

City of Capitola

Planning Commission Meeting Agenda

Thursday, December 05, 2024 – 5:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Courtney Christiansen

Commissioners: Paul Estey, Gerry Jensen, Susan Westman, Peter Wilk

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

1. Roll Call and Pledge of Allegiance

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

2. Additions and Deletions to the Agenda

A. Item 6A - Erratum Attachment #2 to Staff Report

B. Item 6B - Erratum Attachment #2 to Staff Report

3. Oral Communications

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

4. Planning Commission/Staff Comments

5. Consent Calendar

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

A. Approval of September 5th, 2024 Planning Commission Meeting Minutes

B. Approval of October 3rd, 2024 Planning Commission Meeting Minutes

C. 4750 Jewel Street

Project Description: Application #24-0345. APN: 034-064-03. Design Permit for the demolition of an existing single-family residence and the construction of a new single-family residence. The project is located within the R-1 (Single-Family Residential) zoning district. This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission.

Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #24-0345 and approve the project based on the attached Conditions and Findings for Approval.

6. Public Hearings

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

A. 4825 Opal Street

Project Description: Application #24-0148. APN: 034-064-23. Design Permit and Accessory Dwelling Unit (ADU) Permit for the demolition of an existing residence and construction of a new single-family residence and attached ADU. The project is located within the R-1 (Single-Family Residence) zoning district.

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

Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #24-0148 and approve the project based on the Conditions and Findings for Approval.

B. 4855 Opal Street

Project Description: Application #24-0149. APN: 034-064-24. Design Permit and Accessory Dwelling Unit (ADU) Permit for the demolition of an existing residence and construction of a new single-family residence and attached ADU. The project is located within the R-1 (Single-Family Residence) zoning district.

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

Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #24-0149 and approve the project based on the Conditions and Findings for Approval.

C. 709 Riverview Drive

Project Description: Application #24-0429. APN: 035-042-28. Design Permit, Coastal Development Permit, Tree Removal Permit for a new two-story residence and attached Accessory Dwelling Unit (ADU) within the R-1 (single-family) zoning district. This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission.

Environmental Determination: Categorical Exemption

Recommended Action: Staff recommends the Planning Commission approve application #24-0429 based on the Findings and Conditions of Approval.

D. Chapter 12.12 Community Tree and Forest Management

Project Description: Chapter 12:12 Community Tree and Forest Management Ordinance overview and discussion.

Recommended Action: Accept the presentation on Chapter 12:12 Community Tree and Forest Management and provide feedback on the existing ordinance.

7. Director's Report

8. Adjournment -- Adjourn to the next regularly scheduled meeting of the Planning Commission on January 22, 2025 at 6:00 PM.

How to View the Meeting

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

Other ways to Watch:

Spectrum Cable Television channel 8

City of Capitola, California YouTube Channel: <https://www.youtube.com/@cityofcapitolocalifornia3172>

To Join Zoom Application or Call in to Zoom:

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

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

Meeting ID: 844 1230 2975

Meeting Passcode: 161805

How to Provide Comments to the Planning Commission

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

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

All appeals must be 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 filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee. If you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

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

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

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

Americans with Disabilities Act: Disability-related aids or services are available to enable persons with a disability to participate in this meeting consistent with the Federal Americans with Disabilities Act of 1990. Assisted listening devices are available for individuals with hearing impairments at the meeting in the City Council Chambers. Should you require special accommodations to participate in the meeting due to a disability, please contact the Community Development Department at least 24 hours in advance

of the meeting at (831) 475-7300. In an effort to accommodate individuals with environmental sensitivities, attendees are requested to refrain from wearing perfumes and other scented products.

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

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

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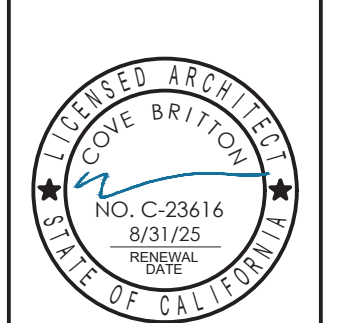
REVISIONS

NO.	DESCRIPTION

DRVO BUILDERS INC
NEW BUILDERS RESIDENCE
LOT 15 - 4855 OPAL STREET
CAPITOLA, CA 95010
APN: 034-064-23

LOT 15

FLOOR PLANS



D A T E

09 / 04 / 24

D R A W N

FK

J O B

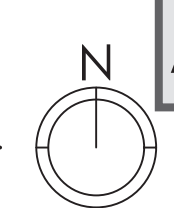
DRVO LOT 15

S H E E T

P2



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



Floor Area Calculations

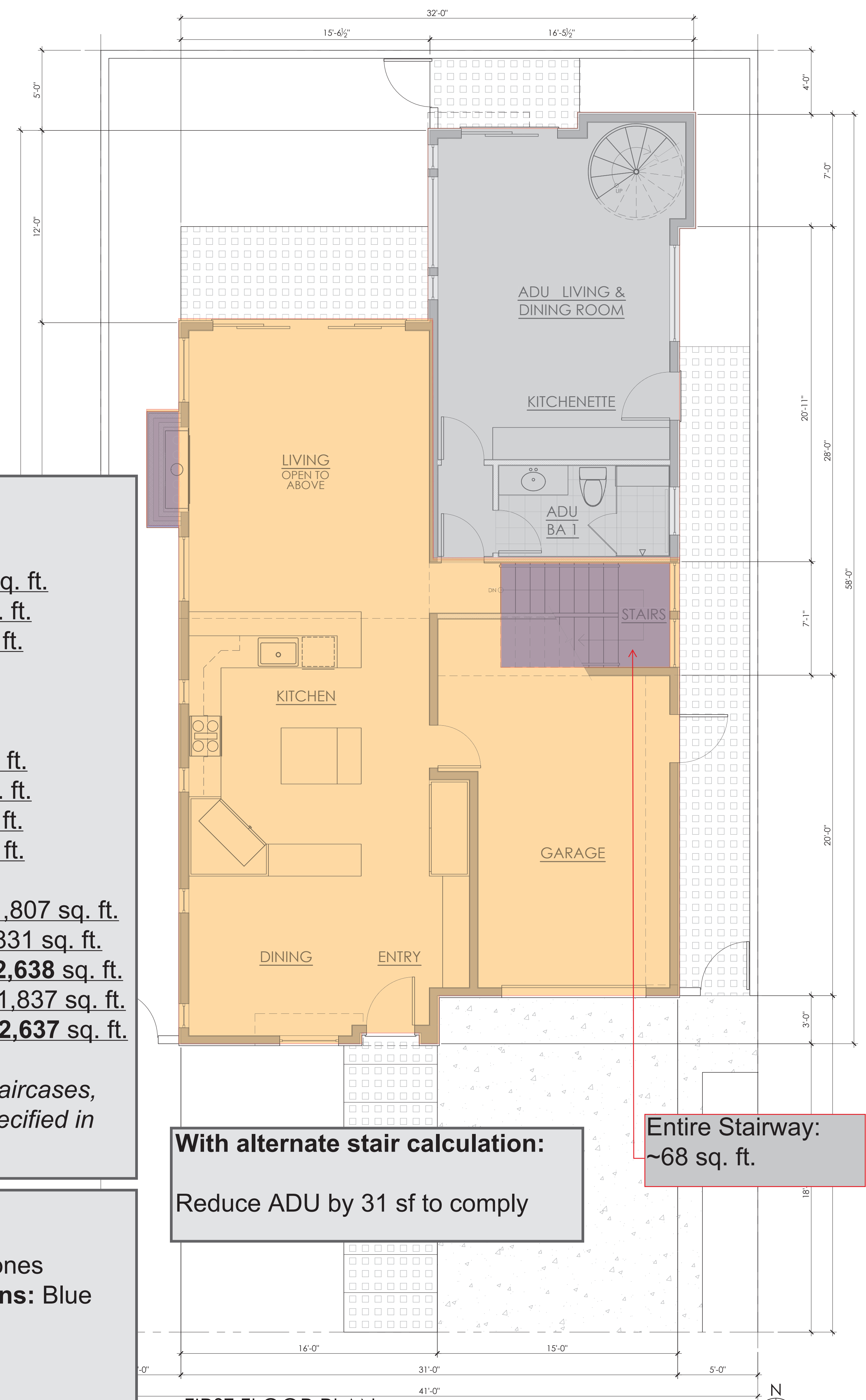
First Floor
 Primary Dwelling: 1,151 sq. ft.
 ADU: 432 sq. ft.
 Exemptions, Primary: -82 sq. ft.
 Exemptions, ADU: -0

Second Floor
 Primary Dwelling: 774 sq. ft.
 ADU: 437 sq. ft.
 Exemptions, Primary: -36 sq. ft.
 Exemptions, ADU: -38 sq. ft.

Subtotal, Primary Dwelling: 1,807 sq. ft.
 Subtotal, ADU: 831 sq. ft.
Total: 2,638 sq. ft.
Max FAR (56%): 1,837 sq. ft.
Max FAR + 800 ADU: 2,637 sq. ft.

Exemptions shown include staircases, alcoves, and fireplaces as specified in Chapter 17.48

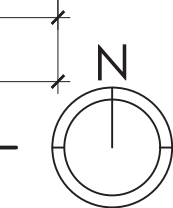
Color Legend:
 Primary Dwelling: Yellow Zones
 Primary Dwelling Exemptions: Blue
 ADU: Grey Zones
 ADU Exemptions: Orange



With alternate stair calculation:
 Reduce ADU by 31 sf to comply

Entire Stairway:
 ~68 sq. ft.

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



ERRATA TO THE FLOOR AREA DIAGRAMS IN ATTACHMENTS #2 FOR BOTH OF THE NEW RESIDENCE AND ADU PROPOSALS LISTED AS ITEMS 6A AND 6B ON THE DECEMBER 5, 2024, PLANNING COMMISSION AGENDA

Planning staff have recalculated the floor area to exclude the footprint of all stair and landing areas. The result is an exemption of 68 square feet rather than 34 square feet as originally described in the staff report.

Item 6A: 4825 Opal Street

Max ADU	800 sq. ft.
Max FAR (56%):	<u>1,837 sq. ft.</u>
Max FAR + 800 ADU:	2,637 sq. ft.

Updated Calculation:

Subtotal, Primary Dwelling:	1,807 sq. ft.
Subtotal, ADU:	<u>831 sq. ft.</u>
Total:	2,638 sq. ft.

4825 Opal Street Correction: Reduce ADU by 31 square feet. Note: 30 square feet of ADU may be shifted into primary residence and be compliant with max FAR.

Item 6B: 4855 Opal Street

Max ADU	800 sq. ft.
Max FAR (56%):	<u>1,837 sq. ft.</u>
Max FAR + 800 ADU:	2,637 sq. ft.

Subtotal, Primary Dwelling:	1,841 sq. ft.
Subtotal, ADU:	<u>831 sq. ft.</u>
Total:	2,672 sq. ft.

4855 Opal Street Correction: Reduce ADU by 31 square feet. Reduce primary dwelling by 4 square feet.

The following diagrams replace Attachments #2 in items 6A and 6B.

