall identify type, size, and location of species and details of irrigation systems.
- Prior to issuance of a building permit, all Planning fees of permit #18-0050 to be paid in full.
- Prior to issuance of a building permit, Affordable housing fees shall be paid as required to ensure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
- Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Dept., Sequel Creek Water District, and Central Fire Protection District.
- Prior to issuance of a building permit, an erosion control plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention & Protection.
- Prior to issuance of a building permit, the applicant shall submit a storm water management plan to the satisfaction of the Director of public Works with all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development.
- Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion & sediment control plan.
- Prior to any work in the City road right-of-way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
- 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. & seven-thirty a.m. on weekdays, Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. & four p.m. or emergency work approved by the building official. 9.12.010B 15. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the public Works Dept. All replaced driveways approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
- 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 (CDD). Upon evidence of non-compliance with conditions of approval of applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the CDD or shall file an application for a permit amendment for PC consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
- This permit shall expire 24 months from the date of issuance, the applicant shall have an approved building permit & construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
- The planning and infrastructure review and approval are transferable with 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 can not be transferred off site on which the approval was granted.
- Upon receipt of certificate of occupancy, garbage & recycling containers shall be placed out of public view on non-collection days. 20. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.

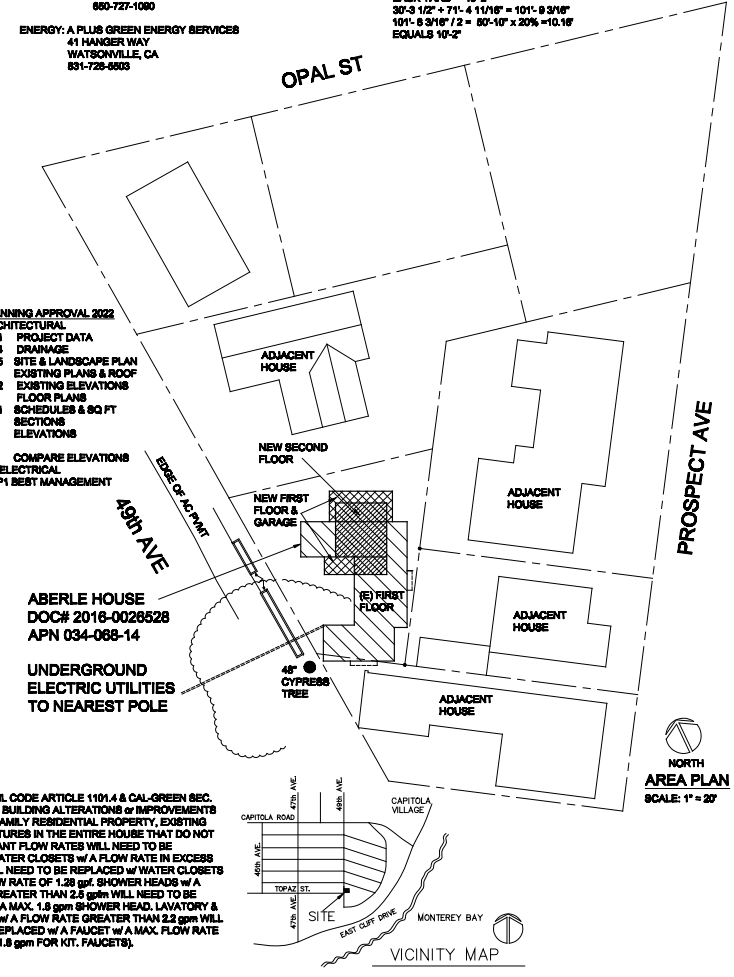
DATA (CONTINUE)

ZONE DISTRICT:	R1
BUILDING HEIGHT:	25' MAX. (+/-23'-0" PROPOSED)
OFF-STREET PARKING:	1 COVERED & 1 UNCOVERED
PARCEL AREA:	3,216 S.F. IRREGULAR (approx.)
GARAGE:	226 SF (NEW)
EXISTING FIRST FLOOR AREA:	1151 SF (FIRST FLOOR) EXISTING 1166 SF - 15 SF = 1151 SF (FIREPLACE & SOUTH PROJECTION REMOVED 15 sf)
ADDITION FIRST FLOOR AREA	61 SF (1st FLR. ADD - BATHRM #1)
(TOTAL FIRST FLR = 1212 SF)	393 SF (2nd FLR. ADD)
TOTAL FLOOR AREA	1831 SF
FLOOR AREA (for parking allotment)	1831 SF
REFERENCE CODE:	2019 CGBC (CALIFORNIA GREEN BUILDING CODE) 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ENERGY CODE, 2019 CA GREEN BUILDING STANDARDS
NUMBER OF STORIES:	ONE STORY CONSTRUCTION TYPES: TYPE V B
OCCUPANCY GROUPS:	DWELLING UNIT: R-3 PRIVATE GARAGE: U
FIRE SPRINKLERS:	NONE IN EXISTING HOUSE - ADDITION NOT REQUIRED

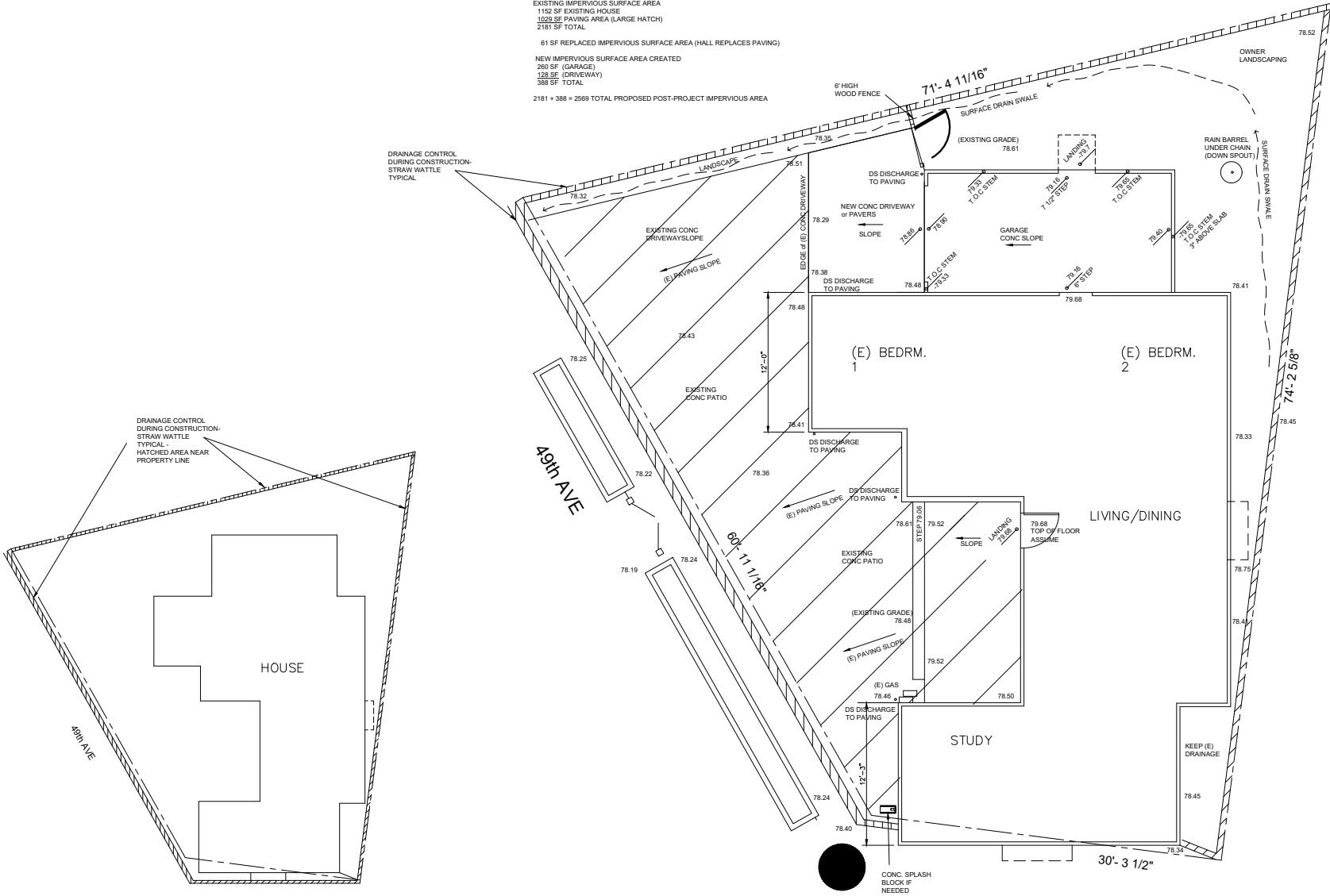
PROJECT DATA

PROJECT ADDRESS: 1350 49th AVE., CAPITOLA CA
APN 084-068-14
PROJECT: NEW GARAGE AND 2nd FLOOR MASTER BEDRM & BATH
ZONING PERMIT: #18-0050
OWNER: RICK ABERLE
1350 49th AVE., CAPITOLA CA
rick@aberleconstruction.com
APPLICANT: STEPHEN LANG
1300 40th AVE., CAPITOLA CA 95010
stephen@aberleconstruction.com
DESIGN CONSULT: JOHN MOFACRE - ARCHITECT
Planning Approval 1375 40th AVE., CAPITOLA CA 95010 831-286-2488
johnmofacre@icoglobal.net
SURVEY: BOWMAN AND WILLIAMS (ALAN BRODIE FRENCH)
3849 RESEARCH PARK COURT, SUITE 100, SOQUEL CA 95073
831-428-3080
brodie@bowmanandwilliams.com
STRUCTURAL: DESIGN EVEREST INC (BRYCE WOOD)
386 FLOWER LANE, MOUNTAINVIEW CA 94043
850-727-1080
ENERGY: A PLUS GREEN ENERGY SERVICES
41 HANGER WAY
WATSONVILLE, CA
831-728-5533

ARCHITECTURAL	ENERGY
A1.1 PROJECT DATA	EN-1
A1.2 CAL-GREEN	EN-2
A1.3 CAL-GREEN	GB.1 CAL GREEN MANDATORY
A1.4 DRAINAGE	BMP1 BEST MANAGEMENT
A1.5 SITE & LANDSCAPE PLAN	STRUCTURAL
A2 EXISTING PLANS & ROOF ELEVATIONS	8-1.0 GENERAL NOTES
A3 FLOOR PLANS	8-2.0 FOUNDATION
A3.1 SCHEDULES & SQ FT	8-2.1 ROOF FRAMING
A4 SECTIONS	8-2.2 ROOF FRAMING
A4.1 ELEVATIONS	8-3.0 DETAILS
A4.2 DETAILS	8-3.1 DETAILS
A4.3 DETAILS	8-4.0 DETAILS
A7 WINDOW/DOOR PROTECTION	8-4.1 DETAILS
A8 SPECIFICATIONS	8-4.2 DETAILS
E1 ELECTRICAL	8-5.0 STRONG WALL
	8-5.1 STRONG WALL



STORM WATER PERMIT INFORMATION
 PARCEL SIZE: 3216 SF
 EXISTING IMPERVIOUS SURFACE AREA
 1152 SF EXISTING HOUSE
 1028 SF PAVING AREA (LARGE HATCH)
 2181 SF TOTAL
 61 SF REPLACED IMPERVIOUS SURFACE AREA (HALL REPLACES PAVING)
 NEW IMPERVIOUS SURFACE AREA CREATED
 280 SF (GARAGE)
 128 SF (DRIVEWAY)
 388 SF TOTAL
 2181 + 388 = 2569 TOTAL PROPOSED POST-PROJECT IMPERVIOUS AREA



DRAWING DATE
6/12/19

REVISIONS		
No.	DESCRIPTION	DATE
1	PLAN CHECK	9/12/19
2	PLAN CHECK	1/2/20

ORIGINAL PLANS WERE APPROVED
 by PERMIT #20190208 (INCLUDED
 REVISIONS 1 & 2).

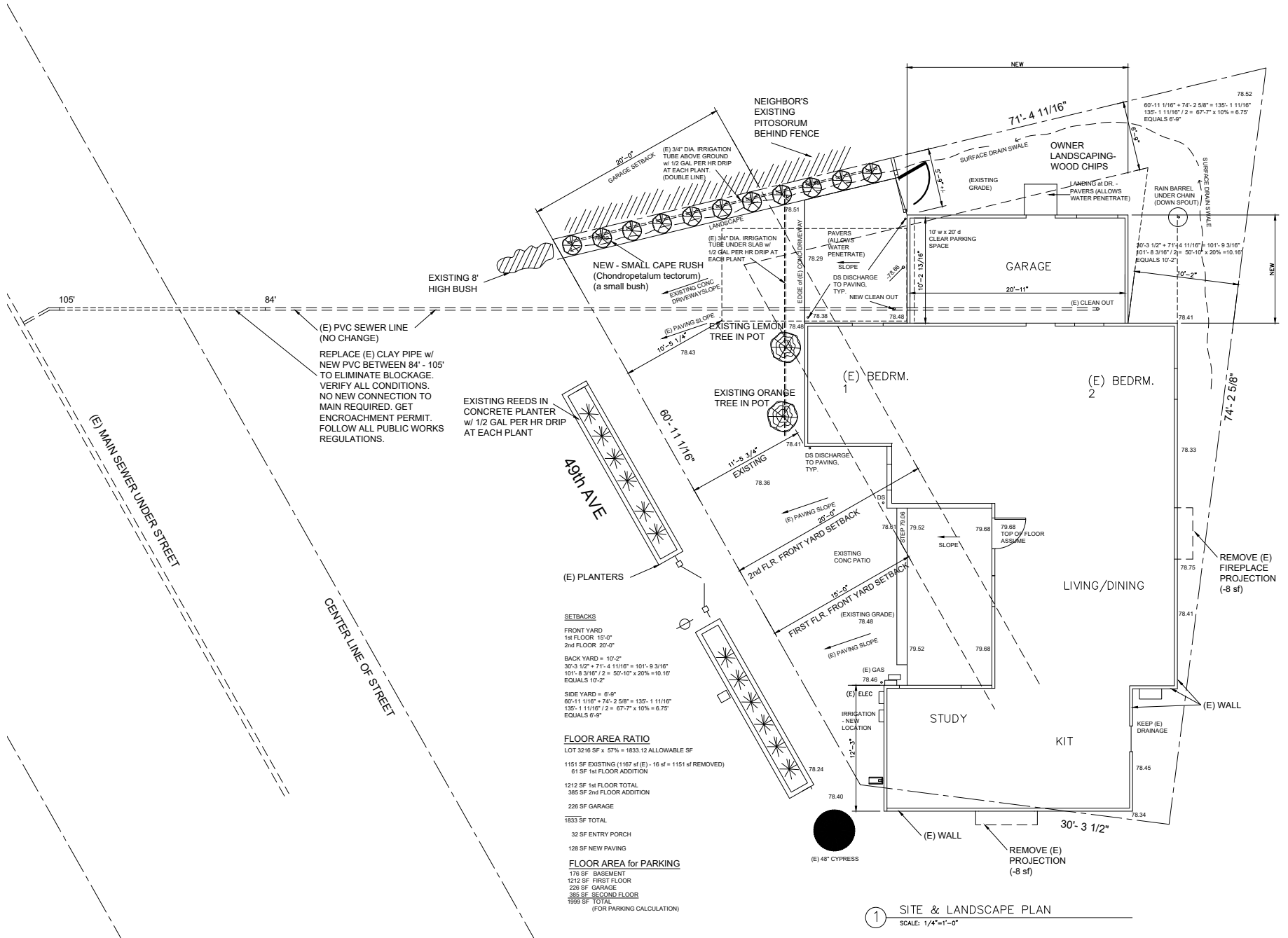
THESE ARE NEW PLANS
 INCLUDING MANY FLOOR PLAN
 CHANGES BUT THE SITE PLAN,
 SD, FOOTAGE, BUILDINGS
 FOOTPRINT, BUILDING SHAPE &
 HEIGHT ARE SAME AS TO THE
 ORIGINAL APPROVED PLANS.
 THESE PLANS ARE NOTED AS:

NEW PLAN & 8/26/21

ABERLE RESIDENCE ADDITION/REMODEL
 (with REVISED FLOOR PLAN)
 1,350 49th AVE, CAPITOLA, CA

2 EROSION CONTROL DURING CONSTRUCTION
 SCALE: 1/8"=1'-0"

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



DRAWING DATE
6/12/19

No.	DESCRIPTION	DATE
Δ	PLAN CHECK	9/12/19
Δ	PLAN CHECK	1/2/20

ORIGINAL PLANS WERE APPROVED
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ORIGINAL APPROVED PLANS.
THESE PLANS ARE NOTED AS:

Δ NEW PLAN & 8/26/21

ABERLE RESIDENCE ADDITION/REMODEL
(with REVISED FLOOR PLAN)
1350 49th AVE, CAPITOLA, CA

SHEET

A1.5

SETBACKS

FRONT YARD
1st FLOOR 15'-0"
2nd FLOOR 20'-0"

BACK YARD = 10'-2"
30'-3 1/2" x 71'-4 11/16" = 101'-9 3/16"
101'-8 3/16" / 2 = 50'-10" x 20% = 10.16'
EQUALS 10'-2"

SIDE YARD = 6'-0"
60'-11 1/16" x 74'-2 5/8" = 135'-1 11/16"
135'-1 11/16" / 2 = 67'-7" x 10% = 6.75'
EQUALS 6'-9"

FLOOR AREA RATIO

LOT 3216 SF x 57% = 1833.12 ALLOWABLE SF

1151 SF EXISTING (1167 sf of (E) - 16 sf of 1151 sf REMOVED)
61 SF 1st FLOOR ADDITION

1212 SF 1st FLOOR TOTAL
365 SF 2nd FLOOR ADDITION

228 SF GARAGE

1833 SF TOTAL

32 SF ENTRY PORCH

128 SF NEW PAVING

FLOOR AREA for PARKING

176 SF BASEMENT
1212 SF FIRST FLOOR
228 SF GARAGE
365 SF SECOND FLOOR
1999 SF TOTAL
(FOR PARKING CALCULATION)

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

DRAWING DATE
6/12/19

NO.	DESCRIPTION	DATE
▲	PLAN CHECK	9/12/19
▲	PLAN CHECK	1/2/20

ORIGINAL PLANS WERE APPROVED
BY PERMIT #20050208 (INCLUDED
REVISIONS 1 & 2).

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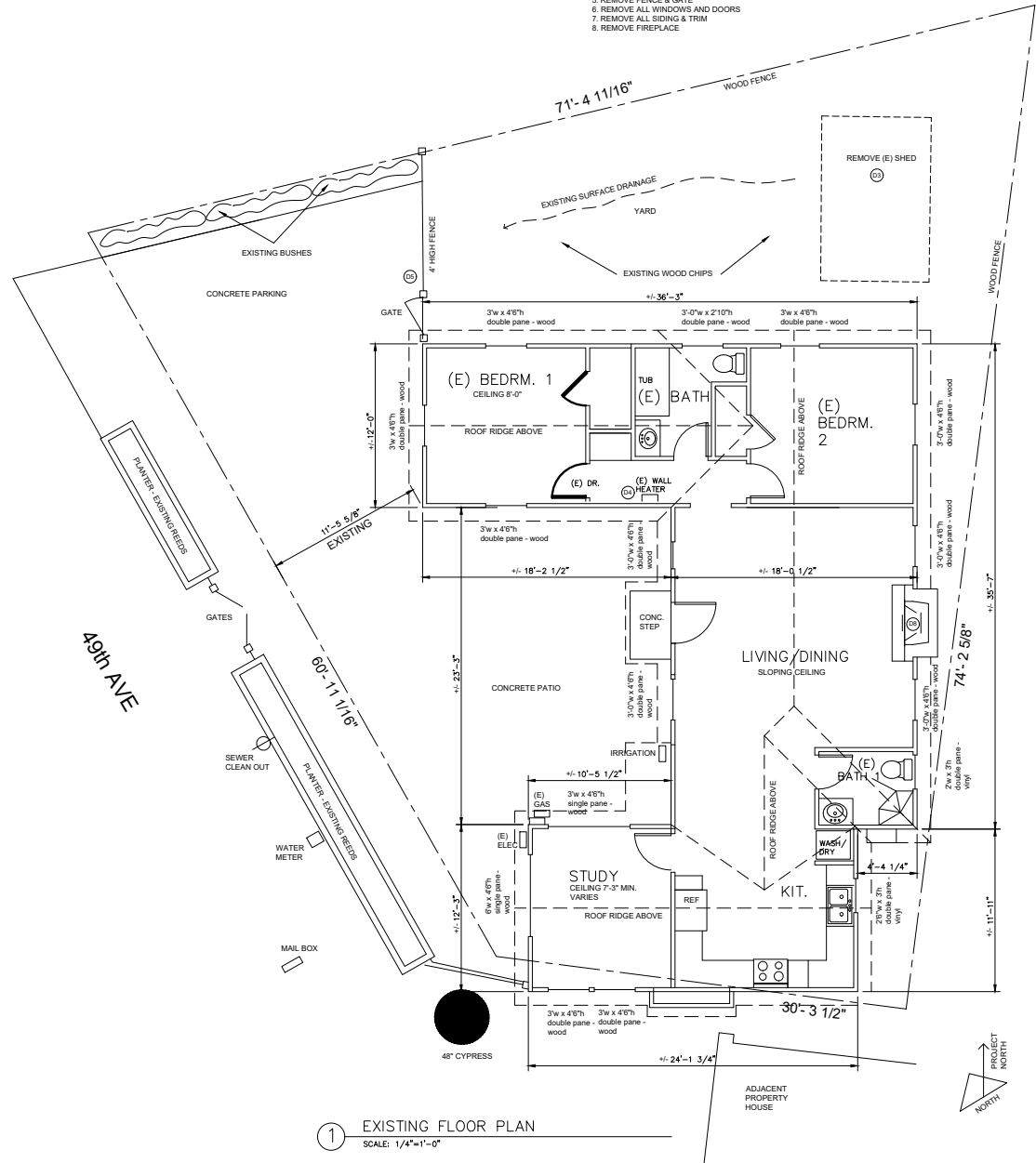
▲ NEW PLAN & 8/26/21

ABERLE RESIDENCE ADDITION/REMODEL
(with REVISED FLOOR PLAN)
1350 49th AVE, CAPITOLA, CA

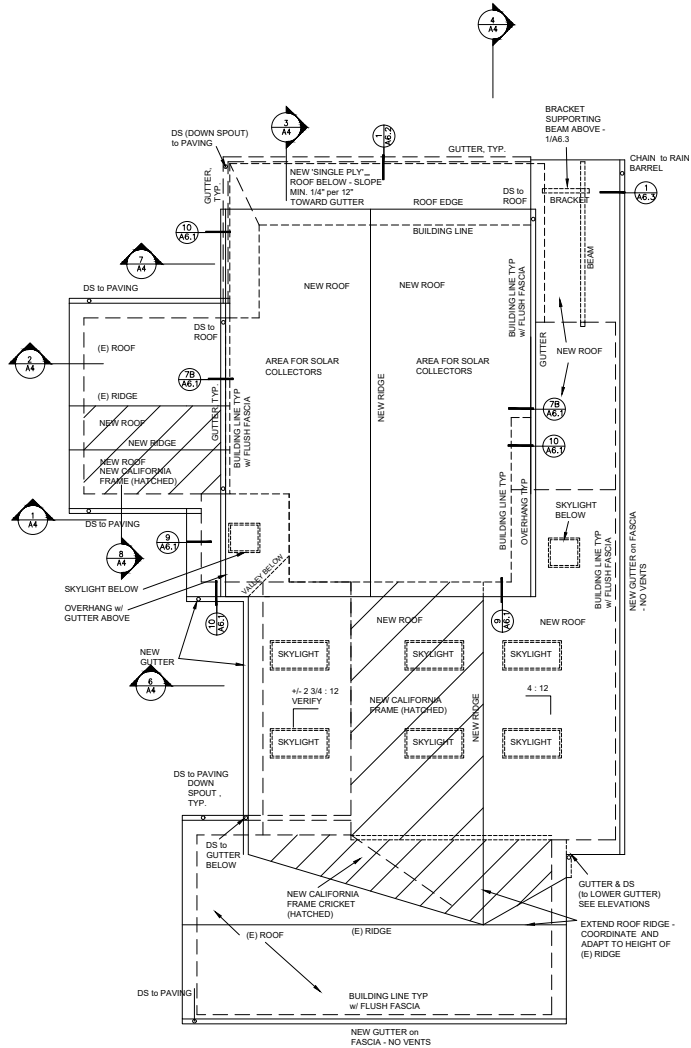
SHEET

A2.1

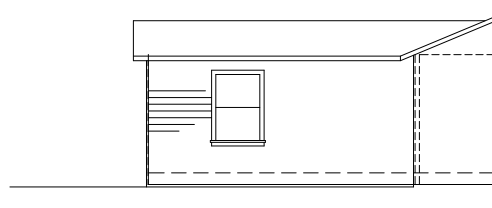
- Ⓞ EXISTING FLOOR PLAN NOTES:
1. ALL DIMENSIONS & LOCATIONS ARE APPROXIMATE. CONTRACTOR TO VERIFY ALL DIMS. IN FIELD.
2. REMOVE ALL (E) MATERIALS AS NEEDED TO FIT NEW CONSTRUCTION. SPECIFIC REMOVAL ITEMS
NOTED DON'T REPRESENT A COMPLETE LIST.
3. REMOVE SHED
4. REMOVE WALL HEATER
5. REMOVE FENCE & GATE
6. REMOVE ALL WINDOWS AND DOORS
7. REMOVE ALL SIDING & TRIM
8. REMOVE FIREPLACE



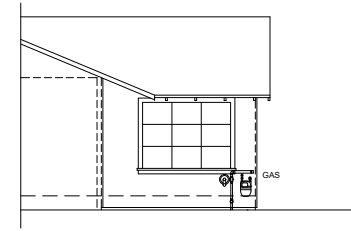
1 EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



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



⑥ SOUTH - ENTRY
SCALE: 1/4"=1'-0"



⑤ NORTH - ENTRY
SCALE: 1/4"=1'-0"

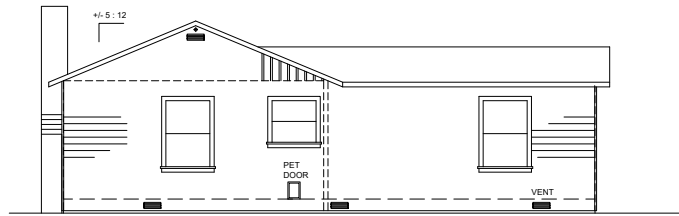
DRAWING DATE
6/12/19

REVISIONS		
No.	DESCRIPTION	DATE
△	PLAN CHECK	9/12/19
△	PLAN CHECK	1/2/20

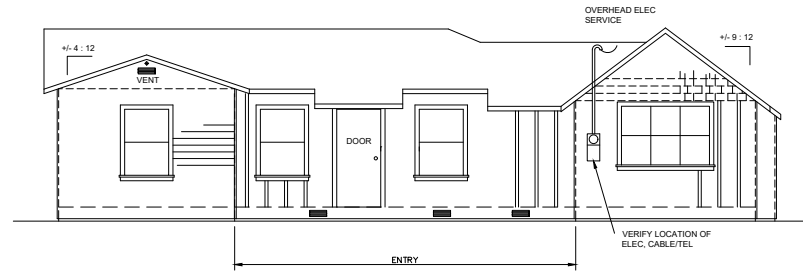
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THESE PLANS ARE NOTED AS:

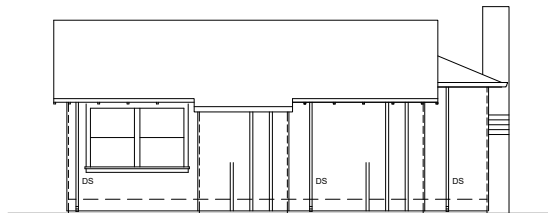
△ NEW PLAN & 8/26/21



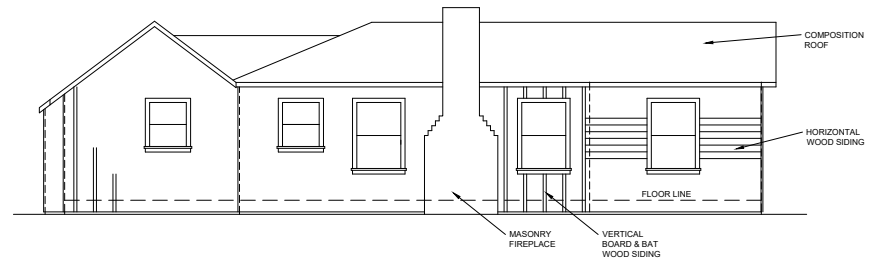
④ NORTH
SCALE: 1/4"=1'-0"



③ WEST - STREET SIDE
SCALE: 1/4"=1'-0"



② SOUTH
SCALE: 1/4"=1'-0"



① EAST
SCALE: 1/4"=1'-0"

ABERLE RESIDENCE ADDITION/REMODEL
(with REVISED FLOOR PLAN)
1,350 49th AVE, CARTOLA, CA

EXISTING ELEVATIONS

SHEET

A2.2

DRAWING DATE
6/12/19

No.	DESCRIPTION	DATE
△	PLAN CHECK	9/12/19
△	PLAN CHECK	1/2/20

ORIGINAL PLANS WERE APPROVED BY PERMIT #20050208 (INCLUDED REVISIONS 1 & 2).