Attached:

1. Revised Floor Area Diagram for Item 6A: 4825 Opal Street
2. Revised Floor Area Diagram for Item 6B: 4855 Opal Street

NOTICE

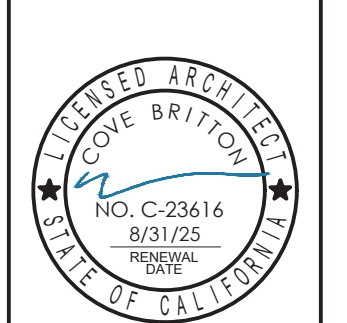
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REVISIONS

DRVO BUILDERS INC
NEW BUILDERS RESIDENCE
LOT 14 - 4855 OPAL STREET
CAPITOLA, CA 95010
APN: 034-064-24

LOT 14

FLOOR PLANS



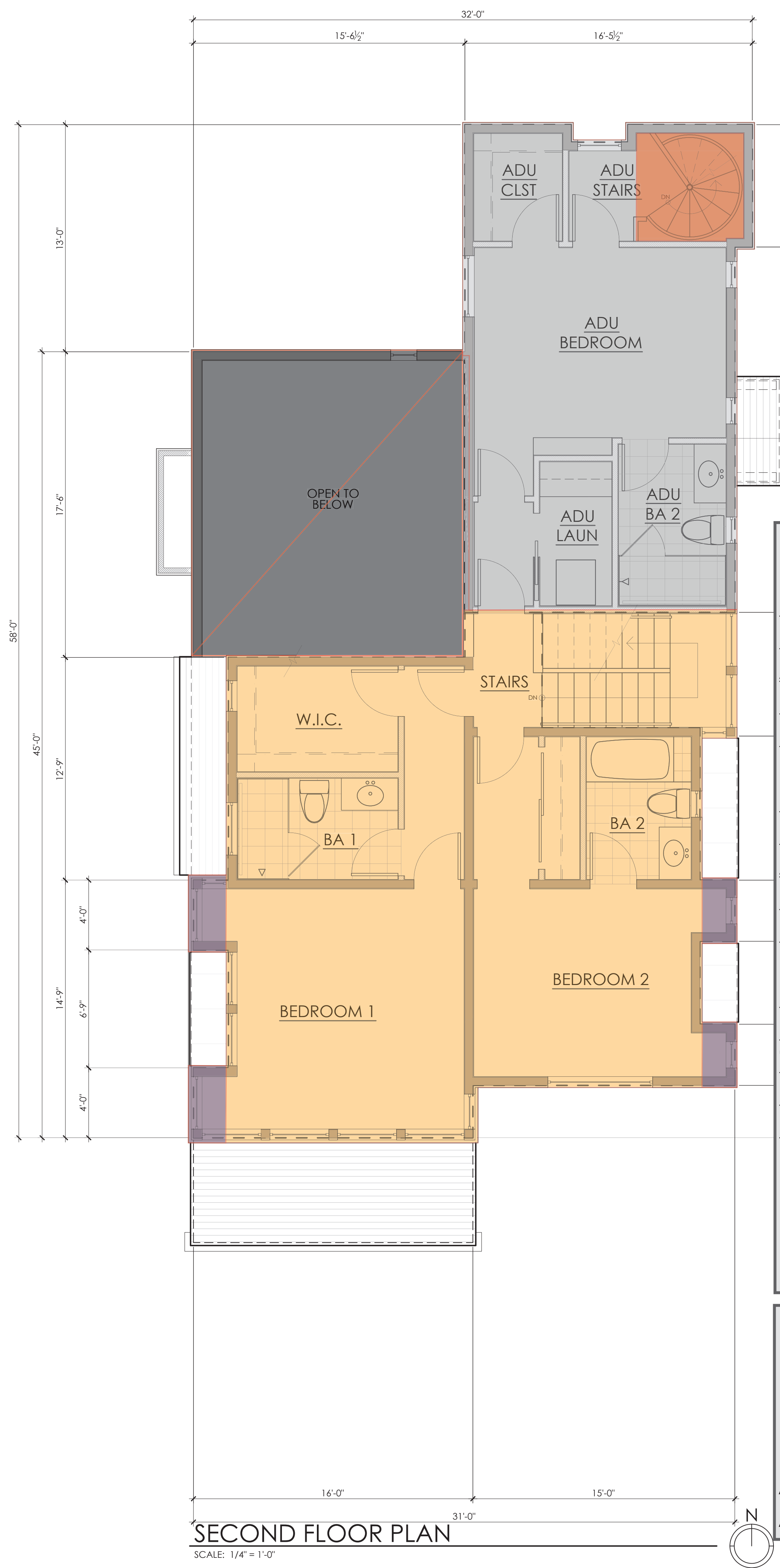
D A T E
09 / 04 / 24

D R A W N
FK

J O B
DRVO LOT 14

S H E E T

P3



Floor Area Calculations

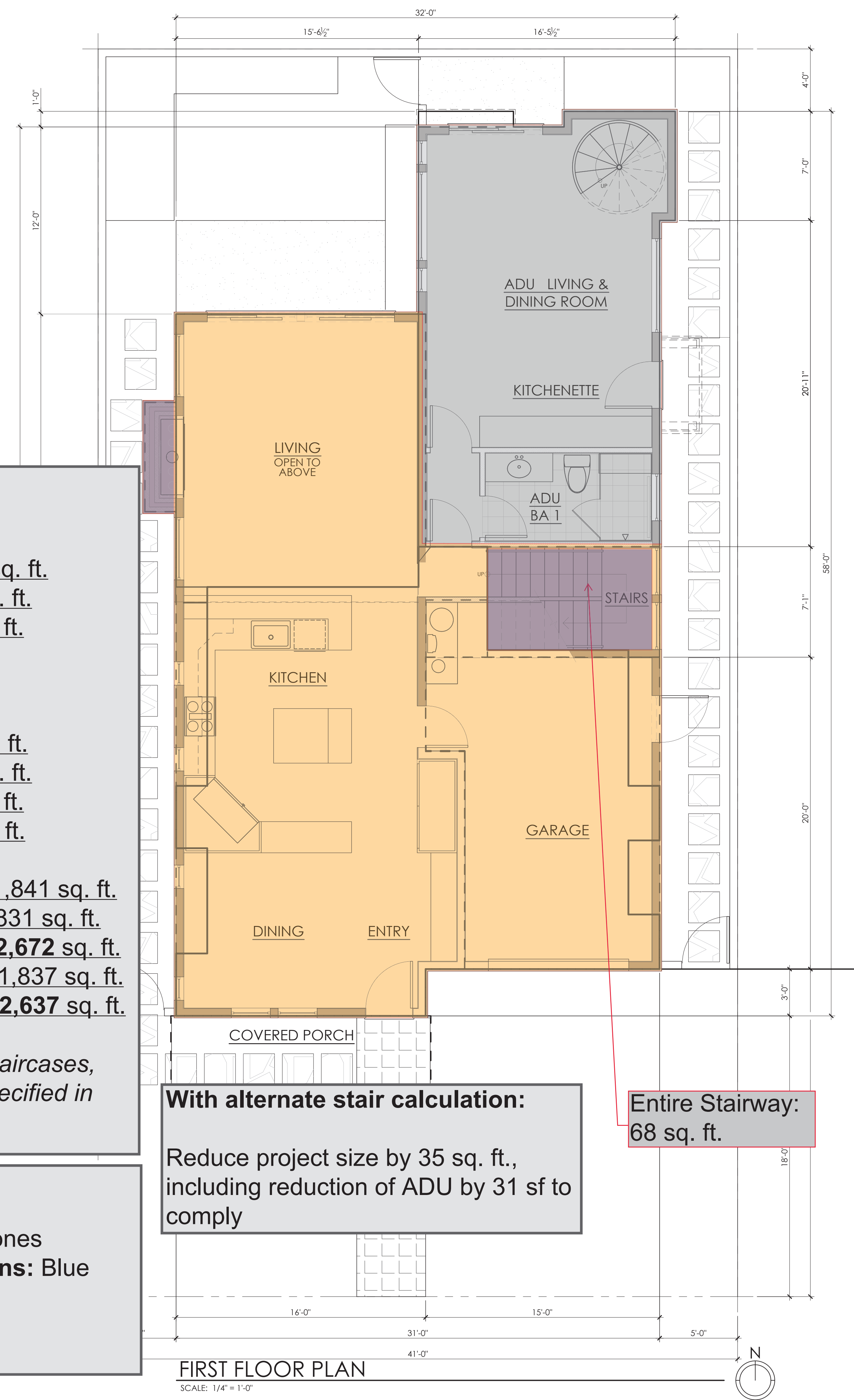
First Floor
Primary Dwelling: 1,153 sq. ft.
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Primary Dwelling: 804 sq. ft.
ADU: 437 sq. ft.
Exemptions, Primary: -34 sq. ft.
Exemptions, ADU: -38 sq. ft.
Subtotal, Primary Dwelling: 1,841 sq. ft.
Subtotal, ADU: 831 sq. ft.
Total: 2,672 sq. ft.
Max FAR (56%): 1,837 sq. ft.
Max FAR + 800 ADU: 2,637 sq. ft.

Exemptions shown include staircases, alcoves, and fireplaces as specified in Chapter 17.48

Color Legend:

Primary Dwelling: Yellow Zones
Primary Dwelling Exemptions: Blue

ADU: Grey Zones
ADU Exemptions: Orange



With alternate stair calculation:
Reduce project size by 35 sq. ft., including reduction of ADU by 31 sf to comply

Entire Stairway: 68 sq. ft.

**ERRATA TO THE FLOOR AREA DIAGRAMS IN ATTACHMENTS #2 FOR BOTH OF THE NEW
RESIDENCE AND ADU PROPOSALS LISTED AS ITEMS 6A AND 6B ON THE DECEMBER 5, 2024,
PLANNING COMMISSION AGENDA**

Planning staff have recalculated the floor area to exclude the footprint of all stair and landing areas. The result is an exemption of 68 square feet rather than 34 square feet as originally described in the staff report.

Item 6A: 4825 Opal Street

Max ADU	800 sq. ft.
Max FAR (56%):	<u>1,837 sq. ft.</u>
Max FAR + 800 ADU:	2,637 sq. ft.

Updated Calculation:

Subtotal, Primary Dwelling:	1,807 sq. ft.
Subtotal, ADU:	<u>831 sq. ft.</u>
Total:	2,638 sq. ft.

4825 Opal Street Correction: Reduce ADU by 31 square feet. Note: 30 square feet of ADU may be shifted into primary residence and be compliant with max FAR.

Item 6B: 4855 Opal Street

Max ADU	800 sq. ft.
Max FAR (56%):	<u>1,837 sq. ft.</u>
Max FAR + 800 ADU:	2,637 sq. ft.

Subtotal, Primary Dwelling:	1,841 sq. ft.
Subtotal, ADU:	<u>831 sq. ft.</u>
Total:	2,672 sq. ft.

4855 Opal Street Correction: Reduce ADU by 31 square feet. Reduce primary dwelling by 4 square feet.

The following diagrams replace Attachments #2 in items 6A and 6B.

Attached:

1. Revised Floor Area Diagram for Item 6A: 4825 Opal Street
2. Revised Floor Area Diagram for Item 6B: 4855 Opal Street

City of Capitola

Planning Commission Meeting Minutes

Thursday, September 05, 2024 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Courtney Christiansen

Commissioners: Paul Estey, Gerry Jensen, Susan Westman, Peter Wilk

1. **Roll Call and Pledge of Allegiance** - *The meeting was called to order at 6:01 PM. In attendance, Commissioners Estey, Westman, Wilk, Vice Chair Jensen, and Chair Christiansen.*
2. **Additions and Deletions to the Agenda** - *Director Herlihy described additional materials received by staff before the start of the meeting*

3. Oral Communications

- *Goran Klepic*

4. Planning Commission/Staff Comments

Directory Herlihy announced the departure of Deputy City Clerk Austin Westly from his role at the City and introduced Rosie Wyatt as the new Acting Deputy Clerk.