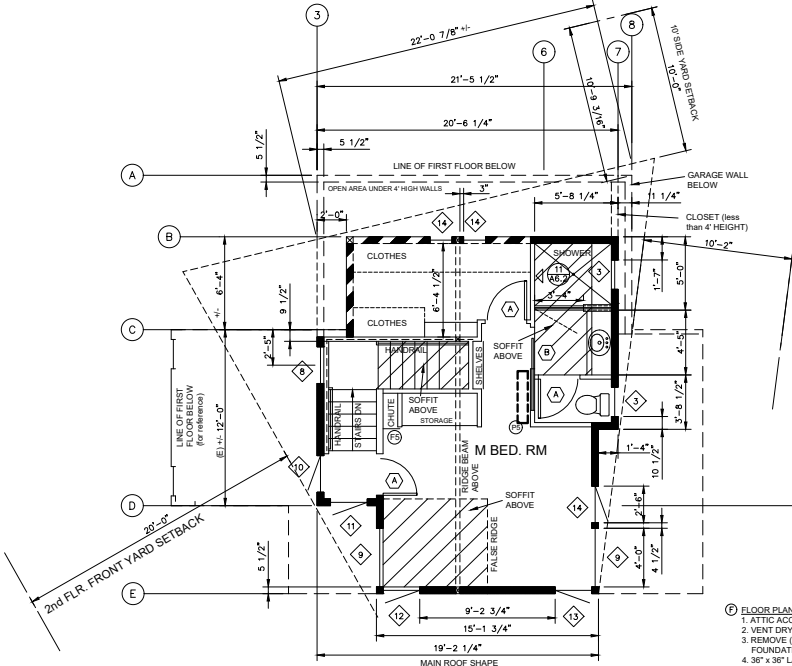
THESE ARE NEW PLANS INCLUDING MANY FLOOR PLAN CHANGES BUT THE SITE PLAN, SD, FOOTAGE, BUILDING FOOTPRINT, BUILDING SHAPE & HEIGHT ARE OBLIGATED TO THE ORIGINAL APPROVED PLANS. THESE PLANS ARE NOTED AS:

△ NEW PLAN & 8/26/21

ABERLE RESIDENCE ADDITION/REMODEL
(with REVISED FLOOR PLAN)
1350 49th AVE, CAPITOLA, CA

SHEET

A3

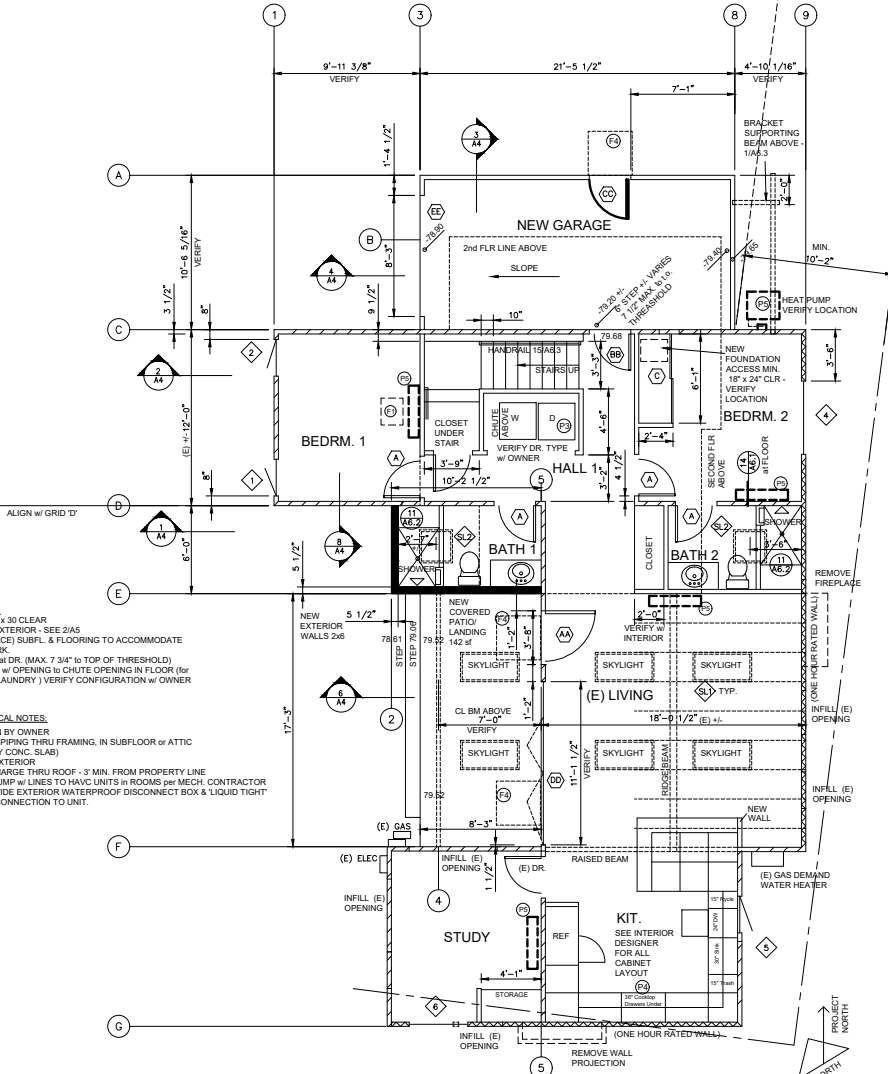


- FLOOR PLAN NOTES:
- ATTIC ACCESS 22" x 30" CLEAR
 - VENT DRYER TO EXTERIOR - SEE 2/A5
 - REMOVE (8) REPLACE SUBFL. & FLOORING TO ACCOMMODATE FOUNDATION WORK
 - 36" x 36" LANDING at DR. (MAX. 7 3/4" TO TOP OF THRESHOLD)
 - PROVIDE CABINET w/ OPENING TO CHUTE OPENING IN FLOOR (for CLOTHES CHUTE to LAUNDRY) VERIFY CONFIGURATION w/ OWNER

- PLUMBING/MECHANICAL NOTES:
- FIXTURES CHOSEN BY OWNER
 - ALL WATER & GAS PIPING THRU FRAMING, IN SUBFLOOR or ATTIC (& NOT UNDER ANY CONC. SLAB)
 - VENT DRYER TO EXTERIOR
 - HOOD VENT DISCHARGE THRU ROOF - 3" MIN. FROM PROPERTY LINE
 - ELECTRIC HEAT PUMP w/ LINES TO HVAC UNITS IN ROOMS per MECH. CONTRACTOR DESIGN BUILD. PROVIDE EXTERIOR WATERPROOF DISCONNECT BOX & LIQUID TIGHT FLEXIBLE CONDUIT CONNECTION TO UNIT.

FIRE WALL OPTION 1 - IF EXTERIOR WOOD FINISH IS STUCCO
STUCCO (CEMENT PLASTER) w/ UNDERLAYMENT OVER GYPSUM BD.
EXTERIOR RATED WALL (code CBC CHAPTER 7 Table 721.1(2) (ITEM 15.1.3))
ONE HOUR RATED
2x4 STUDS at 16" oc w/ METAL LATH & 7/8" CEMENT PLASTER (STUCCO) ON THE EXTERIOR SURFACE. PLASTER MIX 1:4 FOR SCRATCH COAT, 1:5 FOR BROWN COAT. BY VOLUME. CEMENT TO SAND. INTERIOR SIDE 5/8" TYPE 'X' GYP BD. NAILED w/ 6d OR (EQUAL SCREW) at 8" oc. ATTACH DIRECTLY TO STUDS. 3" MIN. BATT INSULATION.

FIRE WALL OPTION 2 - IF EXTERIOR WOOD FINISH IS WOOD SIDING
SIDING AND WRN OVER GYPSUM BD.
GYPSUM ASSOCIATION GA FILE # WP #105 ONE HOUR RATED
- GENERIC EXTERIOR - ONE LAYER 48" WIDE 5/8" TYPE X GYP SHEATHING APPLIED PARALLEL TO 2x4 WOOD STUDS 24" oc (MAX) w/ 1 3/4 GALV. ROOFING NAILS 4" oc AT VERTICAL JOINTS & 7" oc AT INTERMEDIATE STUDS AND TOP & BOTTOM PLATES. JOINTS OF GYP SHEATHING MAY BE LEFT UNTREATED. EXTERIOR SIDING TO BE ATTACHED THRU SHEATHING TO STUDS.
- INTERIOR SIDE: ONE LAYER TYPE X GYP WALLBOARD, WATER-RESISTANT GYPSUM BACKING BOARD, or GYPSUM VENEER BASE APPLIED PARALLEL TO OR AT RIGHT ANGLES TO STUDS w/ 6d COATED NAILS 1 7/8" LONG (3/8" SHANK), 1/4" HEADS, 7" oc (LOAD-BEARING)



- [Solid Line] EXISTING WALL
- [Dashed Line] NEW 2x4 WALL
- [Thick Solid Line] NEW 2x6 WALL
- [Thin Solid Line] NEW 2x6 WALL ABOVE
- [Hatched Box] EXISTING WALL (MODIFY TO ONE HOUR RATED) SEE OPTIONS 1 & 2

WINDOW SCHEDULE

KEY	ROUGH OPENING SIZE WIDTH HEIGHT	FUNCTION	TYPE	NOTES
1	2'-6" 4'-0"	CASEMT		MEET BEDRM ESCAPE REGS
2	2'-6" 4'-0"	CASEMT		MEET BEDRM ESCAPE REGS
3	2'-0" 2'-0"	CASEMT		TEMPERED SAFETY GLASS IN SHOWER
4	5'-0" 3'-0"	SLIDE		MEET BEDRM ESCAPE REGS
5	2'-6" 3'-0"	CASEMT		
6	4'-0" 4'-0"	SLIDE		
7	4'-0" 3'-0"	SLIDE		TEMPERED SAFETY GLASS
8	2'-6" 4'-0"	FIX		
9	4'-0" 4'-0"	FIX		
10	2'-6" 4'-0"	CASEMT		TEMPERED SAFETY GLASS
11	2'-6" 4'-0"	CASEMT		
12	2'-6" 4'-0"	CASEMT		
13	2'-6" 4'-0"	CASEMT		
14	2'-6" 4'-0"	CASEMT		MEET BEDRM ESCAPE REGS
15	1'-6" 1'-6"	FIX		
SL1	2'-0" 4'-0"	OPENVENT		DOUBLE PANE CLEAR GLASS
SL2	2'-0" 2'-0"	OPENVENT		DOUBLE PANE CLEAR GLASS

WINDOW NOTES

- WINDOWS SHALL BE MILGARD STYLELINE (VERIFY) w/ NAIL FINIS. NO EXTRA EXTERIOR OR INTERIOR EXTENSIONS. COLOR - VERIFY w/ OWNER
- GLAZING SHALL BE CLEAR, DUAL GLAZED, w/ LOW 'E' PER TITLE 24 COMPLIANCE.
- GLAZING IN HAZARDOUS LOCATIONS AS DEFINED PER 2019 CALIF. RESIDENTIAL CODE SHALL BE TEMPERED.
- VERIFY ACTUAL ROUGH OPENING DIMENSIONS IN FIELD PRIOR TO ORDERING.
- REFER TO PLANS & ELEVATIONS TO VERIFY ORIENTATION OF HANDING OR SLIDING DIRECTION.
- ALL OPERABLE EXTERIOR WINDOWS SHALL HAVE REMOVABLE SCREENS BY WINDOW MANUFACTURER
- INTERIOR TRIM SIM. TO (E).
- WINDOW GLASS MAX. U-VALUE = 0.30.

DRAWING DATE
6/12/19

REVISIONS		
No.	DESCRIPTION	DATE
▲	PLAN CHECK	9/12/19
▲	PLAN CHECK	1/2/20

ORIGINAL PLANS WERE APPROVED
by PERMIT #20190208 (INCLUDED
REVISIONS 1 & 2).

THESE ARE NEW PLANS
INCLUDING MANY FLOOR PLAN
CHANGES BUT THE SITE PLAN,
SD, FOOTAGE, BUILDINGS
FOOTPRINT, BUILDING SHAPE &
HEIGHT ARE SHOWN TO THE
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THESE PLANS ARE NOTED AS:

▲ NEW PLAN & 8/26/21

EXTERIOR DOOR SCHEDULE

KEY	NOMINAL SIZE WIDTH HEIGHT	THICK.	OPERATION	DESCRIPTION	NOTES
AA	3'-6" 6'-8"		SWING	THERMA-TRU	VERIFY STYLE w/ OWNER
BB	2'-8" 6'-8"		SWING	THERMA-TRU SMOOTH STAR	SEE NOTE #8
CC	2'-0" 6'-8"		SWING	THERMA-TRU SMOOTH STAR	SINGLE LITE FIXED UPPER PANE
DD	4'-10" 7'-0"		FOLDING		
EE	8'-0" 7'-0"			SECTIONAL ROLL-UP	VERIFY R.O. (AUTOMATIC DR. OPENER)

INTERIOR DOOR SCHEDULE

KEY	NOMINAL OPENING SIZE WIDTH HEIGHT	THICK.	OPERATION	DESCRIP.	SCPC# = SOLID CORE PRIME COAT HARDBOARD
A	2'-8" 6'-8"	1.38"	SWING		SCPC#
B	2'-8" 6'-8"	1.38"	POCKET		SCPC#
C	(2) 3'-0" 6'-8"	1.38"	BI-PASS		SCPC#

DOOR NOTES

- GLAZING SHALL BE CLEAR (UNLESS NOTED), DUAL GLAZED, PER TITLE 24 COMPLIANCE.
- GLAZING FOR ENTRY, FOLDING & GARAGE SWING DR. SHALL BE TEMPERED.
- VERIFY ACTUAL ROUGH OPENING DIMENSIONS IN FIELD PRIOR TO ORDERING.
- REFER TO PLANS TO VERIFY PROPER ORIENTATION OF OPENING PORTION OF DOORS.
- EXTERIOR DRIS. TO HAVE FULL WEATHERSTRIPPING (w/ THRESHOLD).
- HARDWARE FINISH (INCLUDING HINGES) TO BE SIM. TO (E).
- EXTERIOR DOORS TO HOUSE TO HAVE A DEAD BOLT LOCK.
- INTERIOR DOOR TRIM & WINDOW SILLS TO BE PAINT GRADE FINGER JOINTED WOOD SIM SHAPE/SIZE TO (E)
- DR. BB TO BE SOLID CORE 1-3/8" THICK (or MIN. 20-min. FIRE RATED), TIGHT FITTING AND SELF LATCHING.

ROOM NAME	FLOOR	WALLS				CEILING	BASE			NOTES
		CABRET	WOOD	TILE or FLANSTONE	VINYL		WOOD	VINYL	NONE	
GARAGE										1 = FLAT WALL PAINT 2 = SEMI-GLOSS PAINT
LIVING/DINING										
KIT										
STUDY										
HALL 1										
BEDRM 1 & CLOSET										
BEDRM 2 & CLOSET										
BATH 1										
BATH 2										
STAIR										
CLOSET UNDER STAIR										
M. BEDRM / CLOSET										
MASTER BATH										

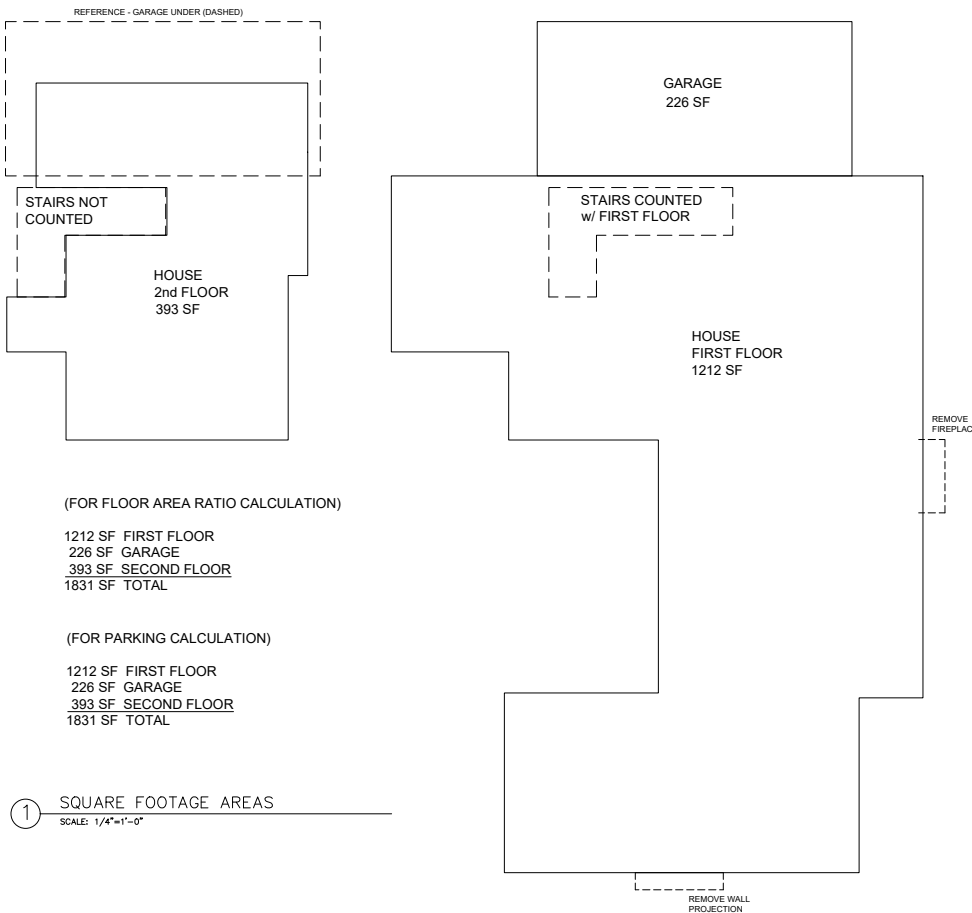
FINISH SCHEDULE NOTES:

- VERIFY ALL FINISHES WITH OWNER & INTERIOR DESIGNER
- GYP. BD. FINISHED TO MATCH (E)
- SHOWER AREA - USE CEMENT BD. (or MORTAR BED) UNDER TILE & WATER RESISTANT GYP. BD. ELSEWHERE. TUB/SHOWER WALLS TO HAVE A SMOOTH, HARD, NONABSORBENT SURFACE (e.g. CERAMIC TILE OF FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (e.g. W.R. GYP. BD.) TO A HEIGHT OF 72" MIN. ABOVE THE DRAIN INLET. SEE DETAIL 111A&2
- INTERIOR PAINT TO BE LOW or NO VOC.
- FOAM INSULATION IN CATHEDRAL CEILING TO BE SMD QUICK-SHIELD 112 CLOSED CELL CODE COMPLIANCE RESEARCH REPORT CCR-1011

SHEET

A3.1

ABERLE RESIDENCE ADDITION/REMODEL
(with REVISED FLOOR PLAN)
1350 49th AVE., CAPITOLA, CA



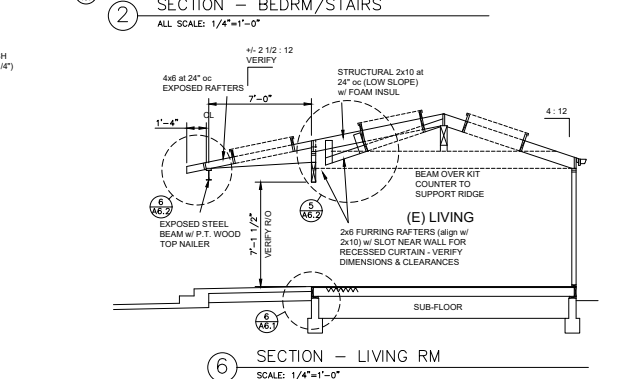
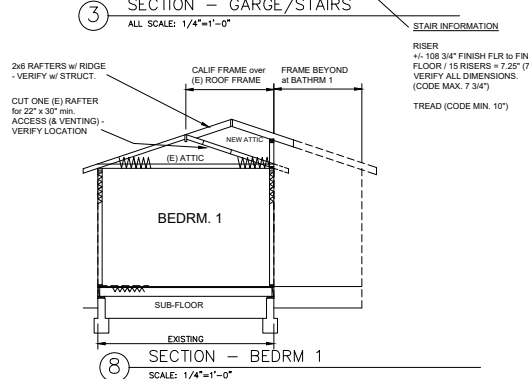
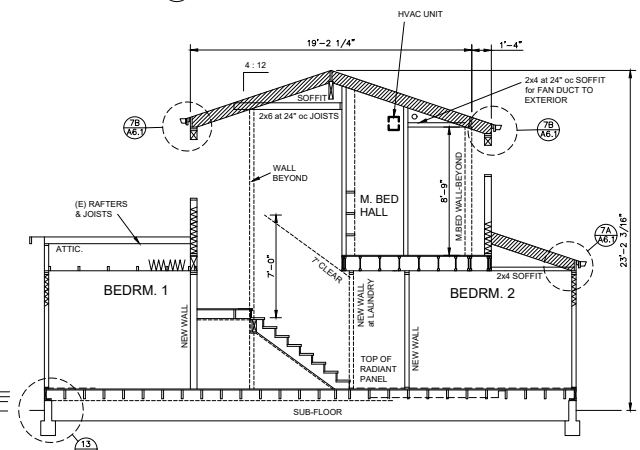
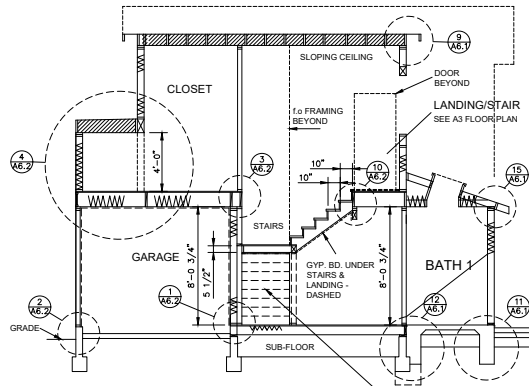
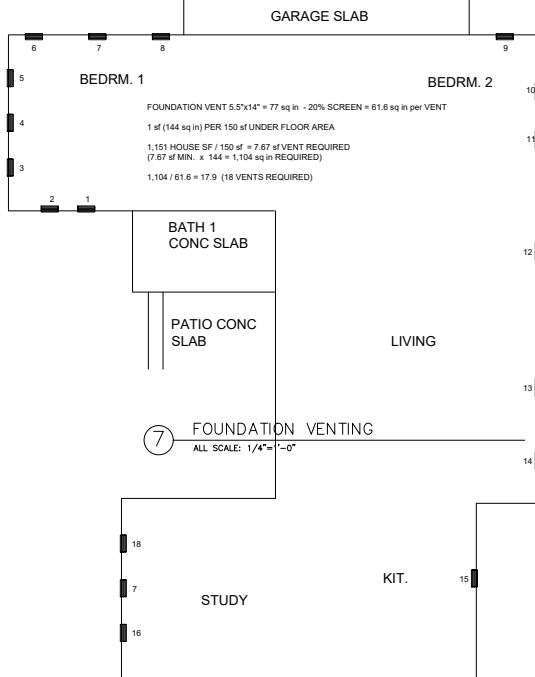
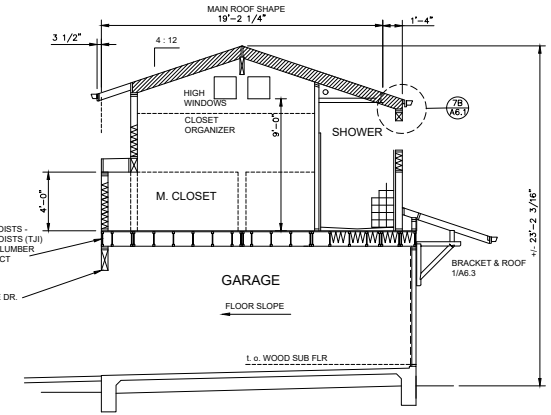
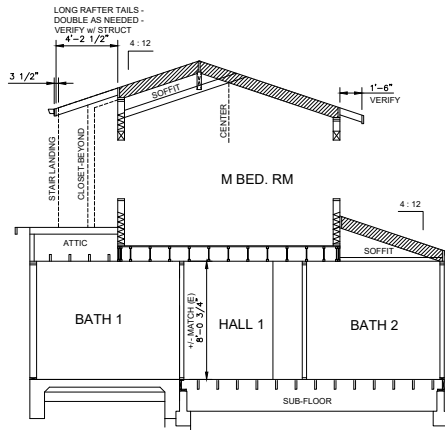
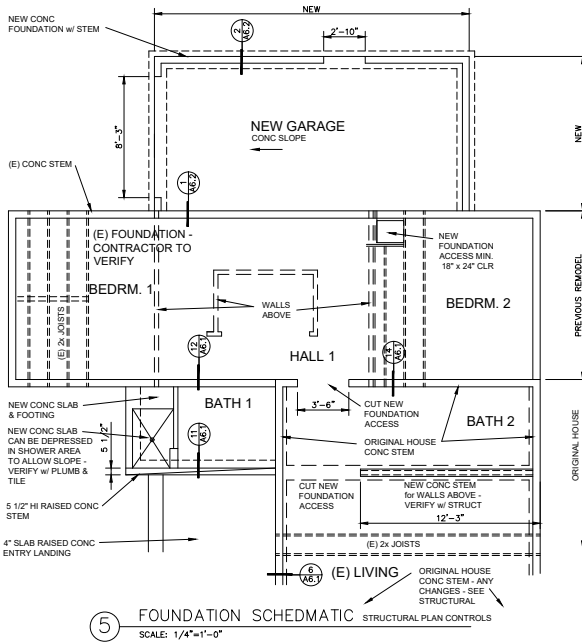
No.	DESCRIPTION	DATE
△	PLAN CHECK	9/12/19
△	PLAN CHECK	1/2/20

ORIGINAL PLANS WERE APPROVED
BY PERMIT 20080208 (INCLUDED
REVISIONS 1 & 2).

THESE ARE NEW PLANS
INCLUDING MANY FLOOR PLAN
CHANGES BUT THE SITE PLAN,
SD, FLOOR BEARING,
FOOTPRINT, BUILDING SHAPE &
HEIGHT ARE UNCHANGED TO THE
ORIGINAL APPROVED PLANS.
THESE PLANS ARE NOTED AS:

△ NEW PLAN & 8/26/21

ABERLE RESIDENCE ADDITION/REMODEL
(with REVISED FLOOR PLAN)
1350 49th AVE., CAPITOLA, CA



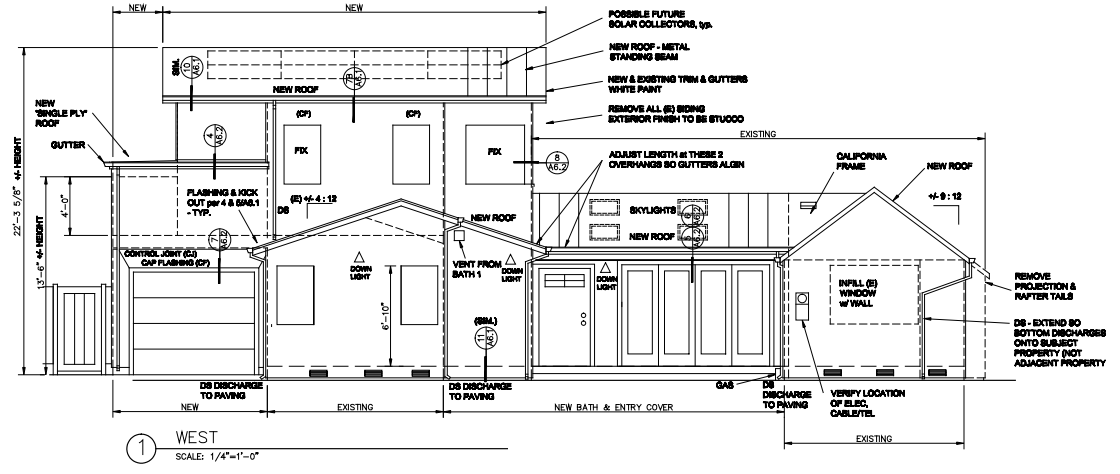
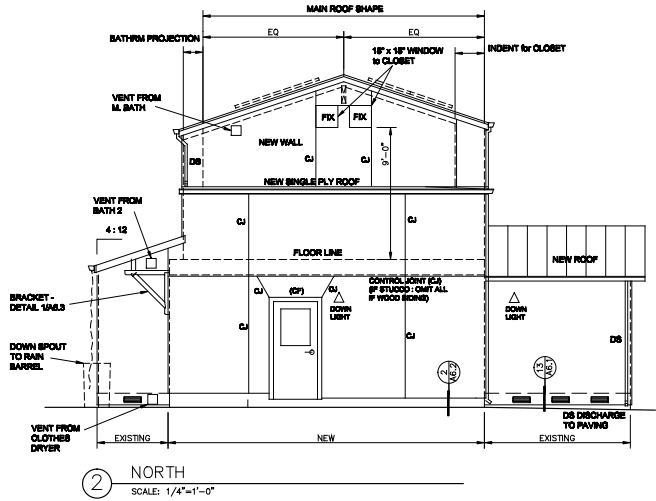
DRAWING DATE
 6/12/19

REVISIONS		
No.	DESCRIPTION	DATE
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2	PLAN CHECK	1/2/20

ORIGINAL PLANS WERE APPROVED BY PERMIT 20080208 (INCLUDED REVISIONS 1 & 2).

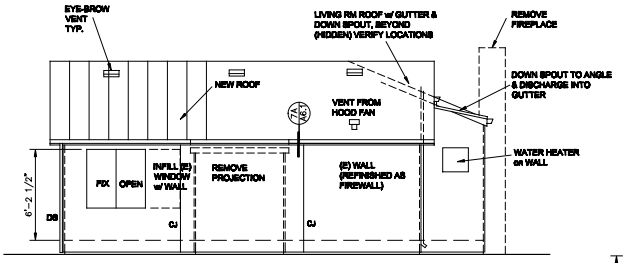
THESE ARE NEW PLANS INCLUDING MANY FLOOR PLAN CHANGES BUT THE SITE PLAN, SQ. FOOTAGE, BUILDING FOOTPRINT, BUILDING SHAPE & HEIGHT ARE SIMILAR TO THE ORIGINAL APPROVED PLANS. THESE PLANS ARE NOTED AS:

NEW PLAN & 8/26/21



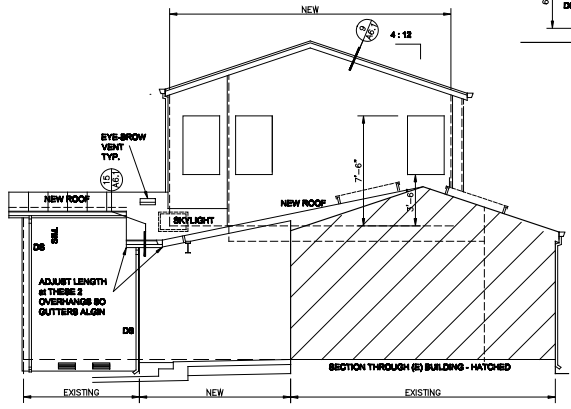
2 NORTH
 SCALE: 1/4"=1'-0"

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

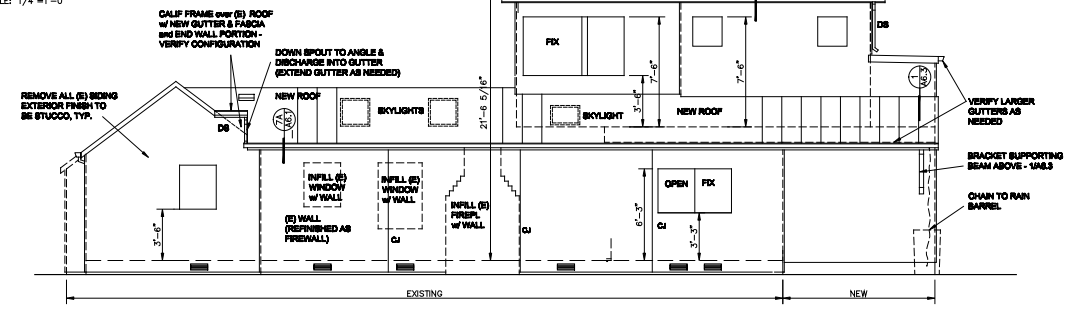


EXTERIOR ELEVATIONS NOTE:
 1. PAINT COLORS: SEE APPROVED COLOR BOARD
 2. REMOVE (S) SIDING. PROVIDE NEW STUCCO FINISH - SAND FLOAT WHITE COLOR
 3. WINDOW TRIM TO MATCH (S)
 4. ROOFING: METAL STANDING SEAM w/ UNDERLAYMENT per CODE

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



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



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

ABERLE RESIDENCE ADDITION/REMODEL
(with REVISED FLOOR PLAN)
 1350 49th AVE, CAPITOLA, CA

SHEET

A5

Stormwater Pollution Prevention and Protection for Construction Projects

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

In order to reduce the amount of pollutants reaching local storm drains and waterways, the City has developed "Best Management Practices" (BMPs) for construction work. All types of construction projects are required to abide by the following mandatory BMPs. These BMPs apply to both new and remodelled residential, commercial, retail, and industrial projects.