Commissioner Estey congratulated staff and consultants on the recent certification of the Housing Element by HCD.

Vice Chair Jensen echoed these sentiments and reminded the public of an upcoming CWEP event on September 7th and 8th to install CWEP funded elements of the Capitola Wharf.

Commissioner Wilk congratulated staff about the Housing Element certification, thanked Deputy City Clerk Westly and welcomed Acting Deputy City Clerk Wyatt, and discussed the City's current tree removal permit procedure.

5. Consent Calendar

- A. Approval of July 18, 2024 Planning Commission Meeting Minutes

Motion to approve item 5A: Commissioner Westman

Seconded: Commissioner Wilk

Voting Yea: 5-0

6. Public Hearings

A. Citywide Zoning Code Update

Project Description: Application #24-0026 for Amendments to Capitola Municipal Code (CMC) Title 17: Zoning Code, the Capitola Zoning Map, and CMC Chapter 18.03 Residential Density Bonus. The proposed Zoning Code amendments will affect the development standards and regulations for properties citywide. The Zoning Code and Zoning Map are part of the City's Local Coastal Program (LCP), and amendments require certification by the California Coastal Commission before taking effect in the Coastal Zone.

Recommended Action: Staff recommends the Planning Commission (1) provide feedback to staff on discussion items outlined in the staff report related to the draft Zoning Code amendments and draft Zoning Map Amendments; and (2) continue the discussion on the Zoning Code and Zoning Map amendments to the September 19, 2024, Special Planning Commission hearing.

Associate Planner Sesanto and Consultant Ben Noble presented the staff report.

Ben Noble provided an overview of Density Bonus laws and ordinances within the State as well as the City of Capitola specifically, information regarding Office Space in Commercial Districts, and the demolition and replacement of accessory dwelling units. Associate Planner Sesanto presented information about Second Story Decks & Balconies.

Public Comments:

- *Linda Barnes*

The Commission discussed certain aspects of the density bonus rules as they relate to Senior Housing and Disabled Housing. The Commission voiced support for programs that could alter office use layouts to comply with proposed permitting requirements. The Commission voiced support for different code requirements for decks and overhanging balconies to remove limitations for larger front-facing decks. The Commission also discussed planned development zones and the impact they may have on Housing Element programs that the City has committed to, and discussed the requirements for a Design Review Committee.

7. Director's Report

Director Herlihy provided information about the City's tree ordinance update, the Upper Parking Lot Sidewalk Project, Jade Street Community Center closure, the Park Avenue Public Art Project, a community event hosted by CWEP on the Wharf September 7th and 8th, and thanked staff and the Commission for their work on the Housing Element.

8. Adjournment – *The meeting adjourned at 7:53 PM. The next meeting of the Planning Commission is a special meeting on September 19, 2024, at 5:00 PM.*

ATTEST:

Rosie Wyatt, Acting Deputy Clerk

City of Capitola

Planning Commission Meeting Minutes

Thursday, October 03, 2024 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Courtney Christiansen

Commissioners: Paul Estey, Gerry Jensen, Susan Westman, Peter Wilk

1. **Roll Call and Pledge of Allegiance** - The meeting was called to order at 6:00PM. In attendance, Commissioners Westman, Wilk, Vice Chair Jensen, and Chair Christiansen.

2. Additions and Deletions to the Agenda

- A. Additional Materials Item 6A – *One email received after publication of the agenda packet.*
- B. Additional Materials Item 6C - *Two emails received after publication of the agenda packet.*

3. Oral Communications

- *Goran Klepic*

4. Planning Commission/Staff Comments

Director Herlihy announced that the City has kicked off their Strategic Planning process and encouraged everyone to go to the website and take the survey that will be up for the next three weeks.

City Clerk Gautho reminded Commissioners that the City is actively recruiting for all Boards and Commissions and now is the time to submit an application to be reappointed if they haven't already done so.

Commissioner Jensen asked Director Herlihy to speak about the Wharf event this weekend. Director Herlihy advised the public that there will be a special event on the Capitola Wharf this Sunday, October 6th.

5. Consent Calendar

A. Approval of September 19, 2024 Special Planning Commission Meeting Minutes

B. 510 Escalona Drive

Project Description: Application #24-0247. APN: 036-121-18. Design Permit and Accessory Dwelling Unit (ADU) Permit for the demolition of an existing residence and the construction of a new two-story, single-family residence and detached single-story ADU. The project is located within the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #24-0247 and approve the project based on the attached Conditions and Findings for Approval.

Commissioner Westman recused from Item 6A.

Motion to approve Item 6A: Commissioner Jensen

Second: Commissioner Wilk
Voting Yea: Wilk, Jensen, Christiansen
Absent: Estey
Abstain: Westman

Commissioner Wilk commented on the conditions imposed on Item 6B, then moved to approve Item 6B.

Second: Commissioner Jensen
Voting Yea: Westman, Wilk, Jensen, Christiansen
Absent: Estey

Design Permit Findings:

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

Community Development Staff and the Planning Commission have reviewed the project. The proposed single-family residence and detached accessory dwelling unit comply with the development standards of the R-1 (Single-Family Residential) zoning district. The project secures the purpose of the General Plan, and Local Coastal Program, and design policies and regulations adopted by the City Council.

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

Community Development Staff and the Planning Commission have reviewed the application for the proposed residence and ADU. The project complies with all applicable provisions of the zoning code and municipal code.

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

Section §15303(a) of the CEQA Guidelines exempts a single-family residence, or a second dwelling unit and is subject to Section 753.5 of Title 14 of the California Code of Regulations. The project involves the demolition of an existing a single-family residence and construction of a new single-family residence and new accessory dwelling unit. The project is located within the R-1 (Single-Family Residential) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

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

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

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

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

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

Community Development Staff and the Planning Commission have all reviewed the application for the new single-family residence detached accessory dwelling unit. The primary dwelling and ADU are designed in matching style with horizontal fiber cement lap siding, low-pitch gable rooflines, and colonial pattern windows. The primary dwelling features brick veneer porch columns and standing metal seam roof accents. The project balances a mix of contemporary and classic design elements which will maintain the overall character and scale of the neighborhood.

Limited Standards ADU Permit Findings:

A. The ADU provides a minimum rear and side setback of four feet.

The proposed ADU is four feet from rear and side property lines.

B. The ADU does not exceed eight hundred square feet in size.

The proposed ADU is 537 square feet.

C. The ADU has a maximum height of sixteen feet.

The proposed ADU does not exceed sixteen feet in height.

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 510 Escalona Drive. The project will not negatively impact public landmarks and/or public views.

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

The site is not located in an area with natural habitats or natural resources. The project will maintain or enhance vegetation consistent with the allowed use and will not have an effect on natural habitats or natural resources.

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

The project involves residential project will not negatively impact low-cost public recreational access.

E. The project maintains or enhances opportunities for visitors.

The project involves a residential project will not negatively impact visitor serving opportunities.

F. The project maintains or enhances coastal resources.

The project will not negatively impact coastal resources.

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

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

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

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

Conditions of Approval:

1. The project approval includes the demolition of an existing residence and accessory structure and the construction of a 2,132 square-foot single-family residence and 537 square-foot, detached accessory dwelling unit. The maximum Floor Area Ratio for the 4,000 square foot property is 54% (2,160 square feet). The total FAR of the project is 66.7% with a total of 2,669 square feet. The project is subject to the guaranteed allowance for the 537 square-foot ADU. With the guaranteed allowance, the effective FAR is 54%, 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 October 3, 2024, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, 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 #24-0247 shall be paid in full.
9. Prior to issuance of building permit, the developer shall pay Affordable housing impact fees as required to assure compliance with the City of Capitola Affordable Housing Impact Fee Ordinance.
10. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, 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 such that the lighting is not directly visible from the public right-of-way or adjoining properties.

23. Prior to a Building Department final and/or issuance of a Certificate of Occupancy, final inspections by the Planning and Public Works Departments are required.
24. Before obtaining a building permit for an accessory dwelling unit, the property owner shall file with the county recorder a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:
 - a. The accessory dwelling unit may not be used for vacation rentals; and
 - b. The accessory dwelling unit shall not be sold separately from the primary dwelling; and
 - c. The deed restriction shall lapse upon removal of the accessory dwelling unit.

Public Hearings

A. 1210 41st Avenue

Project Description: Application #24-0154 A request to modify the Conditional Use Permit for a grocery store to add offsite sales of distilled spirits. The existing Conditional Use Permit allows offsite sales of beer and wine only. The property is zoned C-C (Community Commercial).

Recommended Action: Staff recommends the Planning Commission approve application #24-0154 based on the Conditions and Findings of Approval.

Senior Planner Froelich presented the staff report.

Public Comments:

- *Steve Rawlings*
- *Joe Tanner*
- *Fariba Ghahremani*
- *Arlyn Osborne*

The Commission discussed the conditions imposed with Application #24-0154.

Motion to approve Application #21-0154 based on the Conditions and Findings of Approval: Commissioner Westman

Second: Commissioner Wilk

Voting Yea: 4-0 (Absent: Estey)

Findings

- A. The proposed use is allowed in the applicable zoning district.**
Sales of alcohol is permitted through a conditional use permit in the C-C zoning district.
- B. The proposed use is consistent with the general plan, local coastal program, zoning code, and any applicable specific plan or area plan adopted by the city council.**
A retail grocery store with alcohol sales, as conditioned, is consistent with the Zoning Ordinance, General Plan, and Local Coastal Plan.
- C. The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and planned land uses in the vicinity of the property.**
1210 41st Avenue is located in the 41st Avenue Commercial District, an area capable of handling larger vehicular volume, has plentiful parking, and suburban commercial developments that serve a variety of eating and drinking establishments and larger scale retail spaces. Allowing expanded alcohol sales within an existing grocery store building is compatible with existing and planned uses.
- D. The proposed use will not be detrimental to the public health, safety, and welfare.**
Sales of alcohol by Grocery Outlet will not be detrimental to the public health, safety, and welfare. Similar services are currently operating in Capitola and surrounding communities.

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

1210 41st Avenue is properly located within the 41st Avenue Commercial District area and adequately served by services and infrastructure.

F. This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15301 of the CEQA Guidelines exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination. This project involves a minor modification to the items offered for retail sales. No adverse environmental impacts were discovered during review of the proposed project.

CONDITIONS OF APPROVAL

1. The project approval consists of a Conditional Use Permit modification to allow the Grocery Outlet grocery store at 1210 41st Avenue to offer distilled spirits for retail sale and offsite consumption. The proposed project is approved as reviewed and approved by the Planning Commission on October 3, 2024, except as modified through conditions imposed by the Planning Commission during the hearing.
2. The applicant shall install a six-foot tall fence, wall, or gate to secure the side yard area at the north side of the building, prior to opening the Grocery Outlet.