In addition to the mandatory BMPs, the Central Coast Regional Water Quality Control Board (Regional Water Board) under the State Water Resources Control Board (State Water Board) requires coverage under and adherence to the Construction Activities Storm Water General Permit, or CGP, to regulate storm water runoff from construction sites. In general, any construction or demolition activity, including, but not limited to, clearing, grading, grubbing, or excavation, or any other activity that results in a land disturbance of equal to or greater than one acre, requires coverage under the CGP. Construction activities associated with Linear Underground Projects (LUPs) also require coverage under the CGP. It should be noted that SWPPP development and implementation (inspections, tracking) associated with sites subject to the CGP (excluding water sites) must be done by a qualified SWPPP developer (QSD), respectively. More information on the CGP and QSD/QSPs may be found at http://www.waterboards.ca.gov/water_issues/programs/ceqa/ceqa_bmp.html

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

General Principles

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

Good Housekeeping Practices

- Designate one area of the site located away from storm drains, drainage ways, and creeks for auto parking and heavy equipment storage, vehicle refueling and maintenance.
- To prevent off-site tracking of dirt, provide site entrances with stabilized aggregate surfaces or provide a wash area on the site, but away from storm drains, drainage channels, creeks, and other water bodies. Mud, dirt, gravel, sand and other materials tracked on city streets must be cleaned up to prevent washing into the storm drains.
- Keep materials and soil stockpiles out of the rain and prevent runoff contamination from the site. Store materials, stockpiles and excavated soils under cover and protected from wind, rain, and runoff. Cover exposed piles of construction materials or soil with plastic sheathing or temporary roofs. Before rainfall events, sweep and remove material from surfaces that drain to storm drains and/or into creeks.
- Place trash cans around the site to reduce litter. Dispose of non-hazardous construction wastes in covered dumpsters or recycling receptacles.
- Keep dumpster lids closed and secured. For dumpsters that don't have a lid, cover them with tarps or plastic sheathing, secured around the exterior of the dumpster or place them under temporary roofs. Never clean out a dumpster by hosing it down on the construction site.

NOT TO SCALE	CITY OF CARIBOLA COMMUNITY DEVELOPMENT DEPARTMENT	STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION FOR CONSTRUCTION PROJECTS	DRAWN 2/14	REV.
DRAWN BY: M.P.				
CHECKED BY: S.E.J.			DRAWING No.	
		STEVEN JESSERS, PUBLIC WORKS DIRECTOR	STRM-BMP-1	

◆ Clean up leaks, drips and other spills immediately so that they do not contaminate the soil or runoff near residues or paved surfaces. Use dry cleaning methods whenever possible. Water may only be used in minimum quantities to prevent dust.

◆ Portable toilets are used, ensure that the housing company properly maintains the toilets and promptly makes repairs. Conduct visual inspections for leaks.

◆ Protect vegetation and trees from accidental damages from construction activities by surrounding them with fencing or tree armoring.

Advanced Planning

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

Materials & Waste Handling

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

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

Landscaping and Garden Maintenance

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

Ponds/Fountains/Pool/Spa Maintenance

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

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

NOT TO SCALE	CITY OF CARIBOLA COMMUNITY DEVELOPMENT DEPARTMENT	STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION	DRAWN 2/14	REV.
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CHECKED BY: S.E.J.			DRAWING No.	
		STEVEN JESSERS, PUBLIC WORKS DIRECTOR	STRM-BMP-2	

◆ Effective filtration devices, barriers, and settling devices shall be selected, installed and maintained properly.

◆ Silt fences must be installed so that the drainage around each fence does not create additional erosion and rills down slope of the fence.

◆ If straw wattles are used to filter sediment runoff, ensure that the bales are actually filtering the water (and not just causing the water to travel around the bale) and that the straw pieces are not carried into the storm drain system.

◆ Whenever possible, use terracing, surface roughening (e.g. with a bulldozer), and energy dissipaters (such as riprap, sand bags and rocks) on slopes to reduce runoff velocity and trap sediments. Do not use asphalt rubble or other demolition debris for this purpose.

◆ All on-site erosion control measures and structural devices, both temporary and permanent, shall be properly maintained so that they do not become nuisances with stagnant water, odors, insect breeding, heavy algae growth, debris, and/or safety hazards.

◆ A qualified person should conduct inspections of all on-site BMPs during each rainstorm and after a storm is over to ensure that the BMPs are functioning properly. For sites greater than one acre, on-site inspections are required in accordance with the CGP.

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

Site Planning

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

Practices During Construction

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

Site Clean Up

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

NOT TO SCALE	CITY OF CARIBOLA COMMUNITY DEVELOPMENT DEPARTMENT	STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION	DRAWN 2/14	REV.
DRAWN BY: M.P.				
CHECKED BY: S.E.J.			DRAWING No.	
		STEVEN JESSERS, PUBLIC WORKS DIRECTOR	STRM-BMP-3	

DRAWING DATE
6/12/19

REVISIONS	
No.	DESCRIPTION DATE
1	PLAN CHECK 9/12/19
2	PLAN CHECK 1/2/20

ORIGINAL PLANS MADE APPROVED BY PERMIT #2019026 (INCLUDED REVISIONS 1 & 2).

THESE ARE NEW PLANS INCLUDING MANY FLOOR PLAN CHANGES AND THE SITE PLAN, SO FOOTAGE, BUILDING FOOTPRINT, BUILDING SHAPE & HEIGHT ARE SIMILAR TO ORIGINAL APPROVED PLANS. THESE PLANS ARE NOTED AS:

NEW PLAN # 8/26/21

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

Handling of Surface Coatings

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

Removal of Surface Coatings

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

Clean Up of Surface Coatings

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

Disposal of Surface Coatings

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

◆ Roadwork & Paving

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

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DRAWN BY: M.P.				
CHECKED BY: S.E.J.			DRAWING No.	
		STEVEN JESSERS, PUBLIC WORKS DIRECTOR	STRM-BMP-4	

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

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

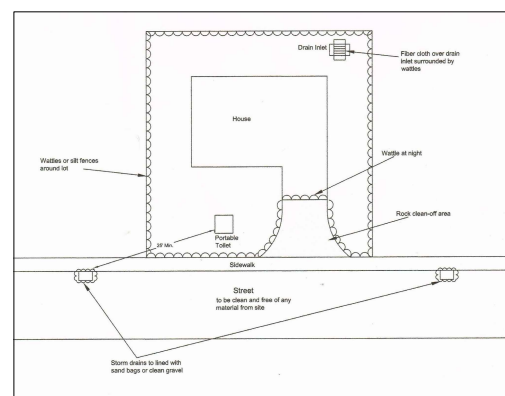
◆ Site Clean Up

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

Signed and Agreed to by: _____ Date: _____
Project Owner or General Contractor

Print Name: _____

NOT TO SCALE	CITY OF CARIBOLA COMMUNITY DEVELOPMENT DEPARTMENT	STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION	DRAWN 2/14	REV.
DRAWN BY: M.P.				
CHECKED BY: S.E.J.			DRAWING No.	
		STEVEN JESSERS, PUBLIC WORKS DIRECTOR	STRM-BMP-5	



ABERLE RESIDENCE ADDITION/REMODEL
(with REVISED FLOOR PLAN)
1350 49th AVE, CARTOLA CA

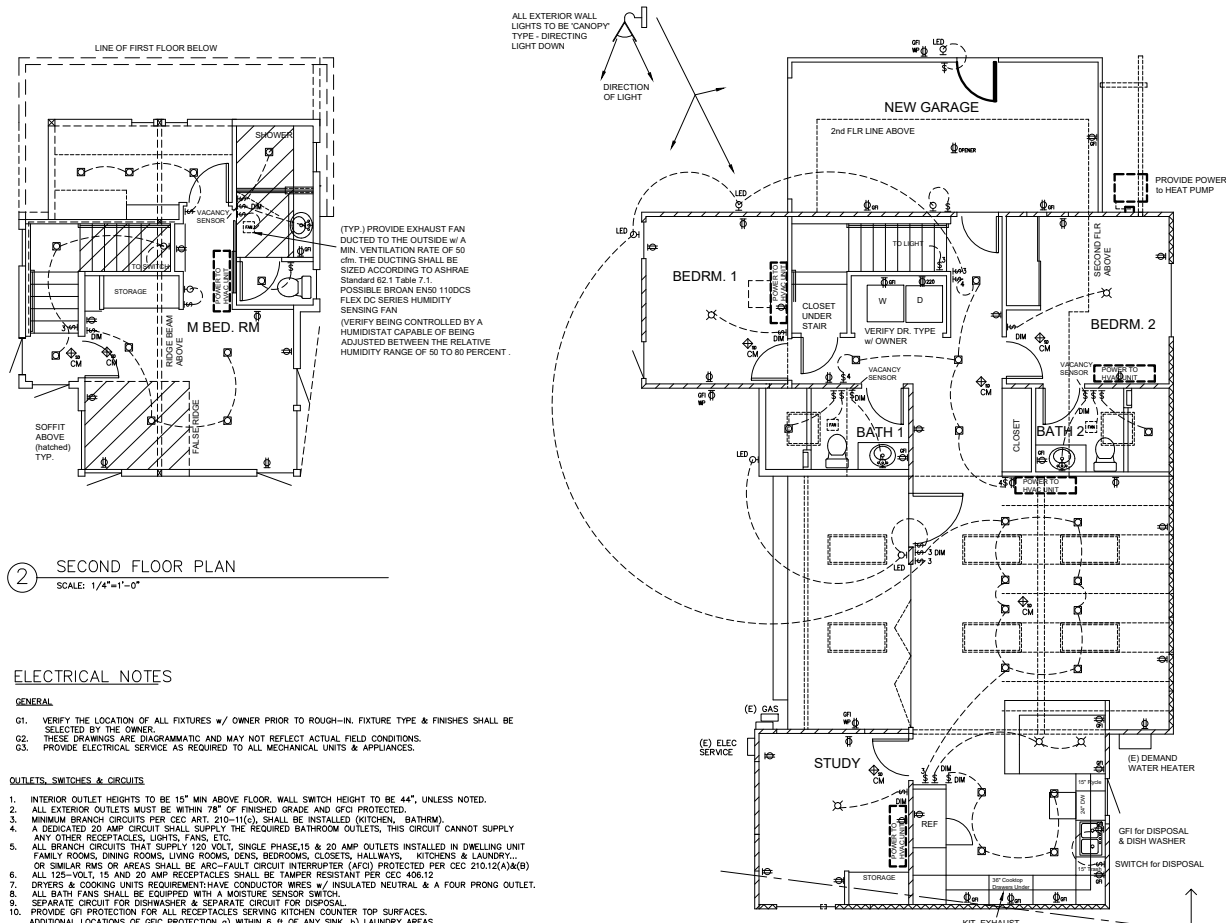
SHEET

BMP1

TABLE 150.0-A
CLASSIFICATION OF HIGH-EFFICACY LIGHT SOURCES
Light sources shall comply with one of the columns below:

<p>Light sources in this column, other than those installed in ceiling recessed downlight luminaires, are classified as high efficacy & are NOT required to comply with Reference Joint Appendix JAB</p> <ol style="list-style-type: none"> 1. Pin-based linear fluorescent or compact fluorescent light sources using electronic ballasts. 2. Pulse-start metal halide light sources. 3. High pressure sodium light sources. 4. Luminaires with hardwire high frequency generator & induction lamp. 5. LED light sources installed outdoors. 6. Inseparable SSL luminaires containing colored light sources that are installed to provide decorative lighting. 	<p>Light sources in this column are only considered to be high efficacy if they are certified to the Commission a High Efficacy Light sources in accordance with Reference Joint Appendix JAB & marked as required by JAB</p> <ol style="list-style-type: none"> 7. All light sources installed in ceiling recessed downlight luminaires. Note that ceiling recessed downlight luminaires shall not have screw bases regardless of lamp type as described in section 150.0(k)1C. 8. Any light source not otherwise listed in this table.
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ENERGY CODE 150(k)1) Luminaire requirements
 A. Luminaire efficacy. All installed luminaires shall meet the requirements in Table 150.0-A.
 B. Blank electrical boxes. The number of electrical boxes that are more than 5 feet above the finished floor & do not contain a luminaire or other device shall be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, or fan speed control.
 C. Recessed downlight luminaires in ceilings, in addition to complying with 150(k)1A, luminaires recessed into ceilings shall meet all of the following:
 1. Ballast, as defined in Section 100.1, for zero clearance installation contact (IC) by Underwriters Lab or other nationally recognized testing laboratory, and
 2. Have a label that certifies the luminaire is airtight with air leakage less than 2.0 CFM at 75 pascals when tested in accordance with ASTM E283. An exhaust fan housing shall not be installed to be certified airtight and
 3. Be sealed with a gasket or caulk between the luminaire housing & ceiling, and have all air leak paths between conditioned & unconditioned spaces sealed with a gasket or caulk and
 4. For luminaires with hardwired ballasts or drivers allow ballast or driver maintenance & replacement to be readily accessible to building occupants from below the ceiling without requiring the cutting of holes in the ceiling, and
 5. Shall not contain crew based sockets.
 D. Electronic ballasts for fluorescent lamps. Ballasts for fluorescent lamps rated 13 watts or greater shall be electronic and shall have an output frequency no less than 20 kHz.
 E. Night lights, step lights & path lights. Night lights, step lights & path lights shall not be required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power & emit no more than 150 lumens.
 F. Lighting integral to exhaust fans. Lighting integral to exhaust fans shall meet the applicable requirements of Section 150(k).
 G. Exception to 150.0(k)1G. Luminaires shall contain lamps for high intensity discharge lamps.
 H. Light sources in enclosed or recessed luminaires. Lamps and other separable light sources that are not compliant with JAB elevated temperature requirements, including marking requirements, shall not be installed in enclosed or recessed luminaires.
 I. Light sources in drawers, cabinets & linen closets. Light sources internal to drawers, cabinetry or linen closets shall not be required to comply with Table 150.0-A or be controlled by vacancy sensors provided they are rated to consume no more than 5 watts of power & emit no more than 150 lumens and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.



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

ELECTRICAL NOTES

- GENERAL**
1. VERIFY THE LOCATION OF ALL FIXTURES W/ OWNER PRIOR TO ROUGH-IN. FIXTURE TYPE & FINISHES SHALL BE SELECTED BY THE OWNER.
 2. THESE DRAWINGS ARE DIAGRAMMATIC AND MAY NOT REFLECT ACTUAL FIELD CONDITIONS.
 3. PROVIDE ELECTRICAL SERVICE AS REQUIRED TO ALL MECHANICAL UNITS & APPLIANCES.

- OUTLETS, SWITCHES & CIRCUITS**
1. INTERIOR OUTLET HEIGHTS TO BE 15" MIN ABOVE FLOOR. WALL SWITCH HEIGHT TO BE 44", UNLESS NOTED.
 2. ALL EXTERIOR OUTLETS MUST BE WITHIN 78" OF FINISHED GRADE AND GFCI PROTECTED.
 3. MINIMUM BRANCH CIRCUITS PER CEC ART. 210-11(c), SHALL BE INSTALLED (KITCHEN, BATHRM).
 4. A DEDICATED 20 AMP CIRCUIT SHALL SUPPLY THE REQUIRED BATHROOM OUTLETS, THIS CIRCUIT CANNOT SUPPLY ANY OTHER RECEPTACLES, LIGHTS, FANS, ETC.
 5. ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE PHASE, 15 & 20 AMP OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, DEN, BEDROOMS, CLOSETS, HALLWAYS, KITCHENS & LAUNDRY, OR SIMILAR RM'S OR AREAS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER (AFCI) PROTECTED PER CEC 408.12.
 6. ALL 125-VOLT, 15 AND 20 AMP RECEPTACLES SHALL BE TAMPER RESISTANT PER CEC 408.12.
 7. DRYERS & COOKING UNITS REQUIREMENT HAVE CONDUCTOR WIRES W/ INSULATED NEUTRAL & A FOUR PRONG OUTLET.
 8. ALL BATH FANS SHALL BE EQUIPPED WITH A MOISTURE SENSOR SWITCH.
 9. SEPARATE CIRCUIT FOR DISHWASHER & SEPARATE CIRCUIT FOR DISPOSAL.
 10. PROVIDE GFI PROTECTION FOR ALL RECEPTACLES SERVING KITCHEN COUNTER TOP SURFACES. ADDITIONAL LOCATIONS OF GFCI PROTECTION a) WITHIN 6 FT OF ANY SINK, b) LAUNDRY AREAS.
 11. RECESSED FIXTURES TO BE AIRTIGHT INSULATION COMPATIBLE FOR GFLS.
 12. ALL EXTERIOR LIGHTS TO BE LED.
 13. SMOKE DETECTORS SHALL BE 110V W/ BATTERY BACKUP WHICH ARE AUDIBLE IN ALL BEDROOMS & HALLS LEADING TO BEDROOMS AND SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND APPROVED BY THE STATE FIRE MARSHAL.
 14. APPROVED CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN THE IMMEDIATE VICINITY OF BEDRMS.
 15. LUMINAIRES LOCATED IN THE SHOWER (OR SHOWER/TUB) COMPARTMENT SHALL BE LISTED FOR USE IN DAMP LOCATIONS. LUMINAIRES INSTALLED WITHIN THE SHOWER COMPARTMENT ITSELF, OR SUCH THAT IT SHALL BE SUBJECT TO SHOWER SPRAY SHALL BE LISTED FOR USE IN WET LOCATIONS.
 16. PROVIDE A USER GROUNDING ELECTRODE BONDED TO WATER LINES. PROVIDE IF NOT EXISTING.
 17. LIGHT FIXTURES IN CLOSETS TO BE MIN. 6" FROM FACE OF SHELF IF FLUORESCENT OR RECESSED.
 18. SMOKE DETECT SHALL NOT BE LOCATED WITH 20' OF COOKING APPLIANCE OR WITH 3' OF A DR. TO A BATHRM.
 19. IN THE AREA OF NEW CONSTRUCTION OR EXISTING ROOMS WHERE THE AREA ABOVE THE CEILING IS ACCESSIBLE, THE SMOKE AND CO DETECTION ALARMS SHALL BE INTERCONNECTED & POWERED BY AN A/C POWER SOURCE W/ BATTERY BACK-UP. ALARMS, IN EXISTING AREAS WHERE ACCESS TO THE AREA ABOVE THE CEILING IS NOT POSSIBLE, MAY BE POWERED BY A D/C BATTERY SOURCE.
 20. PROVIDE GFI OUTLET FOR ANY MICROWAVE IN AN ISLAND. VERIFY LOCATION W/ OWNER.
 21. PROVIDE GFI ELEC. OUTLET UNDER SINK.
 22. BATHRM FANS & RANGE HOOD TO HAVE DUCT TO EXTERIOR. EXHAUST MIN. 36" FROM OPENING TO HOUSE, W/ WINDOW 23. NOT USED.
 24. LIGHTING CONTROLS: INSTALL TITLE 20 COMPLIANT DIMMER OR VACANCY SENSOR.
 25. USE ONLY CAT 5E RATED RECESSED LIGHT FIXTURES PER GREEN PROGRAM ITEM G-M16.
 26. ALL NEW LIGHTING TO BE HIGH-EFFICACY PER 2019 CALIFORNIA ENERGY CODE.
 27. ONE LIGHT IN EACH BATHROOM TO HAVE AN OCCUPANCY SENSOR SWITCH.
 28. PROVIDE MIN. 2 - 20 AMP SMALL APPLIANCE CIRCUITS FOR KIT. COUNTER TOPS. SUCH CIRCUITS SHALL HAVE NOT OTHER OUTLETS. LOADS SHALL BE LIMITED TO 1000 VA.
 29. ALL EXTERIOR LIGHTS TO BE HIGH-EFFICACY & INCLUDE A MANUAL ON/OFF SWITCH AS WELL AS ONE OF THE FOLLOWING: PHOTOCONTROL & MOTION SENSOR, PHOTO CONTROL & AUTOMATIC TIME SWITCH CONTROL, OR, ENERGY MANAGEMENT CONTROL SYSTEM PER CEC 150.0(k)13.

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

TITLE 24 ENERGY NOTES
SEE SHEET EN2 FOR 10 LOW RISE RESIDENTIAL MANDATORY MEASURES

ELECTRICAL SYMBOLS

<ul style="list-style-type: none"> ⊠ DUPLEX WALL OUTLET ⊠ FOUR-DUPLEX WALL OUTLET ⊠ DUPLEX FLOOR OUTLET ⊠ 220 VOLT WALL OUTLET ⊠ GROUND FAULT INTERRUPT CIRCUIT ⊠ SWITCHED OUTLET ⊠ WATERPROOF GFI OUTLET ⊠ SINGLE POLE SWITCH ⊠ THREE-WAY SWITCH ⊠ FOUR-WAY SWITCH ⊠ DIMMER SWITCH ⊠ RECESSED LIGHT FIXTURE ⊠ PENDANT OR SURFACE LIGHT FIXTURE ⊠ PENDANT OR SURFACE LIGHT FIXTURE W/ PULL CHAIN ⊠ FLOURESCENT ⊠ CABLE TV OUTLET ⊠ 110 V. SMOKE DETECTOR W/ BATTERY BACKUP ⊠ CARBON MONOXIDE SENSOR/ALARM 	<ul style="list-style-type: none"> ⊠ LIGHT/EXHAUST FAN COMBINATION ⊠ EXHAUST FAN ⊠ FIXTURES APPROVED BY MANUFACTURERS FOR MOST ENVIRONMENTS ⊠ ELECTRICAL MAIN PANEL ⊠ ELECTRICAL SUB PANEL ⊠ SPEAKER LOCATION ⊠ WALL MOUNTED LIGHT FIXTURE ⊠ FLUORESCENT LIGHT FIXTURE, CEILING MOUNTED ⊠ TRACK LIGHTING ⊠ JUNCTION BOX ⊠ TELEPHONE OUTLET ⊠ DUAL RUN CAT 5 RGE CABLE DATA PLUS CONDUIT FOR FUTURE FIBER OPTIC ⊠ CEILING FAN ⊠ TIME CLOCK ⊠ WALL MOUNTED MOTION SENSOR
---	---

DRAWING DATE
6/12/19

REVISIONS

No.	DESCRIPTION	DATE
Δ	PLAN CHECK	9/12/19
Δ	PLAN CHECK	1/2/20

ORIGINAL PLANS WERE APPROVED BY PERMIT #20190208 (INCLUDED REVISIONS 1 & 2).

THESE ARE NEW PLANS INCLUDING MANY FLOOR PLAN CHANGES BUT THE SITE PLAN, SD FOOTAGE, BUILDING FOOTPRINT, BUILDING SHAPE & HEIGHT ARE SIMILAR TO THE ORIGINAL APPROVED PLANS. THESE PLANS ARE NOTED AS:

Δ NEW PLAN & 8/26/21

ABERLE RESIDENCE ADDITION/REMODEL
(with REVISED FLOOR PLAN)
1350 49th AVE, CAPITOLA, CA

SHEET

E1

ABBREVIATIONS

ABS	ACRYLONITRILE BUTADIENE STYRENE
AC	ASPHALT CONCRETE
BLDG	BUILDING
CONC	CONCRETE
DWV	DRIVEWAY
ELECTR	ELECTRIC
ELEC	ELECTRIC
FC	FACE OF CURB
FD	FOUND
FH	FIRE HYDRANT
FL	FLOWLINE
GR	GRATE
GV	GAS VALVE
HORIZ	HORIZONTAL
ILL	IMPLEGIBLE
INVT	INVERT
IP	IRON PIPE
JP	JOINT POLE
LS	LAND SURVEYOR
LVT	LEAD & TAG
MAG	MAGNETIC
MB	MARBOL
MTR	METER
NT	NOT TAG
PL	PLUS OR MINUS
PLG	PLANTING AREA
PLG	PLUG
PWMT	PAVEMENT
R&M	RECORD & MEASURED
RCE	REGISTERED CIVIL ENGINEER
RECD	REQUIRED
RM	RIM ELEVATION
RISR	RISER
SPL	SPRING
SSCO	SANITARY SEWER CLEANOUT
SSM	SANITARY SEWER MANHOLE
THRS	THRESHOLD
WD	WOOD
WTR	WATER
WV	WATER VALVE

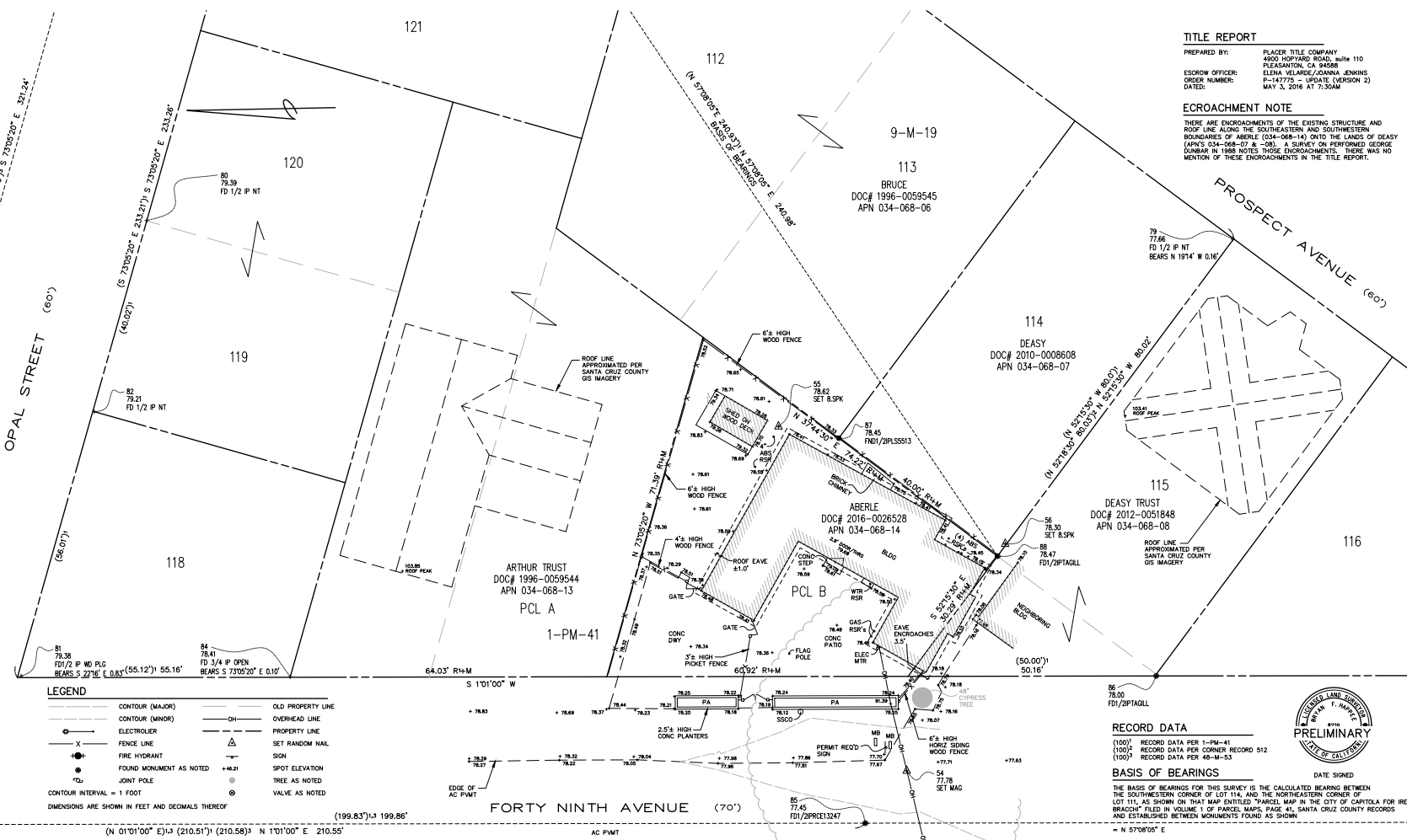
TITLE REPORT

PREPARED BY: PLACER TITLE COMPANY
4800 HOPKINS ROAD, SUITE 110
PLEASANTON, CA 94588

ESKROW OFFICER: ELOHA VELARDE/GABRIELA SERRAS
ORDER NUMBER: P-14775 - UPDATE (VERSION 2)
DATED: MAY 3, 2016 AT 7:30AM

ENCROACHMENT NOTE

THERE ARE ENCROACHMENTS OF THE EXISTING STRUCTURE AND ROOF LINE ALONG THE SOUTHEASTERN AND SOUTHWESTERN BOUNDARIES OF ABERLE (034-068-14) ONTO THE LANDS OF DEASY (APN'S 034-068-07 & -08). A SURVEY ON PERFORMED GEORGE GUNBAR IN 1988 NOTES THOSE ENCROACHMENTS. THERE WAS NO MENTION OF THESE ENCROACHMENTS IN THE TITLE REPORT.