Conditional Use Permit Conditions

3. The outdoor display area is located at the south-west entrance of the building. The operator may utilize a 56 square foot area for outdoor display. The area must be clearly delineated to identify the area permitted within the conditional use permit for outdoor display. No goods or materials utilized for the display may be located outside the delineated area. The area may only be expanded with the approval of a modification to the CUP by the Planning Commission.
4. The outdoor display merchandise shall only be the merchandise of the grocery store tenant. The outdoor display area shall be managed and operated by the grocery store tenant. The outdoor display conditional use permit is not transferable for use by other properties or businesses.
5. All outdoor display merchandise shall only be displayed during business hours.
6. The outdoor display shall not obstruct pedestrian, bicycle, vehicular, or emergency services access and shall maintain four (4) feet of unobstructed access provided, however, that the width of the clear area shall in all events meet all applicable state and federal regulations and building codes, including all barrier-free and ADA requirements.
7. Outdoor vending machines and drop boxes or donation bins shall be prohibited.
8. The outdoor displays shall not contain any information which would routinely be placed on a business sign located on the building such as the name or type of business, hours of business operation, business logo, brand name information, etc. The outdoor display may include a sign which indicates the price of the display item(s) or simply indicates a "sale" on the item(s) limited to 8.5" x 11".
9. All outdoor displays and outdoor seating shall be continuously maintained in a state of order, security, safety and repair. The display surface shall be kept clean, neatly painted, and free of rust, corrosion, protruding tacks, nails and/or wires. Any cracked, broken surfaces, or other

unmaintained or damaged portion of a display shall be repaired or replaced or removed within thirty (30) days. No display shall contain obscene, indecent or immoral matter.

10. The outdoor displays must be self-supporting, stable and weighted or constructed to withstand being overturned by wind or contact. The display shall not be permanently affixed to any object, structure or the ground including utility poles, light poles, trees or any merchandise or products displayed outside permanent buildings.
11. The outdoor dining seating area is quasi-public and available for use by patrons of the Begonia Shopping Plaza.
12. No amplified entertainment is approved within this permit. An Entertainment Permit is required for any music or entertainment that is audible outside of the structure. An Entertainment Permit may be applied for through the Capitola Police Department.
13. The applicant is responsible for maintaining the area directly in front of the business free from litter and/or graffiti.
14. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.
15. The applicant shall maintain a current business license while operating the business.
16. Hours for deliveries to the store shall be limited to 8:00 A.M. – 8:00 P.M. Monday through Friday, to minimize noise impacts to neighboring residents. Delivery vehicles shall not be permitted to remain at idle during non-delivery hours.
17. Trash enclosures shall be gated and maintained to provide a clean and sanitary area. Use of the compactor shall be limited to the hours of 8:00 A.M. – 6:00 P.M.
18. No roof equipment is to be visible to the general public. Any necessary roof screening is to match the color of the building as closely as possible. Plans for any necessary screening shall be submitted to the Community Development Department prior to, or in conjunction with the building permit submittal.
19. The applicant shall comply with the Municipal Code Section 8.36 Environmentally Acceptable Packaging Materials.

B. 709 Riverview Drive

Project Description: Permit #24-0351 Tree Removal Permit to remove one 85-inch Monterey Cypress tree with a future new residence project in the R-1 (Single-Family Residential) zoning district.

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

Recommended Action: Staff recommends the Planning Commission deny the application and advise the applicant to submit a tree removal request for consideration in conjunction with a complete application for a new residence.

Alternative: Approve application #24-0351 based on the Findings and with the Conditions of Approval listed below.

Commissioner Wilk recused himself from this item due to a general conflict of interest.

Senior Planner Froelich presented the staff report.

Public Comments:

- *Brad Suchomel*
- *Mario Beltramo*
- *Dennis Norton*

The Commission discussed the merits of granting the tree removal application without the submission of a development application and the potential risks of creating a precedent of removing this from future Planning Commission purviews.

Motion to deny Permit #24-0351: Commissioner Westman

Second: Commissioner Jensen

Voting Yea: Westman, Jensen, Christiansen

Absent: Estey

Abstain: Wilk

C. Citywide Zoning Code Update

Project Description: Application #24-0026 for Amendments to Capitola Municipal Code Title 17: Zoning Code, Chapter 18.03: Density Bonus, and the Zoning Map, collectively known as the “Zoning Code Amendments”. The proposed Zoning Code Amendments will impact the development standards and regulations for properties citywide. The Zoning Code and Zoning Map are part of the City’s Local Coastal Program (LCP), and amendments require certification by the California Coastal Commission before taking effect in the Coastal Zone.

Recommended Action: Staff recommends the Planning Commission adopt a resolution recommending the City Council adopt the proposed Design Review Zoning Code Amendments and the proposed Density Bonus Code Amendments.

Associate Planner Sesanto presented the staff report.

Public Comments:

- *Terry Thomas*
- *Janine Roeth*

The Commission discussed the merits of allowing future Planning Commissions to make a decision on the design review process of new applications.

Motion to adopt a resolution recommending to the City Council to adopt the proposed Zoning Code Amendments excluding the amendments related to Design Permits and to adopt the proposed Density Bonus Code Amendments: Commissioner Westman

Second: Commissioner Wilk

Voting Yea: Westman, Wilk, Jensen, Christiansen

Absent: Estey

Commissioner Westman reminded Commissioner Wilk not to email the Planning Commission as a whole to avoid potential Brown Act violations.

7. Director's Report

Director Herlihy reminded the Planning Commission of the southbound Highway 1 onramp closure at Bay Avenue; updated the Planning Commission on the Rispin Mansion Park; provided an update on the location of the Community Services and Recreation Department with the temporary closure of Jade Street Community Center due to a remodel; and reminded the Commission of the City's Strategic Plan Project.

She also advised the Commission of upcoming City Council and Planning Commission agenda items.

- 8. Adjournment – The meeting adjourned at 7:56 PM. The next regularly scheduled meeting of the Planning Commission is on November 7, 2024 at 6:00 PM.**

ATTEST:

Rosie Wyatt, Acting Deputy Clerk

Capitola Planning Commission

Agenda Report



Meeting: December 5, 2024
From: Community Development Department
Address: 4750 Jewel Street

Project Description: Application #24-0345. APN: 034-064-03. Design Permit for the demolition of an existing single-family residence and the construction of a new single-family residence. The project is located within the R-1 (Single-Family Residential) zoning district. This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission. Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #24-0345 and approve the project based on the attached Conditions and Findings for Approval.

Property Owner: Dean Barker
 Representative: Taylor Bode, Filed: 9/13/24

Background: On October 23, 2024, Development and Design Review Staff reviewed the application and provided the applicant with the following direction:

Public Works Representative, Erika Senyk: Provided guidance to the applicant regarding their future building permit submittal.

Building Official, Eric Martin: Inquired about laundry area venting and placement of service meters.

Associate Planner, Sean Sesanto: Discussed the recent comment letter items and noted the project requires existing overhead utilities to be placed underground.

Following the Development and Design Review meeting, the applicant resubmitted plans with corrections and privacy treatments for the upper-story deck and select windows.

Development Standards: The following table outlines the zoning code requirements for development in the R-1 Zoning District.

Development Standards		
Building Height		
R-1 Regulation		Proposed
	25 ft.	22 ft. 6 in.
Floor Area Ratio (FAR)		
		Proposed
Lot size		3,359 sq. ft.
Maximum Floor Area Ratio		56% (Max 1,881 sq. ft.)
First Story Floor Area		1,335 sq. ft.
Second Story Floor Area		546 sq. ft. <i>77 sq. ft. deck area exempt</i>
Total FAR		56% (1,881 sq. ft.)
Setbacks		
	R-1 regulation	Proposed
Front Yard 1st Story	15 ft.	Primary: 17 ft. 2 in.

Front Yard 2nd Story & Garage	20 ft.		Primary: 27 ft. 9 in. Garage: 20 ft. 2 in.
Side Yard 1st Story	10% lot width	Lot width 42 ft. 4 ft. 2 in. min.	East: 4 ft. 5 in. West: 6 ft. 6 in.
Side Yard 2nd Story	15% of width	Lot width 42 ft. 6 ft. 4 in. min	East: 6 ft. 6 in. West: 10 ft.
Rear Yard 1st Story	20% of parcel depth	Lot depth 80 ft. 16 ft. min.	16 ft. 4 in.
Rear Yard 2nd Story			26 ft. 1 in.
Encroachments	Hot tub, sauna comply with Ch. §17.48 for entertainment features		
Parking			
SFD 1,501-2,000 sq. ft.	Required		Proposed
	2 total, 1 covered		2 total, 1 covered
Underground Utilities: Required with 25% increase in area			Required

Discussion: The subject property is located within the Jewel Box neighborhood, surrounded by one- and two-story single-family residences. The existing site includes a 1960’s single-story, single-family residence. The structure is not identified as a historic resource.

Design Permit: The proposal demolishes an existing residence to construct a new 1,881 square foot, single-family residence. The project utilizes contemporary design and materials, with light-colored stucco on the ground level, thin vertical redwood boards on the second floor, and tall windows with minimalist frames. The home uses a shallow-framed hip roof with exposed rafter tails and complete standing metal seam finish. The rear upper-story deck is covered by the primary roof giving a recessed appearance.

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, any applicable specific plan, and are consistent with any other adopted policies or guidelines. To obtain design permit approval, projects must satisfy these criteria to the extent they apply. Planning staff does not have concerns with respect to the criteria, but notes criteria F (privacy) is applicable for this project and the upper-story deck. The complete list of Design Review Criteria is included as Attachment #2.

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

The project has been designed in consideration of surrounding uses and minimizes privacy impacts. The rear upper-story deck includes privacy screening along the adjacent side property line and complies with applicable deck standards. Several windows include opaque treatments for project occupants.

Garage Setback: In addition to a 20-foot front setback, garages must be setback five feet from the front building wall. The applicant is proposing a reduced three-foot setback from the front building wall instead. Pursuant to §17.16.030(B)(4)(a), the Planning Commission may reduce the minimum setback to three feet without any specific findings, provided the project is in a sidewalk-exempt area. The property is exempt from sidewalk requirements; therefore, the Commission can approve a reduction to the standard.

Parking: The primary dwelling includes two parking spaces, including one garage space, which meets parking requirements for the new dwelling. The other parking space is in the driveway.

Trees: The application includes the removal of three existing palm trees. The applicant proposes to plant a 25-gallon strawberry tree (*arbutus marina*). At maturity, the proposed planting will meet the 15% canopy coverage requirement for new construction.

CEQA: §15303(a) of the CEQA Guidelines exempts a single-family residence in a residential zone. The project includes the construction of a new single-family residence. No adverse environmental impacts were discovered during review of the proposed project.

Design Permit Findings:

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

Community Development Staff and the Planning Commission have reviewed the project. The proposed single-family residence complies with the development standards of the R-1 (Single-Family Residential) zoning district. The project secures the purpose of the General Plan, and Local Coastal Program, and design policies and regulations adopted by the City Council.

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

Community Development Staff and the Planning Commission have reviewed the application for the proposed 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 §15303(a) of the CEQA Guidelines exempts a single-family residence and is subject to Section 753.5 of Title 14 of the California Code of Regulations. The project involves the demolition and construction of a single-family. The project is located within the R-1 (Single-Family Residential) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

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

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

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

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

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

Community Development Staff and the Planning Commission have all reviewed the application for the new single-family residence. The project balances a mix of contemporary and classic design elements which will maintain the overall character and scale of the neighborhood.

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 4750 Jewel Street. 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 site is not located in an area with natural habitats or natural resources. The project will maintain or enhance vegetation, consistent with the allowed use and will not have an effect on natural habitats or natural resources.

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

The residential project will not negatively impact low-cost public recreational access.

E. The project maintains or enhances opportunities for visitors.

The residential project will not negatively impact visitor serving opportunities.

F. The project maintains or enhances coastal resources.

The project will not negatively impact coastal resources.

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

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

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

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

Conditions of Approval:

1. The project approval includes the demolition of an existing residence and the construction of a 1,881 square-foot single-family residence. The maximum Floor Area Ratio for the 3,359 square foot property is 56% (1,881 square feet). The total FAR of the project is 56% with a total of 1,881 square feet. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on December 5, 2024, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.

5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, 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 a Certificate of Occupancy, the applicant shall demonstrate compliance with the tree removal permit authorized by this permit for 3 palm trees to be removed from the property. Replacement tree(s) shall, at maturity, provide 15% canopy coverage as required for new construction. Required replacement trees shall be of the same size, species and planted on the site as shown on the approved plans, unless modified consistent with condition #5.
9. Prior to issuance of building permit, all Planning fees associated with permit #24-0345 shall be paid in full.
10. Prior to issuance of building permit, the developer shall pay Affordable housing impact fees as required to assure compliance with the City of Capitola Affordable Housing Impact Fee Ordinance.
11. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
12. 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.
13. 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).
14. 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.
15. 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.
16. 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

17. 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.
18. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
19. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
20. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
21. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
22. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
23. Prior to demolition of the existing structure, a pest control company shall resolve any pest issue and document that all pest issues have been mitigated. Documentation shall be submitted to the City at time of demolition permit application.
24. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties.
25. Prior to a Building Department final and/or issuance of a Certificate of Occupancy, final inspections by the Planning and Public Works Departments are required.

Attachments:

1. 4750 Jewel Street – Plan Set
2. Design Review Criteria

Report Prepared By: Sean Sesanto, Associate Planner

Reviewed By: Rosie Wyatt, Acting Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director

EXTERIOR RENDERING (FOR REFERENCE ONLY)

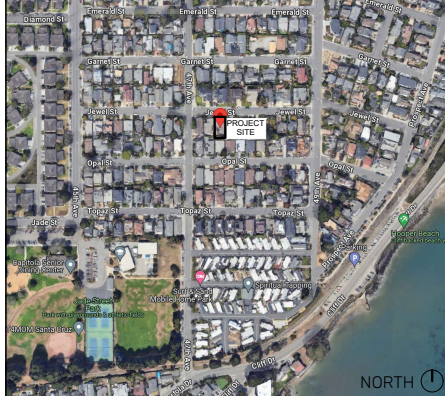


GENERAL NOTES & REQUIREMENTS

- THE ARCHITECT DISCLAIMS RESPONSIBILITY FOR ANY EXISTING CONDITIONS, INCLUDING THE EXISTING STRUCTURE, SITE CONDITIONS OR OTHER EXISTING CONSTRUCTION ELEMENTS (WHEN AVAILABLE) AND FOR ANY DRAWINGS OR OTHER DOCUMENTS RELATED TO THIS PROJECT WHICH DO NOT BEAR THE ARCHITECT'S SEAL AND SIGNATURE. SERVICES ARE PROHIBITED SOLELY FOR THE ARCHITECT'S CLIENT - NO OBLIGATION OR RESPONSIBILITY IS ASSUMED FOR THE BENEFIT OF ANY OTHER ENTITY INVOLVED IN THE CONSTRUCTION WORK.
- PROVIDE (FURNISH & INSTALL) ALL PRODUCTS, MATERIALS, EQUIPMENT OR ACCESSORIES REQUIRED FOR PROPER OPERATION AND USE, IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS, EXCEPT AS NOTED. OTHER RELATED DOCUMENTS AFFECTING THE WORK DESCRIBED IN THESE DRAWINGS MAY INCLUDE: GEOTECHNICAL RECOMMENDATIONS, MANUFACTURER'S PRODUCT DATA AND INSTALLATION DRAWINGS.
- STUDY AND COMPARE THE CONSTRUCTION DOCUMENTS AND OTHER RELATED DOCUMENTS WITH THE EXISTING CONDITIONS AND FIELD VERIFY EXISTING DIMENSIONS BEFORE STARTING CONSTRUCTION WORK. REPORT ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED FOR CLARIFICATION. WHILE PREPARATION WITH CARE AND DILIGENCE, PERFECTION IS NOT POSSIBLE AS EVERY POSSIBLE CONDITION OR CONTINGENCY CANNOT BE ANTICIPATED OR FULLY SHOWN WITHIN THE CONSTRUCTION DOCUMENTS. FAILURE TO REVIEW OTHER DOCUMENTS DOES NOT RELIEVE ANY CONTRACTUAL OBLIGATION TO PROVIDE COMPLETE OR OTHERWISE FUNCTIONAL AND OPERABLE BUILDING COMPONENTS OR A USEABLE BUILDING FACILITY.
- COMPLY WITH LAWS, CODES & ORDINANCES OF AUTHORITY HAVING JURISDICTION AND WITH REQUIREMENTS OF THE CLIENT, OWNER, DEVELOPER OR LANDLORD AS APPLICABLE.
- DO NOT SCALE THESE DRAWINGS.
- APPLICATION OF A MATERIAL OR EQUIPMENT ITEM TO WORK INSTALLED BY OTHERS CONSTITUTES ACCEPTANCE OF THAT WORK AND ASSUMPTION OF RESPONSIBILITY FOR SATISFACTORY INSTALL.
- PROVIDE EACH SUB-CONTRACTOR WITH A COMPLETE SET OF CONSTRUCTION DOCUMENTS FOR THEIR USE AND REFERENCE AND VERIFY THEIR RECEIPT UPON REQUEST.
- FILL AND PATCH EXPOSED HOLES OR CRACKS IN FLOOR OR WALL SURFACES AND FINISH LEVEL, SMOOTH AND FLUSH WITH ADJACENT SURFACES.
- COORDINATE AND VERIFY CLEARANCES REQUIRED OF PRODUCTS AND EQUIPMENT FOR DELIVERY, INSTALL, USE AND OPERATION.
- MAINTAIN DIMENSIONS INDICATED AS "HOLD" OR "CLEAR" ACCURATELY AS NOTED.
- BRACE PARTITIONS, CEILING, SOFFITS, PLATFORMS, SUSPENDED CONSTRUCTION AND SIMILAR ELEMENTS TO STRUCTURAL ELEMENTS - EVEN IF NOT INDICATED. DO NOT BRACE TO THE ROOF DECK, PLUMBING OR SPRINKLER PIPES, DUCTWORK, ELECTRICAL CONDUITS OR SIMILAR ELEMENTS.
- INSTALL FRAMING AND FURRING TO AVOID CONFLICTS OR INTERFERENCES WITH CONCEALED OR RECESSED MEP OR CONTROL COMPONENTS.
- TROWEL FINISH TOP & SIDES, COVE INSIDE CORNERS, AND CASE OUTSIDE CORNERS OF CONCRETE PANS OR EQUIPMENT BASES UNLESS NOTED OTHERWISE.
- REFERENCE FINISH / MATERIAL / COLOR SCHEDULE FOR EXPOSED FINISH OF BUILDING MATERIALS, WALLS, FLOORS, CEILING, DOORS, TRIM, CASEWORK, COUNTERTOPS AND SIMILAR CONSTRUCTION ELEMENTS.
- PROVIDE CONCEALED 2x6 MINIMUM WOOD BLOCKING WITH DRYWALL CONSTRUCTION FOR SECURE ANCHORAGE OF CASEWORK CABINETS, WALL-MOUNTED SHELVES, GRAB-BARS, DOOR STOPS, WOOD FRAMES, HANDRAILS / GUARDRAILS, TOILET ACCESSORIES AND SIMILAR ELEMENTS.
- PROVIDE PRESERVATIVE-TREATED WOOD BLOCKING WHEN IN CONTACT WITH MASONRY OR CONCRETE OR WHEN ASSOCIATED WITH ROOFING OR FLASHING WORK.
- PROVIDE MINIMUM 3/4" THICK FIRE-RESISTANT TREATED PLYWOOD AT ELECTRICAL OR PHONE/DATA PANELS.
- PROVIDE JOINT SEALS TO MAINTAIN A PERMANENT AIR-TIGHT, VERMIN AND WATERPROOF BUILDING ENCLOSURE THROUGHOUT THE PROJECT. PROVIDE ACOUSTICAL SEALANTS AT SOUND-RATED PARTITIONS, AS APPLICABLE.
- PROVIDE DOOR HANDRAILS AT EACH SWINGING DOOR TO INCLUDE 3 INCHES LEVER LOCKSET, 3 FRAME SLIDERS (HOLLOW METAL FRAME ONLY) AND A WALL STOP MINIMUM IF NOT OTHERWISE SCHEDULED.
- LOCATE FUR IN CHANGES AND TRANSITIONS UNDER CENTERS OF DOORS, TYP.
- PAINT FINISH ALL EXPOSED SURFACES THROUGHOUT THE BUILDING UNLESS PREFINISHED OR INTEGRALLY FINISHED OR WHERE A NATURAL FINISH IS INDICATED.
- PAINT FINISH ELECTRICAL & CONTROL PANELS UNLESS NOT LOCATED WITH ELECTRICAL, MECHANICAL ROOMS OR GARAGE SPACES.
- PROTECT CONCRETE SLAB AT GROUND LEVEL FROM PAINT, DRYWALL TEXTURE AND ALL CONSTRUCTION DEBRIS WITH RAM BOARD OR SIMILAR PRODUCT - TAPE ALL JOINTS. DRYWALL AND PAINTERS SHOULD CLEAN OFF ANY EXCESS (TYP.)
- PROVIDE PERMANENTLY WIRED SMOKE DETECTORS WITH BATTERY BACKUP POWER IN EACH SLEEPING ROOM, IN A CENTRAL LOCATION TO PROTECT SLEEPING AREAS, AND ON EACH STORY IN BASEMENTS (SEE 3103)
- GLAZING ADJACENT TO DOORS OR ADJACENT TO A WALKING SURFACE OR A STAIR LANDING MUST BE OF SAFETY GLAZING MATERIAL (SEE 2406 AND BNL 24-1).
- PROVIDE HANDRAILS PER CRC SECTION R311.7.8 AND GUARDRAILS PER CRC SECTION R312.
- REQUIRED EXIT DOORWAYS SHOULD BE NOT LESS THAN 36" IN WIDTH CLEAR AND NOT LESS THAN 6'-6" IN HEIGHT CLEAR. NO DOOR LEAF SHOULD EXCEED 4" IN WIDTH. (SEE: 1004.6, 1004.7, 1004.8)
- PROVIDE MIXING VALVES AT SHOWERS PER UPC (SEC. 410.7)
- WATER HEATERS / BOILERS TO COMPLY WITH SEC. 508.5 UPC 34 FOR THERMAL EXPANSION
- PROVIDE 30 INCHES CLEAR WIDTH FOR WATER CLOSET COMPARTMENTS AND 24 INCHES CLEARANCE IN FRONT OF WATER CLOSETS (SEE: 2409)
- DOORS IN THE MEANS OF EGRESS SYSTEM TO BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER PULSES, PULL BOXES, TRANSFORMERS, VALVES, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOP UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- BATHUBS AND SHOWER FLOORS, WALLS ABOVE BATHUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (R307.2)
- PROVIDE 70 INCH HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER RESISTANT MATERIALS FOR SHOWER ENCLOSURE (R308)
- AUTOMATIC GARAGE DOOR OPENERS, IF PROVIDED, SHALL BE LISTED ON ACCORDANCE WITH UL 325.
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY. UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONAL, EXCEEDING ONE THOUSAND DOLLARS (\$1,000) (R314.6.2)
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AVERAGE ILLUMINATION OF FLOOR CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
- A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.
- ADDITIONAL NOTES:**
- APPROVED PLANS ARE REQUIRED ON JOB SITE. A COPY OF THE STAMPED SET OF BLUE PLANS AND THE STAMPED PLANS WILL BE REQUIRED TO BE ON THE JOB SITE FOR ALL INSPECTIONS. PARTIAL SETS ARE NOT ACCEPTABLE. FAILURE TO PROVIDE THE STAMPED PLANS ON THE JOB SITE FOR THE INSPECTOR'S USE MAY RESULT IN A DISAPPROVED INSPECTION AND ASSESSMENT OF REVISION FEES.
- COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2022 ENERGY EFFICIENCY STANDARDS IS NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED, AND DATED COPIES OF THE APPROPRIATE CFR, CRZ, AND CFR FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR TO REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR THE BUILDING OWNER.