LEGEND

—	CONTOUR (MAJOR)	—	OLD PROPERTY LINE
—	CONTOUR (MINOR)	—	OVERHEAD LINE
⊙	ELECTROLIER	—	PROPERTY LINE
—	FENCE LINE	⊙	SET RANDOM NAIL
⊙	FIRE HYDRANT	⊙	SIGN
⊙	FOUND MONUMENT AS NOTED	⊙	SPOT ELEVATION
⊙	JOINT POLE	⊙	TREE AS NOTED
⊙	CONTOUR INTERVAL = 1 FOOT	⊙	VALVE AS NOTED

DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF

RECORD DATA

(100') RECORD DATA PER 1-PM-41
(100') RECORD DATA PER CORNER RECORD 512
(100') RECORD DATA PER 48-M-53

BASIS OF BEARINGS

DATE SHOWN

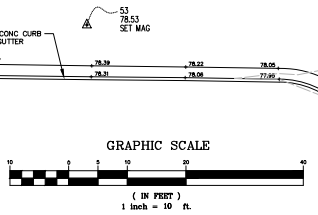
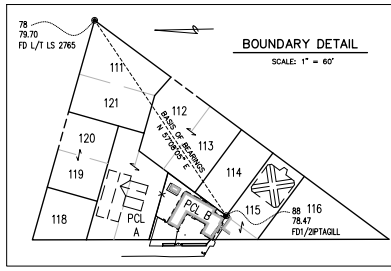
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALCULATED BEARING BETWEEN THE SOUTHWESTERN CORNER OF LOT 114, AND THE NORTHEASTERN CORNER OF LOT 115, AS SHOWN ON THAT MAP ENTITLED "PARCEL MAP IN THE CITY OF CAROLLA FOR IRVINE BRACON" FILED IN VOLUME 11 OF PARCEL MAPS, PAGE 41, SANTA CRUZ COUNTY RECORDS AND ESTABLISHED BETWEEN MONUMENTS FOUND AS SHOWN

— N 57°06'05" E

BASIS OF ELEVATIONS

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS SANTA CRUZ COUNTY BENCHMARK #61. DESCRIPTION: PUNCH ON TOP OF VALVE CHAMBER ON YELLOW FIRE HYDRANT, 28' WEST FROM CENTERLINE OF PROSPECT AVENUE, & 28' NORTH FROM CENTERLINE OF GARNET STREET

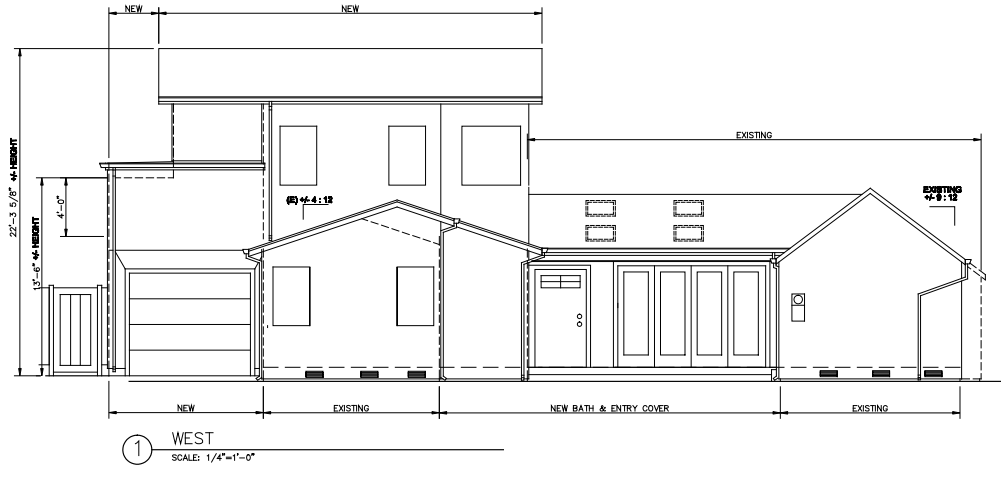
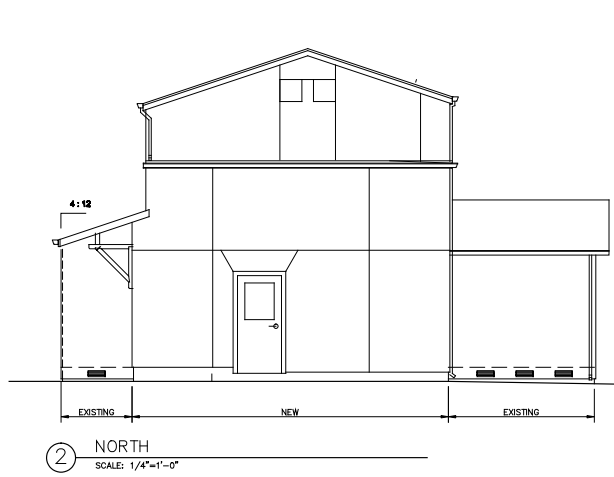
ELEV = 86.05' (NAVD83)



TOPAZ (40°)

APN 034-068-14

BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 1011 CEDAR STREET SANTA CRUZ, CA 95060 (831) 428-3560		TOPOGRAPHIC MAP OF THE LANDS OF ABERLE DOC. NO. 2016-0026528 SURVEYED AT THE REQUEST OF STEPHEN LANG 1350 49TH AVENUE CAPITOLA, CALIFORNIA	
SCALE: 1" = 10'	DRAWN: DLN	JOB NO.: 27137	SHEET
DATE: DECEMBER 10, 2017	CHECKED:	INSCR: ROSEB JD	TP-1
BOUNDARY: AFB	DWG NAME: 27137.TPO	FILE NO.: 27137	OF 1



PROPOSED DESIGN

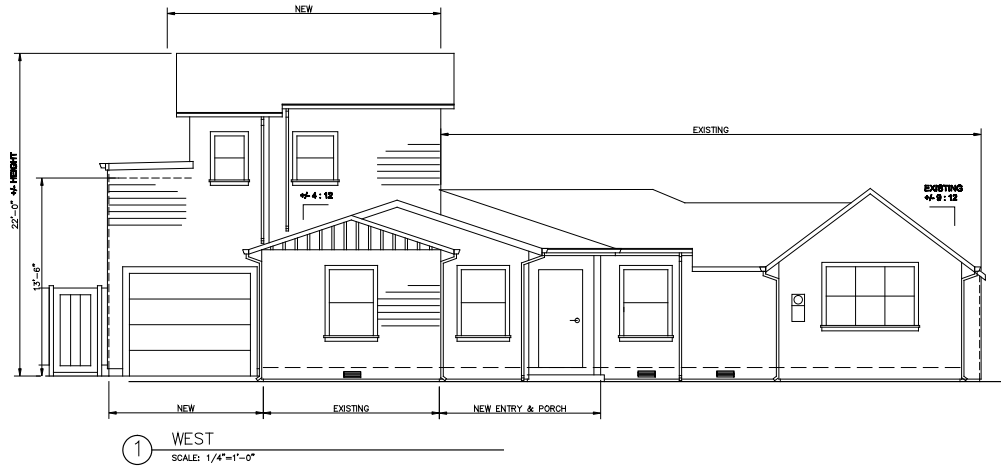
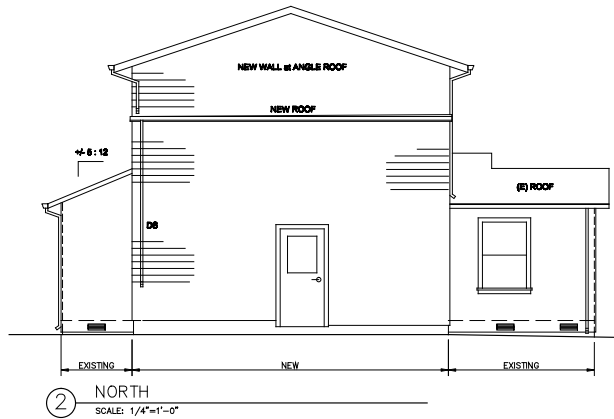
DRAWING DATE
 6/12/19

REVISIONS		
No.	DESCRIPTION	DATE
△	PLAN CHECK	9/12/19
△	PLAN CHECK	1/2/20

ORIGINAL PLANS WERE APPROVED
 by PERMIT 201902008 (INCLUDED
 REVISIONS 1 & 2).

THESE ARE NEW PLANS
 INCLUDING MANY FLOOR PLAN
 CHANGES BUT THE SITE PLAN,
 SS, FOOTING, BEARING
 FOOTPRINT, BUILDING SHAPE &
 HEIGHT ARE OBLIGED TO THE
 ORIGINAL APPROVED PLANS.
 THESE PLANS ARE NOTED AS:

△ NEW PLAN & 8/26/21



PERMITTED DESIGN

ABERLE RESIDENCE ADDITION/REMODEL
(with REVISED FLOOR PLAN)
 1350 49th AVE, CAPITOLA, CA

SHEET

A-C



City of Capitola Variance Application Form

Variance Summary

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

Allow a 13-inch 'wedge' shaped encroachment into one side yard setback to allow a required 10' x 20 clear area in the proposed garage.

Refer to Variance Request 'Exhibit A' dated 1/7/22

Required Findings

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

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

The small irregular polygon lot and the existing house location doesn't allow enough space to fit the required garage. Adjacent regular shaped lots (with same zoning) have space for the required garage.

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.

Most of the vicinity lots have at least a one car garage (or room for a garage)... some have a 2 car garage.

1350 49th Ave Capitola CA
1/24/22
sheet 1 of 2

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.

Most of the vicinity lots have at least a one car garage (or room for a garage)... some have a 2 car garage.

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

The encroachment is small... only 2 to 3 SF. It doesn't block light, air or access to adjacent lots. The encroachment is part of a garage with no hazardous uses or activities.

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.

Most of the vicinity lots have at least a one car garage (or room for a garage)... some have a 2 car garage.

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

The encroachment is small... only 2 to 3 SF. The impact on area drainage, light, air and use is minimal.

1350 49th Ave Capitola CA
1/24/22
sheet 2 of 2



1 California Street - Suite 3050
 San Francisco, California 94111-5432
 voice 415.655.8100 - fax 415.655.8099
 www.bwslaw.com

TO: Honorable Chair and Commissioners of the City of Capitola Planning Commission

FROM: Samantha W. Zutler, City Attorney
 Leila Moshref-Danesh, Deputy City Attorney

DATE: August 12, 2022

RE: 1350 49th Avenue Amendment to Design Permit #18-0050

At the July 21, 2022 meeting, the Planning Commission considered a request to amend Design Permit #18-0050. At that meeting, the Commission requested an opinion from the City Attorney regarding whether the City could approve a design permit that includes work within an existing private encroachment, and whether an agreement between the property owners or a lot line adjustment should be required to permit the work.

As explained further below, we advise that the determination of the legal status of the existing encroachment is a private matter between neighbors. For the City's purpose of considering the subject amended design permit, a condition of approval requiring an agreement for access during construction will sufficiently demonstrate the applicant's requisite authority to perform the described work.¹

I. Procedural History

The subject property, zoned R-1, is a quadrangular lot with no equal sides or angles located at the corner of Topaz Street and 49th Avenue in the Jewel Box neighborhood.² The property is occupied by an existing nonconforming single-family residence. A portion of the existing residence appears to encroach slightly onto 1335 Prospect Avenue, the neighboring property to the south. The applicant advises that the encroachment has existed for decades, and significantly predates the applicant's

¹ Please note that the recommendations provided in this memorandum are fact-specific and based solely on the information provided by the applicant and City Planning staff, as well as the administrative record thus far. In addition, the information and recommendations contained in this memorandum do not and are not intended to constitute legal advice or establish an attorney-client relationship with any individual or entity other than the City of Capitola Planning Commission. All readers of this memorandum should contact their attorney to obtain legal advice with respect to any legal matter.

² 1350 49th Avenue in the City of Capitola.

Honorable Chair and Commissioners of the City of Capitola Planning Commission
 August 12, 2022
 Page 2

ownership; however, both the applicant and the owner of 1335 Prospect are now aware of the encroachment.

On May 3, 2018, the Planning Commission approved Design Permit #18-0050 for the construction of first- and second-story additions to the existing single-family residence on the subject property. To our knowledge, this permit remains active, and includes a setback variance on the north side of the property.

On January 31, 2022, the applicant requested an amendment to Design Permit #18-0050 based on certain changes to the approved project, including the following work related to the encroaching portion of the existing residence:

1. Removal of an existing eight square foot rectangular projection from the encroachment;
2. Removal of an existing roof overhang from the encroachment, and replacement with a flush fascia and metal gutter that purports to direct water away from 1335 Prospect;
3. Fire-rating of the existing southerly wall; and
4. Replacement of the existing wood panel exterior finish with a stucco finish that purports to provide additional fire protection.

II. Analysis

Based on the information provided, the legal status of the encroachment is unclear. That said, the City need not require the legal status to be determined due to the following two project-specific factors:

First, according to the application materials, the encroachment already exists, and has existed for many years. The design permit application does not propose expanding the encroachment or establishing a new one. Instead, the proposed work appears to improve existing conditions by removing a portion of the encroaching structure and improving fire safety, drainage. If the project proposed expanding the encroachment, then additional measures such as a private encroachment agreement or a lot line adjustment would likely be necessary.

Second, the applicant has communicated that the owner of 1335 Prospect is willing to consent to the work being proposed. Whenever a property issue arises between

Honorable Chair and Commissioners of the City of Capitola Planning Commission
August 12, 2022
Page 3

neighbors, the most ideal outcome is for the neighbors to work the issue out themselves. Here, it appears that the owners of 1350 49th and 1335 Prospect have reached an agreement with regard to this particular project.³ As a result, a written agreement that memorializes this consent would be sufficient to demonstrate the applicant's authority to do the proposed work.

III. Recommendation

We recommend that, should the Planning Commission approve the amended design permit, a condition of approval be included that requires the applicant to provide, prior to the issuance of a building permit, evidence of a written agreement with the owner of 1335 Prospect that: 1) acknowledges the existence of the encroachment; and 2) provides the applicant with permission to access the northerly side yard of 1335 Prospect to conduct the work as described in the amended permit.

³ It is possible that, at a future time, the existing or future property owners of 1350 49th or 1335 Prospect may desire to formalize or dispense with the encroachment in some manner, including but not limited to an encroachment agreement or a lot line adjustment. However, this would be up to them to pursue and negotiate as a private property matter. The City does not have the duty to determine or resolve the legal status of the existing encroachment.

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: August 18, 2022
From: Community Development Department
Topic: Wharf Road Tree Removals

Permit Number: #22-0243

Wharf Road and Stockton Avenue Intersection

Tree Removal Permit for the removal of two canary island pine trees located within the MU-V (Mixed Use Village) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: City of Capitola

Representative: City of Capitola, Filed: 06.06.2022

Applicant Proposal:

The Public Works department is proposing to remove two city trees within the MU-V (Mixed Use Village) zoning district. Due to the potential for public interest, the application is being deferred to the Planning Commission.

Background:

On May 23, 2022, staff contracted arborist Kurt Fouts (hereafter 'arborist') to assess the trees and inspected the site together.

On May 31, 2022, the arborist submitted a written report (Attachment 1), recommending that one pine tree be removed, and one pine be preserved with mitigations.

Discussion:

The City is requesting to remove two maturing canary island pine trees along a three-way intersection of Wharf Road, Stockton Avenue, and Cliff Drive. The trees are spaced 10 feet apart, situated between the existing sidewalk and roadway. The trees are between 24 and 28 inches in diameter and approximately 50 and 55-feet tall. The trees are not located within an environmentally sensitive habitat area.

There is consensus between the arborist and staff that the trees are in fair health, possess over-extended limbs and structural deficiencies, and are damaging surrounding public improvements due to root growth. The arborist and staff agree that root damage from tree #2 poses an unmitigable circumstance and recommend removal of the tree. For tree #1, the arborist is recommending mitigating root-related damage and the City would prefer removal.

Community Tree and Forest Management Ordinance

Under the City's Community Tree and Forest Management Ordinance, Municipal Code Section 12.12.180(C) allows Public Works staff to approve the removal of a non-heritage tree if it can make all the findings in subsections (C)(1) through (C)(4). If, after conducting an inspection, public

works staff cannot make the required findings, the City may contract an arborist to prepare an arborist report.

The Planning Commission may approve the permit based on the findings of Section 12.12.180(C)(1) through (C)(4), as listed below.

1. The tree removal is in the public interest based on one of the following:
 - (a). Because of the health or condition of the tree, with respect to disease infestation, or danger of falling.
Analysis: Both trees are in fair condition but are structurally deficient. Tree #1 has a lean towards the center of the street with overextended limbs. Tree #2 has a lean and weight bias over the sidewalk towards the Stockton Bridge. The arborist notes the structural defects of the trees do not substantially increase risk of total tree failure.
 - (b). The tree poses a safety concern without mitigating action.
Analysis: The trees pose a low safety concern without mitigating action.
 - (c). In situations where a tree has caused, or has the potential to cause, unreasonable property damage and/or interference with existing utility services.
Analysis: Both trees have caused substantial damage to sidewalk, curb/gutter, and asphalt due to root growth. Continued growth will likely cause further damage and remain a long-term cost and maintenance issue for the city. The arborist noted that there are inherent limitations due to the constrained planting area and surrounding infrastructure that limit the options for long term mitigation.
2. All possible and feasible alternatives to tree removal have been evaluated, including, but not limited to undergrounding of utilities, selective root cutting, trimming and relocation.
Analysis: Feasibility of alternatives to tree removal have been considered. Staff and the arborist agree that there are no feasible alternatives for tree #2. The arborist recommends that concerns regarding tree #1 may be cumulatively addressed with a combination crown reduction, branch tipping, root pruning, the installation of root barriers, and should they be replaced, rebar-reinforced hardscapes. Staff believes that preserving the tree will likely result in renewed and extensive root-related damage.
3. The type, size and schedule for planting replacement trees is specified and shall be concurrent with the tree removal or prior to it, in accordance with Section 12.12.190(F) and (G).
Analysis: The Public Works Department performs city-wide tree plantings and maintenance on a continuous basis. Additionally, the City intends to plant two replacement trees on site.
4. The removal of the tree would not be contrary to the purposes of this chapter and Chapter 17.95.
Staff Analysis: The property is not located within an environmentally sensitive habitat area. The proposed removal is consistent with the Community Tree and Forest Management ordinance and Chapter 17.95 for Environmentally Sensitive Habitats.

Recommendation:

Staff recommends the Planning Commission approve the removal of both canary island pine trees.

Conditions of Approval:

1. The project approved consists of a tree removal permit for the removal of two canary island pine trees within the public right-of-way at the intersection of Wharf Road and Stockton Avenue. The project is approved as described in the staff report by the Planning Commission on August 18, 2022, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Following the removals, the City shall replant trees at a 1:1 ratio.

Attachments:

1. Wharf Road Pines – Arborist Report – 05.31.22
2. Wharf Road Pines – Public Comments

Findings:

A. The removal of the tree is in the public interest with respect to unreasonable existing and potential property damage.

Both trees have caused substantial damage to public property including the adjacent sidewalk, curb, and gutter. The trees have the potential to cause further unreasonable property damage.

B. There are no feasible alternatives to tree removal that secure the purposes of the Community Tree and Forest Management Ordinance.

The Planning Commission reviewed the application and staff review and found that there are no feasible alternatives to tree removal that could be implemented that would stop existing property damage or reduce risk to life and property without seriously harming or killing the tree. Specifically, root pruning and root barriers may not reasonably stop future damage to public property. Furthermore, root pruning close to the tree trunks may worsen the health and stability of the trees and increase risk of total tree failures.

C. The type, size and schedule for planting replacement trees is specified and shall be concurrent with the tree removal or prior to it, in accordance with Section 12.12.190(F) and (G).

The property is not located within an environmentally sensitive habitat area. The proposed removal is consistent with the Community Tree and Forest Management ordinance and Chapter 17.95 for Environmentally Sensitive Habitats.

D. The removal of the tree would not be contrary to the purposes of this chapter and Chapter 17.95.

The property is not located within an environmentally sensitive habitat area. The proposed removal is consistent with the Community Tree and Forest Management ordinance and Chapter 17.95 for Environmentally Sensitive Habitats.

ARBORIST REPORT-
Evaluation and Recommendations for Two Ponderosa Pine
Trees at:

City of Capitola
Wharf Road & Cliff Drive
5/31/2022

Prepared for:
City of Capitola – Public Works
420 Capitola Avenue
Capitola, CA 95010

Prepared by:



ISA Certified Arborist WE0681A
ISA Tree Risk Assessment Qualification

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Attachments:

- Assumptions and Limiting Conditions

Background

Two ponderosa pine are causing damage to sidewalk, curb and gutter infrastructure at Wharf Road and Cliff Drive, Capitola. I was contacted by Mr. Ed Morrison, Public Works Inspector, at the City of Capitola, to give a general evaluation of the trees, address any areas of concern, and provide management recommendations.

On 5/23/2022 I met with Mr. Morrison. He showed me the damage being caused by the two pines. Following our meeting I evaluated the health and structure of the trees.

The trees I inspected grow in a highly visible corridor at the western approach to Capitola Village. The maturing pines provide screening and are a buffer between the existing building and Cliff Drive.

Summary

Two maturing Ponderosa pines are causing damage to infrastructure including, sidewalk, curb, gutter, and street. The damage is due to a small planting area size, limited rooting area, and the growth pattern of the tree's roots.

Due to planter size constraints, root growth habit, and lack of suitable long-term mitigation options, I am recommending removal of one of the two pines.

An assessment of the trees current condition, and the reasons for my recommendation are dicussed in more detail in the report that follows.

Observations

On 5/23/2022, I met with Mr. Morrison at location of the Ponderosa pines. He showed me the damage to sidewalk, curb and gutter being caused by the two pines, their general condition, and possible remedies to the areas of concern. After our meeting, I performed a thorough inspection of the two pines.

Tree #	Species	Diameter	Location
T1	Canary Island Pine (<i>Pinus canariensis</i>)	24"	Wharf Rd. & Cliff Dr.
T2	Canary Island Pine "	28"	Wharf Rd. & Cliff Dr.

Pines T1 and T2 grow in a sidewalk cutout along Cliff Drive, (Image #1)



Image #1 – Trees T1 and T2 Canary Island Pine, grow in sidewalk cutout along Cliff Drive. Pines as seen from Wharf Road approach to Capitola Village.

The pines are a visual buffer to the adjacent building.

The two trees are planted about 10-feet apart and their canopies overlap, (Image #2).



Image #2 – Trees T1 & T2 seen from corner of Cliff Drive & Wharf Road.

Both pines are in fair condition but have multiple structural defects including self-corrected leans, co-dominant trunks, and multiple leaders with the same attachment point. However, none of the structural defects are significant, and do not markedly increase the chances of failure.

Using a mallet, I performed a sounding on the tree trunks listening for hollow sounds. None were detected.

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Cliff Dr, & Wharf Rd., Capitola

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Both pines have some needle browning of older needles, (Image #3). Browning of older needles is normal for pine trees.



Image #3 – Trees T1 (on left), and T2 Canary Island pine. Both trees have some needle browning throughout the canopy. Note lack of branching development on right side of tree T1.

The health of both trees is fair. New needle bundle growth is good, and the trees appear vigorous. Foliar canopy density is normal for the species. There is some deadwood in both trees.

The branching structure of tree T1 is limited on the side adjacent to tree T2.

The two trees grow in a sidewalk cutout, (Image #4).



Image #4 – Trees T1 and T2 Ponderosa pine. The rooting area for tree T1 is larger than the rooting area for tree T2.

The rooting area for tree T1 is larger than for T2. Both trees are causing damage to the sidewalk, curb/gutter, and asphalt.

Shallow surface rooting by tree T2 has caused curb and gutter to lift, (Image #5).



Image #5 – Curb and gutter damage from tree T2., (circled). The asphalt connected to the gutter is also showing damage.

In addition to the curb, sidewalk damage was observed, (Image #6).



Image #6 – Tree T2 sidewalk damage and lifted curb.

Shallow surface rooting from tree T1 is causing sidewalk damage, (Image #7).



Image #7 – Sidewalk damage from tree T1. Note corner of sidewalk has been repaired

Discussion

The two maturing pines are in fair condition. Both have structural defects that are not significant and do not pose a significant risk to targets below. The targets include the adjacent buildings, vehicles, pedestrians, and bicyclists. I rate the current risk these trees represent as low. Based on current conditions, the tree part most likely to fail are one of the smaller diameter (1-3"), secondary branches. However, as trees grow, conditions change and therefore risk can change. For mature trees with targets, I recommend periodic risk assessments.

Both trees could use minor *crown reduction* pruning to shorten over extended limbs, and *crown cleaning*, to remove deadwood.

Because the planting area for the trees is limited, roots have grown beyond the planting area. Concrete and asphalt damage has occurred due to shallow surface rooting and root diameter expansion.

To reduce infrastructure damage several mitigation methods can be considered:

1. Root pruning and the installation of root barriers.
2. Reinforcing of concrete surfaces by doweling together concrete sections.
3. Enlargement of planter area, (if site constraints allow).
4. Tree Removal

Tree T2 is causing the most impact to surrounding sidewalk and curb and gutter. This is due to the small planting area size, its limited rooting area, and the growth pattern of the tree's roots, (Images #5 & #6).

It may be possible to prune roots and make infrastructure repairs for tree T2, but because of the size of this tree relative to the planting area, and its close proximity to the curb and sidewalk, the root problem is likely to re-occur, even with root pruning, root barriers and concrete repairs.

Because of the issues created by the tree that will likely continue even with mitigation, my recommendation is to remove this tree.

Tree T1 has a much larger rooting area than tree T2 and mitigation methods to reduce root damage impacts are likely to hold for a much longer period. Therefore, I believe this tree should be retained since root problems can be kept at a manageable level.

Tree T1 has not developed much branching structure on the side adjacent to tree T1 due to shading from tree T2. If tree T2 is removed, tree T1 will develop a branching structure on this side. Over time, the new branching structure and canopy will "fill in" the void left by tree T2. The buffer and screening effect of the tree T1 canopy, will eventually equal, (or nearly equal), the current canopy spread both trees.

Evaluation of Two Canary Island Pine
Cliff Dr, & Wharf Rd., Capitola

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Recommendations

1. Obtain all necessary permits prior to removing or significantly altering any trees on site.
2. Remove Canary Island pine tree T2.
3. Perform crown reduction and crown cleaning pruning to tree T1.
4. If infrastructure repairs are made to sidewalk curb and gutter, core and dowel into existing sidewalk sections and curb. Install multiple lengths of rebar in an overlapping pattern. Repour new sidewalk as a single monolithic pour to minimize the chances of future root uplifting.

Respectfully submitted,

Kurt Fouts

Kurt Fouts ISA Certified Arborist WE0681A
 ISA Tree Risk Assessment Qualification



ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided by the appraiser/consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as the quality of any title.
2. The appraiser/consultant can neither guarantee nor be responsible for accuracy of information provided by others.
3. The appraiser/consultant shall not be required to give testimony or to attend court by reason of this appraisal unless subsequent written arrangements are made, including payment of an additional fee for services.
4. Loss or removal of any part of this report invalidates the entire appraisal/evaluation.
5. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person(s) to whom it is addressed without written consent of this appraiser/consultant.
6. This report and the values expressed herein represent the opinion of the appraiser/consultant, and the appraiser/consultant's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
7. Sketches. Diagrams. Graphs. Photos. Etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
10. No tree described in this report was climbed, unless otherwise stated. We cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. We cannot take responsibility for any root defects which could only have been discovered by such an inspection.

CONSULTING ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce risk of living near trees, Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like medicine, cannot be guaranteed.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.



From: Teresa Locke <teresalocke@comcast.net>
Sent: Monday, August 8, 2022 3:11 PM
To: PLANNING COMMISSION
Subject: Notice #22-0243

City of Capitola

Re: Public Hearing Item #22-0243 Wharf Road Public Right-of-Way

We are the owners of 1502 Wharf Road which is the property adjacent to these two pine trees. We are not able to attend the meeting on August 18 but want to express our support for this action.

Our neighbors, the Pezzis at 1504 Wharf Road, and us have had numerous discussions over the years with various city employees encouraging the removal of these trees. They are extremely messy along a sidewalk used constantly by residents and visitors of Capitola. We are constantly cleaning the pine needle debris from these trees - both from the sidewalk as well as our own flower beds. We have seen numerous people slip on the pine needles – fortunately no major injuries yet!

It would be so nice to make this corner similar to the corner of Stockton Ave and the Esplanade with a bench for people to relax. What a significant improvement this would be for the corner where the Wharf to Wharf finish line is.

Again, we hope this action moves forward.

Sincerely,

Mike Locke and Teresa LeGrand



Virus-free. www.avg.com

From: Mari Jo Pezzi <mjpezzi@gmail.com>
Sent: Wednesday, August 10, 2022 10:13 PM
To: PLANNING COMMISSION
Subject: Wharf Road Public Right of Way. #22-0243

City of Capitola Planning Commission

I am highly in favor of removing the two long needle pine trees in front of my home at 1504 Wharf Road. They drop needles continuously, these needles not only fall on the side walk but also the street, in my garage area, and my flat top roof. There are 10 drains on the roof which become clogged with these needles and must be cleaned or the roof will become flooded. When the needles drop on the wet street surface cars tend to skid on them. My husband has spent countless hours over the past 35 years sweeping the side walk in front of our house to maintain neatness and pride.

In the immediate area surroundings there are palm trees, across the street on East Cliff, next door in front of 1532 Wharf Road, and in front of the Venetian Hotel. I've noticed in many other areas the City has planted palms which I feel would be a great choice because fronds are not messy.

Thank you for my input!

Sincerely,

Mari Jo Pezzi

831 4624690 or 209 4069191

City of Capitola
420 Capitola Avenue
Capitola, CA 95010

Re: Public Hearing Item #22-0243 Wharf Road Public Right-of-Way

I reside at 1532 Wharf Road. I hope that the committee will approve the permit to remove the trees at the corner of Wharf Road and Stockton Avenue.

I formerly lived at 1502 Wharf Road.

As a long time resident of this area, it is time to remove these trees that create such a mess and hazard. I have witnessed numerous times when pedestrians have slipped on the fallen needles.

Sincerely,

Handwritten signature of Roger R. Spotswood in black ink.

Roger Spotswood

City of Capitola
420 Capitola Avenue
Capitola, CA 95010

Re: Public Hearing Item #22-0243 Wharf Road Public Right-of-Way

As manager of Capitola Boat and Bait, I encourage the committee to approve the permit to remove the trees at the corner of Wharf Road and Stockton Avenue.

A lot of people pass this corner coming to the Bait Shop. What a nice improvement a bench sitting area would be. Some people call Uber to pick them up and this would be a great improvement to have an area where people can wait.

Sincerely,

Capitola Boat & Bait
1400 Wharf Road

David Morris 8-10-22