GEOTECHNICAL REPORT
ALL WORK TO COMPLY WITH RECOMMENDATIONS OF GEOTECHNICAL REPORT PERFORMED BY DEES & ASSOCIATES, INC. PROJECT # SCR-1888, AUGUST 2024.

VICINITY MAP (NOT TO SCALE)



SHEET INDEX

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ARCHITECTURE	
A-001	PLOT PLAN
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A-100.1	GRADING & DRAINAGE PLAN
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PROJECT DATA & SCOPE OF WORK

SCOPE OF WORK: COMPLETE DEMOLITION OF EXISTING SFR. PROPOSED NEW CONSTRUCTION OF 1,881 SF 2-STORY SFR W/ ATTACHED 1-CAR GARAGE (314-04-03).
APN: EXISTING USE: EXISTING INCLUDING AREA: EXISTING FIRE SPRINKLERS: PROPOSED FIRE SPRINKLERS: CUT/FILL:
 181518100
 959 SF
 NO
 YES (DEFERRED SUBMITTAL)
 QUANTITIES TSD BY GRADING PLAN, PER GEOTECH REPORT

PROJECT DATA	
ZONING	R-1
LOT DIMENSIONS	
LENGTH	80'
WIDTH	41.99' (42')
AREA	3,360 SF (0.08 ACRE)
FLOOR AREA RATIO	
MAX FAR	1,881.6 SF (0.56 x 3,360) [1,881 SF PROPOSED]
SETBACKS	
FRONT YARD (GARAGE)	20'
FRONT YARD (GROUND FLR)	15'
FRONT YARD (2ND STORY)	20'
REAR YARD	16' (20% DEPTH: 80' x 0.20)
INTERIOR SIDE YARD (GROUND FLR)	4.2' (10% WIDTH: 42' x 0.10)
INTERIOR SIDE YARD (2ND STORY)	6.3' (15% WIDTH: 42' x 0.15)
NOTE:	20% OF 2ND STORY WALL MAY BE @ SAME SETBACK AS FIRST IF MINIMUM 4' FROM PROPERTY LINE

2ND STORY DECKS + BALCONIES	
FAR	COUNTS IF GREATER THAN 150 SF
FRONT YARD SETBACK	20'
REAR YARD SETBACK	20' (25% DEPTH: 80' x 0.25)
INTERIOR YARD SETBACK	10'
NOTE:	MAY NOT PROJECT MORE THAN 6'
NOTE:	ROOF DECKS PROHIBITED IN R-1 ZONE

PARKING	
REQUIRED PARKING	2 TOTAL, 1 COVERED (1,501 SF - 2,000 SF)
DRIVEWAY WIDTH (MAX)	16.8' (40% WIDTH: 42' x 0.40)
COVERED PARKING DIMENSIONS	MIN. 10' x 20' (MEASURED FROM INT. WALLS)
HEIGHT	
MAXIMUM ALLOWABLE HEIGHT	25' (22'-6" PROPOSED)

PROJECT DIRECTORY

OWNER: DEAN BARKER
 PHONE: 656-239-6782
 EMAIL: DEAN.BARKER@GMAIL.COM

STRUCTURAL ENGINEER: RADOVAN CIVIL ENGINEERING, INC.
 CONTACT: ANDREW RADOVAN, P.E.
 PHONE: 831-459-7296
 EMAIL: ANDREW@RADOVAN.US

GENERAL CONTRACTOR: SANTA CRUZ GREEN BUILDERS
 CONTACT: TAYLOR BODE
 PHONE: 831-419-0514
 EMAIL: TAYLOR@SANTACRUZGREENBUILDERS.COM

ARCHITECT: TAYLOR BODE ARCHITECT, INC.
 CONTACT: TAYLOR BODE
 PHONE: 831-818-7681
 EMAIL: TAYLORBODE@GMAIL.COM

ENERGY CONSULTANT: A PLUS GREEN ENERGY SERVICES
 CONTACT: JIM BLOMQUIST
 PHONE: 831-728-5503
 EMAIL: FLETCHER.WAGGONER@GMAIL.COM

GEOTECHNICAL ENGINEER: DEES & ASSOCIATES, INC.
 CONTACT: BECY DEES
 PHONE: 831-427-1770
 E- OFFICE: DEESANDASSOCIATES.COM

DEFERRED SUBMITTALS

- SOLAR PHOTOVOLTAIC SYSTEM
 - FIRE SPRINKLER SYSTEM
- DEFERRED SUBMITTAL NOTES:
 A. PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 BUSINESS DAYS PRIOR TO INSTALLATION FOR CITY REVIEW AND APPROVAL.
 B. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
 C. THE REGISTERED AND RESPONSIBLE DESIGN PROFESSIONAL SHALL REVIEW THE DEFERRED SUBMITTAL DOCUMENTS AND SUBMIT THEM TO THE BUILDING OFFICIAL, WITH ANNOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING.

BUILDING CODE DATA

2022 CALIFORNIA BUILDING CODE (CBC) AND/OR CALIFORNIA RESIDENTIAL CODE (CRC) AS APPLICABLE
 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen)
 2022 CALIFORNIA FIRE CODE (CFC)
 2022 CALIFORNIA MECHANICAL CODE (CMC)
 2022 CALIFORNIA ELECTRICAL CODE (CEC)
 2022 CALIFORNIA PLUMBING CODE (CPC)
 2022 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS (BEEES) Section R106.1
 CITY OF CAPITOLA ZONING ORDINANCE, MUNICIPAL CODE, AND AMENDMENTS

santacruz GREEN BUILDERS
 1815181000
 1815181000
 1815181000
 1815181000

Prepared by Taylor Bode
 Signed
 Date 08/04/2024



BARKER RESIDENCE
 4750 JEWEL ST. CAPITOLA, CA 95010
 DEAN BARKER

TITLE SHEET

APN 034-084-03

G-001

SURVEYOR NOTES

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT WITH REGARD TO ANY RECORDED EASEMENTS OR RIGHTS OF WAY AFFECTING THE SUBJECT PROPERTY. NO ADDITIONAL RESEARCH REGARDING THE EXISTENCE OF EASEMENTS, RESTRICTIONS, OR OTHER MATTERS OF RECORD HAS BEEN PERFORMED BY THE SURVEYOR. EASEMENTS SHOWN HEREON ARE BASED ON THE RECORDED MAPS AND DEEDS SHOWN ON THIS SURVEY. ONLY THE IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY ARE SHOWN ON THIS SURVEY. THE UTILITY LINE, SIZE, DIRECTIONS AND TYPES SHOWN HEREON ARE BASED UPON ABOVE GROUND SURFACE EVIDENCE. THE SURVEYOR CAN NOT ATTEST TO THE EXACT LOCATION, SIZE, TYPE OR DIRECTION OF UNDERGROUND LINES SHOWN HEREON. OTHER UNDERGROUND UTILITIES NOT SHOWN ON THIS SURVEY MAY EXIST. THE EXACT LOCATION OF UNDERGROUND UTILITIES SHOULD BE INDEPENDENTLY VERIFIED PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION.

ABBREVIATIONS

AC	ASPHALT CONCRETE	MON	MONUMENT
APN	ASSESSOR'S PARCEL NUMBER	MTR	METER
BLDG	BUILDING	NL	NAIL
BRS	BRASS	NT	NO TAG
CALC	CALCULATED	CH	CHANGING AREA
CNC	CENTERLINE	S	PLUS OR MINUS
CNC	CONCRETE	PA	PLANTING AREA
DOC#	DOCUMENT NUMBER	PM	PARCEL MAP
DWY	DRAINWAY	PE	PLANNING ENGINEER
ELEC	ELECTRIC	RCE	REGISTERED CIVIL ENGINEER
EP	EDGE OF PAVEMENT	RGR	REGISTERED GRADUATE REGISTERED CIVIL ENGINEER
FC	FACE OF CURB	S/O	SHUT-OFF
FD	FOUND	SLOD	SLOD
FS	FINISH SLAB	SPK	SPRING
FW	FACE OF WALL	ST	STREET
GAR	GARAGE	TC	TOP OF CURB
IB	IRON PIPE	THRS	THRESHOLD
IP	IRON PIPE	TP	TOP OF STEP
JP	JOINT POLE	TM	TOP OF WALL
LS	LAND SURVEYOR	W	WITH
M	MAGNETIC	WM	WATER METER
MAG	MAGNETIC	WTR	WATER

LEGEND

	BENCHMARK
	CONTOUR (MAJOR)
	CONTOUR (MINOR)
	FENCE LINE
	HOSE BIBB
	JOINT POLE
	MONUMENT - BASIS OF BEARINGS
	OVERHEAD LINE
	PROPERTY LINE
	SET RANDOM NAIL
	SPOT ELEVATION
	TREE AS NOTED

CONTOUR INTERVAL = 1 FOOT
DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF
OVERHEAD ELECTRIC LINES PER GOOGLE MAP OBSERVATIONS

RECORD DATA

(100') RECORD DATA PER 18-PM-40
(100') RECORD DATA PER 48-PM-53
(100') RECORD DATA PER 66-M-12

BASIS OF ELEVATIONS

THE BASIS OF ELEVATIONS FOR THIS SURVEY IS SANTA CRUZ COUNTY BENCHMARK 62A DESCRIPTION: LOCATED IN THE JEWEL BOY AREA OF CAPITOLA IN THE SOUTHWESTERLY CORNER OF THE INTERSECTION OF 49TH AVE AND OPAL STREET, 5003 BRASS CAP SET ATOP THE WESTERN CURB BELT, FROM WHICH A WATER VALVE BEARS NORTHERLY, 8.10 FEET; AND A FIRE HYDRANT BEARS SOUTHEASTERLY, 12.10 FEET.

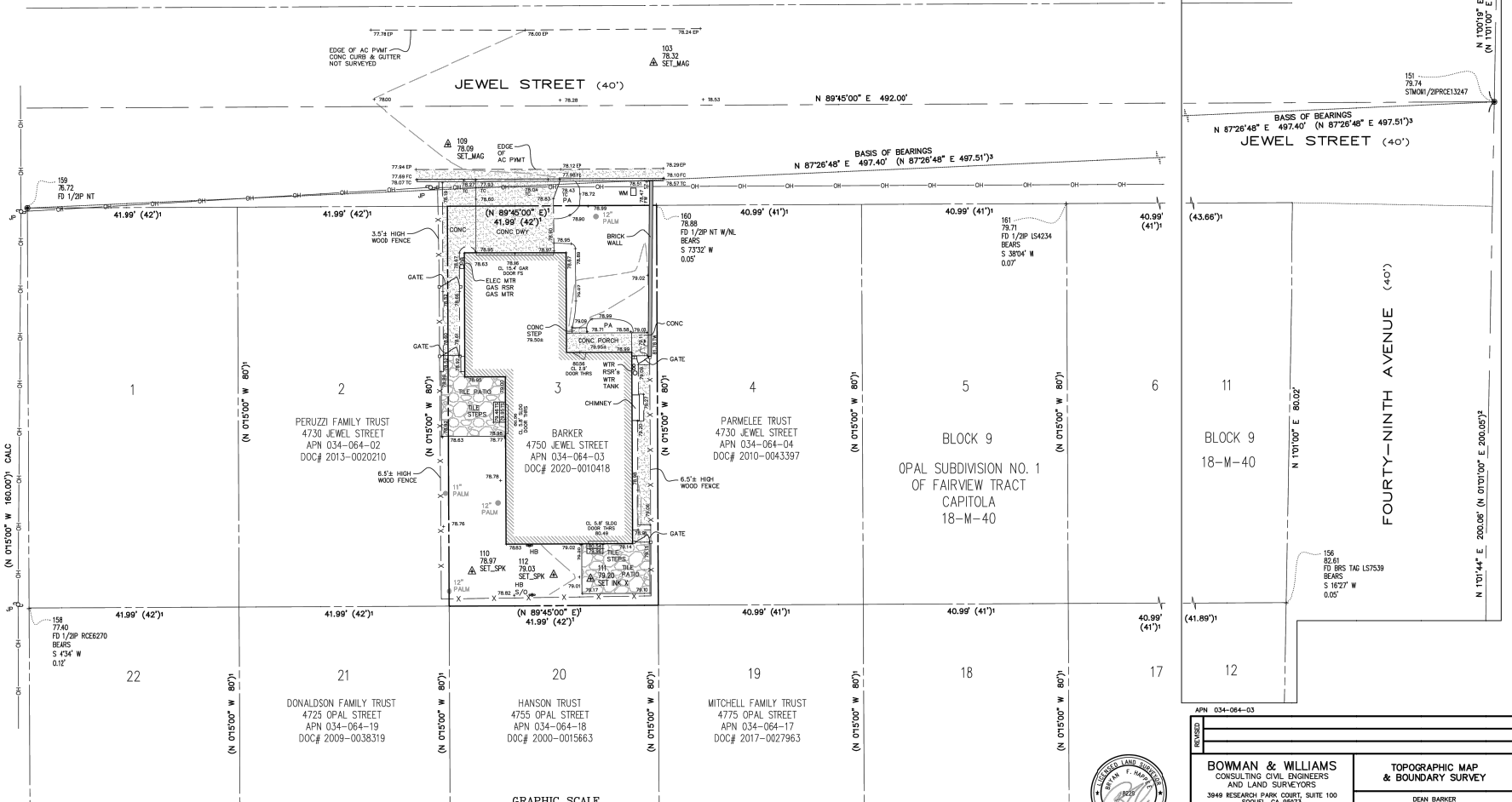
ELEV = 78.87 (NAV088)

BASIS OF BEARINGS

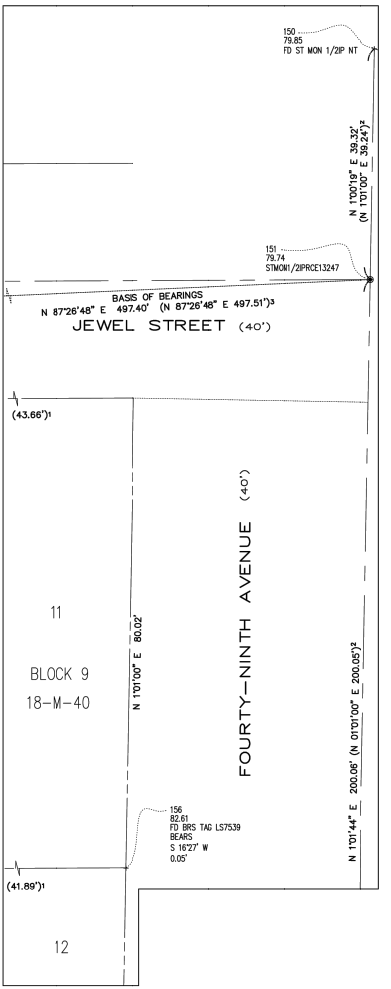
THE BASIS OF BEARINGS FOR THIS SURVEY IS A 1/2" IP, NO TAG FOUND AT THE NORTHWESTERN CORNER OF BLOCK 9, 18-M-40, AND A 1/2" IP, RISE 1324.7, FOUND IN A MONUMENT WELL AT THE INTERSECTION OF FORTY-NINTH AVENUE AND JEWEL STREET, AS SHOWN ON THE MAP ENTITLED "RECORD OF SURVEY OF LOTS 6, 7, 8," FILED IN VOLUME 86 OF MAPS AT PAGE 12, SANTA CRUZ COUNTY RECORDS, = N 87°46'28" E



FOURTY-SEVENTH AVENUE (40')



09/29/2023



APN 034-064-03		REVISION	
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SQUILLA, CA 95073 (831) 458-2960		TOPOGRAPHIC MAP & BOUNDARY SURVEY DEAN BARKER 4740 JEWEL STREET CAPITOLA, CALIFORNIA DOC# 2020-0010418	
SCALE 1" = 10'	DRAWN DLN	JOB NO. 28214	SHEET
DATE SEPTEMBER 25, 2023	CHECKED BFH	INDEX ROBEO RANCHO 3D	TP-1
DESIGN	DWG NAME 29214TPO	FILE NO. 28214	OF 1



DEMOLITION NOTES

- EXISTING STRUCTURE, COVERED PATIO, AND ALL HARDSCAPE TO BE ENTIRELY DEMOLISHED.
- EXISTING GAS SERVICE TO BE RELOCATED PER PROPOSED SITE PLAN.

ITEM	DESCRIPTION	AREA (SQ. FT.)
LOT DIMENSIONS		
LENGTH	87'	
WIDTH	41.59' (42')	
AREA	3596 SF (0.08 ACRE)	
FLOOR AREA RATIO		
MAX FIVE	1811.8 SF (0.56 X 3386)	
EXISTING DRIVEWAY (CONCRETE)	148	
EXISTING PATIO (CONCRETE)	342	
IMPERVIOUS AREA (EXISTING)	1709	
LANDSCAPE AREA (EXISTING)	1981 (46%)	

SITE PLAN GENERAL NOTES

- PROJECT PROPOSES COMPLETE DEMOLITION OF EXISTING SFRI AND ATTACHED GARAGE.
- NO VARIANCE APPROVALS ARE REQUIRED FOR THIS SCOPE OF WORK. ALL NEW WORK FALLS WITHIN THE PARAMETERS OF ESTABLISHED SETBACKS.
- NO LANDSCAPE LIGHTING IS PROVIDED. EXTERIOR LIGHTING IS LIMITED TO THAT WHICH IS CODE REQUIRED AT EXTERIOR DOOR LOCATIONS. SEE ELEVATIONS.
- VERIFY ALL GRADES/ TOPOGRAPHY W/ DESIGN INTENT AND NOTIFY ARCHITECT OF ANY ISSUES THAT MAY REQUIRE ADDITIONAL STAIRS, RETAINING WALLS, ETC.
- THE LOCATION OF UTILITIES, LINES AND FACILITIES MUST BE DETERMINED BY FIELD EXPLORATION PRIOR TO EXCAVATION.
- A NATURAL DRAINAGE WAY DOES NOT CROSS THE PROPERTY AT THE LOCATION OF THE NEWLY PROPOSED CONST.
- THERE ARE NO STRUCTURES CLOSER THAN EXCAVATION DEPTH ON THE ADJACENT NORTH AND SOUTH PROPERTIES.
- FIELD VERIFY (FV) DIMENSIONS FOR EXISTING CONDITIONS.
- FIELD VERIFY (FV) ALL GRADING POINTS CALLED OUT ON THE GRADING PLAN. ALL GRADING POINTS ARE APPROXIMATIONS BASED ON SITE SURVEY. NOTIFY ARCHITECT OF ANY CONTACTS PRIOR TO GRADING OF SITE. EXISTING EARTH TO BE SLOPED OUT AND AWAY FROM BUILDING PERIMETER. THE IN NEW DRIVEWAY PAVERS TO EXISTING SLOPE OF ALLEY AS REQUIRED FOR FLUSH AND SMOOTH TRANSITION TO ALLEY.
- NO PROPOSED WORK IN RIGHT OF WAY.

STORMWATER GENERAL NOTES

CONCRETE WASHOUT
 CONTRACTOR SHALL ESTABLISH AND USE AN ADEQUATELY SIZED CONCRETE WASHOUT AREA TO CONTAIN WASHOUT WASTES ON SITE. IT IS ILLEGAL TO WASH CONCRETE, SLURRY MORTAR, STUCCO, PLASTER AND THE LIKE INTO THE STORMWATER CONVEYANCE SYSTEM OR ANY RECEIVING WATER. CONTRACTOR SHALL POST A SIGN DESIGNATING THE WASHOUT LOCATION.

CONSTRUCTION SITE ACCESS
 A STABILIZED CONSTRUCTION SITE ACCESS SHALL BE PROVIDED FOR VEHICLES EGRESS AND INGRESS TO PREVENT TRACKING DIRT OFF SITE. THIS SHALL INCLUDE USING MATERIAL SUCH AS GRAVEL AND/OR CORRUGATED STEEL PANELS/PLATES.

CONSTRUCTION VEHICLES
 A SPECIFIC AREA AWAY FROM GUTTERS AND STORM DRAIN SHALL BE DESIGNATED FOR CONSTRUCTION VEHICLES PARKING. VEHICLE REFUELING, AND ROUTINE EQUIPMENT MAINTENANCE. ALL MAJOR REPAIRS SHALL BE MADE OFF-SITE.

EROSION CONTROL
 EROSION CONTROL MUST BE PROVIDED FOR ALL EXPOSED SURFACES. SLOPED SURFACES ESPECIALLY SHALL BE PROTECTED AGAINST EROSION BY INSTALLING EROSION RESISTANT SURFACES SUCH AS EROSION CONTROL MATS, ADEQUATE GRADING COVER VEGETATION, AND BONDED FIBER MATRIX.

NOTES:

- NO EXCAVATION AND GRADING ACTIVITIES ARE ALLOWED DURING WET WEATHER.
- DIVERSION DICES SHALL BE CONSTRUCTED TO CHANNEL RUNOFF AROUND THE CONSTRUCTION CONTRACTOR SHALL PROTECT CHANNELS AGAINST EROSION USING PERMANENT AND TEMPORARY EROSION CONTROL MEASURES.
- REMOVE EXISTING VEGETATION ONLY WHEN ABSOLUTELY NECESSARY. LARGE PROJECTS SHALL BE CONDUCTED IN PHASES TO AVOID UNNECESSARY REMOVAL OF THE NATURAL GROUND COVER. DO NOT REMOVE TREES OR SHRUBS UNNECESSARILY. THEY HELP DECREASE EROSION.
- TEMPORARY VEGETATION MUST BE PLANTED ON SLOPES OR WHERE CONSTRUCTION IS NOT IMMEDIATELY PLANNED FOR EROSION CONTROL PURPOSES. EROSION SHALL BE PREVENTED BY PLANTING FAST-GROWING ANNUAL AND PERENNIAL GRASSES TO SHIELD AND BIND THE SOIL.
- PLANT PERMANENT VEGETATION AS SOON AS POSSIBLE. ONCE EXCAVATION AND GRADING ACTIVITIES ARE COMPLETE.
- WATER USAGE FOR SOIL CONTROL SHALL BE MINIMIZED.

ON-SITE CONSTRUCTION MATERIAL STORAGE
 STORED MATERIALS SHALL BE CONTAINED IN A SECURE PLACE TO PREVENT SEEPAGE AND SPILLAGE. CONTRACTOR SHALL STORE THESE PRODUCTS WHERE THEY WILL STAY DRY OUT OF THE RAIN. CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT FOR ALL FUEL STORED ON-SITE. ELIMINATE OR REDUCE POLLUTION OF STORMWATER FROM STOCKPILES KEPT ON-SITE. STOCKPILES MAY INCLUDE SOIL, FILLING MATERIALS, ASPHALT, CONCRETE, AGGREGATE BASE, ETC. STOCKPILES SHALL BE LOCATED AWAY FROM CONCENTRATED STORMWATER FLOWS AND STORM DRAIN INLETS. STOCKPILES SHALL BE COVERED OR PROTECTED WITH SOIL STABILIZATION MEASURES AND PROVIDED WITH A TEMPORARY SEDIMENT BARRIER AROUND THE PERIMETER AT ALL TIMES.

TRAINING
 CONTRACTOR'S EMPLOYEES WHO PERFORM CONSTRUCTION IN THE CITY OF SAN DIEGO SHALL BE TRAINED TO BE FAMILIAR WITH THE CITY OF SAN DIEGO STORMWATER POLLUTION CONTROL REQUIREMENTS. THESE BMP NOTES SHALL BE AVAILABLE TO EVERYONE WORKING ON SITE. THE PROPERTY OWNERS' AND THE PRIME CONTRACTOR MUST INFORM SUBCONTRACTORS ABOUT STORMWATER REQUIREMENTS AND THEIR OWN RESPONSIBILITIES.

WASTE MANAGEMENT
 CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY DISPOSING OF ALL WASTE AND UNUSED CONSTRUCTION MATERIALS. DUMPING OF UNUSED OR WASTE PRODUCTS ON THE GROUND, WHERE WATER CAN CARRY THEM INTO THE CONVEYANCE SYSTEM IS STRICTLY PROHIBITED. NO SEEPAGE FROM DUMPISTERS SHALL BE DISCHARGED INTO STORMWATER. BEANSHEDS SHALL BE PLACED AROUND DUMPISTERS TO DIVERT THE NATURAL STORM RUNOFF. DUMPISTERS SHALL BE CHECKED FREQUENTLY FOR LEAKS. DUMPISTER LIDS SHALL REMAIN CLOSED AT ALL TIMES. DUMPISTERS WITHOUT LIDS SHALL BE PLACED WITHIN STRUCTURES WITH IMPERVIOUS ROOFING OR COVERED WITH TARPIS IN ORDER TO AVOID RAIN CONTACT WITH ANY TRASH MATERIAL. MANY CONSTRUCTION MATERIALS, INCLUDING SOLVENTS, WATER-BASED PAINTS, VEHICLE FLUIDS, BROKEN ASPHALT AND CONCRETE, WOOD, AND CLEARED VEGETATION CAN BE RECYCLED. NON-RECYCLABLE MATERIALS MUST BE TAKEN TO AN APPROPRIATE LANDFILL OR DISPOSED OF AS HAZARDOUS WASTE. POLLUTANTS SHALL BE KEPT OFF EXPOSED SURFACES. PLACE TRASH CANS AND RECYCLING RECEPTACLES AROUND THE SITE. PORTABLE TOILETS MUST BE IN GOOD WORKING ORDER AND CHECKED FREQUENTLY FOR LEAKS. CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT AND LOCATE PORTABLE TOILETS AWAY FROM STORM DRAIN INLETS ON IMPERVIOUS SURFACES. ALL CONSTRUCTION DEBRIS SHALL BE KEPT AWAY FROM THE STREET, GUTTER, AND STORM DRAIN. CONTRACTOR MUST ROUTINELY CHECK AND CLEAN UP MATERIAL THAT MAY HAVE TRAVELED AWAY FROM CONSTRUCTION SITE.

ENGINEERING NOTES

SITE PREPARATION:
 OVER EXCAVATION AND RECOMPACTION TO BE PERFORMED IN ACCORDANCE WITH RECOMMENDATIONS FROM GEOTECHNICAL REPORT & STRUCTURAL ENGINEERING DOCUMENTS.

DRAINAGE:
 SURFACE DRAINAGE: POSITIVE DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE STRUCTURES AT A MINIMUM GRADIENT OF 3 PERCENT FOR 10 FEET (OR TO PROPERTY LINE), PER GEOTECHNICAL REPORT.

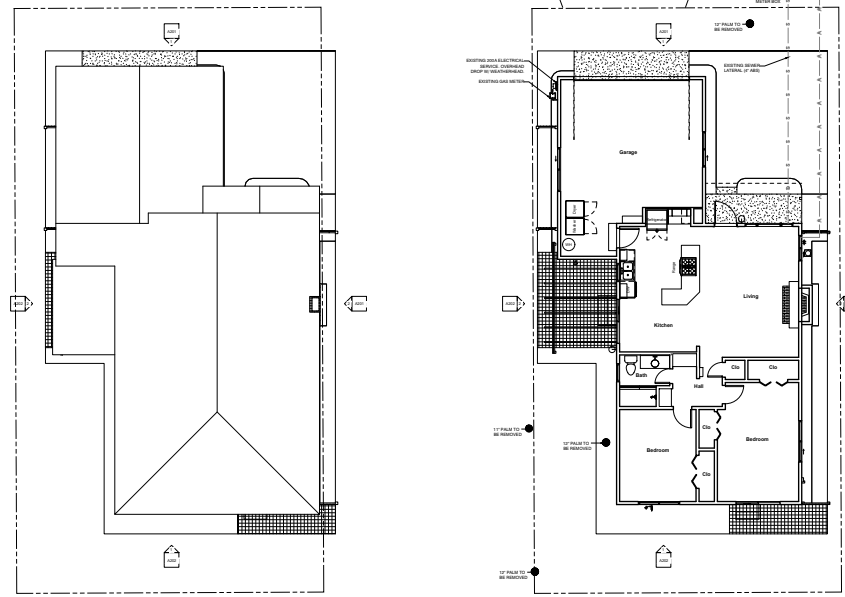
UTILITY:
 CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) EROSION CONTROL MEASURES (E.G. BONDED FIBER MATRIX, VEGETATIVE COVER, JUTE MATTING) MUST BE IMPLEMENTED WHERE APPLICABLE TO PREVENT SOIL EROSION ON PLANS AND A NOTE PLACED ON PLANS PROHIBITING MODIFICATION OR REMOVAL OF THE BMP LANDSCAPE AREAS WITHOUT A COUNTY PERMIT. MEASURES (E.G. BUILT FERTON BASKING FIBER ROLLS) SHALL BE PLACED TO PREVENT EROSION OF EXPOSED SOIL FROM LEAVING THE SITE. MATERIALS MANAGEMENT BMP MUST ALSO BE FOLLOWED TO ENSURE NO CONTACT OF RAINWATER WITH MATERIALS THAT MAY CONTRIBUTE TO WATER QUALITY DEGRADATION DOWNSTREAM (E.G. CONCRETE OR STUCCO WASHOUT AREAS, COVERED STORAGE AREAS FOR HAZARDOUS MATERIALS, PLACEMENT OF PORTABLE TOILETS OVER A PERVIOUS SURFACE).

POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP): NO DIRECTLY CONNECTED IMPERVIOUS AREAS (DCA) SHALL BE ALLOWED. DCA MEANS STORM RUNOFF GENERATED AND CONVEYED VIA IMPERVIOUS AREAS, SUCH AS ROOF, ROOF DRAIN, DRIVEWAY, AND STREET. BMP MEASURES SHALL BE IDENTIFIED ON THE SITE PLAN.

MOST COMMON MEASURES ARE DESIGNATED TURF AREAS, WHICH RECEIVE ROOF DRAINS AND RUNOFF FROM IMPERVIOUS AREAS. TURF AND LANDSCAPE AREAS THAT ARE DESIGNED FOR BMPs SHALL BE DELINEATED ON PLANS AND A NOTE PLACED ON PLANS PROHIBITING MODIFICATION OR REMOVAL OF THE BMP LANDSCAPE AREAS WITHOUT A COUNTY PERMIT. GRADING/IMPROVEMENT PLANS/PERMITS IF A GRADING/IMPROVEMENT (E.G. LANDSCAPE OR STUCCO WASHOUT) AREAL, COVERED STORAGE AREAS FOR HAZARDOUS MATERIALS, PLACEMENT OF PORTABLE TOILETS OVER A PERVIOUS SURFACE).

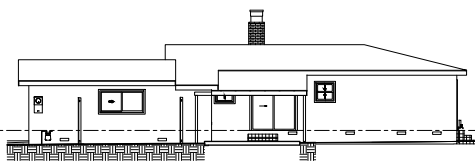
IT SHALL SUPERSEDE ALL GRADING, DRAINAGE, ON-SITE, OFF-SITE, AND STORM WATER BEST MANAGEMENT PRACTICE IMPROVEMENTS CONTAINED IN THESE PLANS IN THE EVENT OF CONFLICT.

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

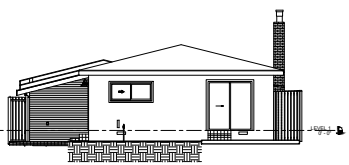


1 | SITE PLAN [AS-BUILT]
 SCALE: 1/16"=1'-0"

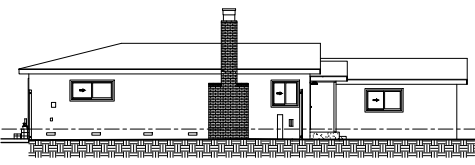
2 | FLOOR PLAN [AS-BUILT]
 SCALE: 1/16"=1'-0"



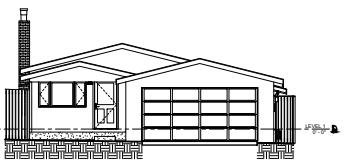
3 | WEST ELEVATION [AS-BUILT]
 SCALE: 1/8"=1'-0"



4 | SOUTH ELEVATION [AS-BUILT]
 SCALE: 1/8"=1'-0"



5 | EAST ELEVATION [AS-BUILT]
 SCALE: 1/8"=1'-0"



6 | NORTH ELEVATION [AS-BUILT]
 SCALE: 1/8"=1'-0"

STANDING SEAM METAL ROOF
W/ EXPOSED RAFTER TAILS

REDWOOD SIDING:
1x6 T&G, LIGHT STAIN



METAL GUTTERS & DOWNSPOUTS TO MATCH ROOF

PALM TO BE REPLACED WITH STRAWBERRY TREE (OR SIMILAR)

ROOF: STANDING SEAM METAL

EXPOSED RAFTER TAILS

DOWN-FACING WALL-MOUNTED EXTERIOR LIGHTING

6' REDWOOD PERIMETER FENCING

GARAGE DOOR: WOOD, COLOR TO MATCH RAFTER TAILS

DRIVEWAY: APPROACH & DRIVEWAY PER CITY STANDARDS

STUCCO:
LIGHT COLORED
@ FIRST FLOOR

WINDOWS/DOORS:
LIGHT ALUMINUM
FRAMES

FENCING:
30" REDWOOD
FENCE @ STREET



Prepared by Taylor Boon

Signed

Date 09/04/2024

Rev. No.	Date
01	11/05/2024
-	-



BARKER RESIDENCE
4750 JEWEL ST. CAPITOLA, CA 95010
DEAN BARKER

RENDERINGS:
MATERIAL BOARD

APH 034-004-03

R-001

Prepared by Taylor Bobb

Signed

Date 08/04/2024

Rev. No. 01 Date 11/05/2024

Rev. No. 01 Date 11/05/2024

Rev. No. 01 Date 11/05/2024

Rev. No. 01 Date 11/05/2024

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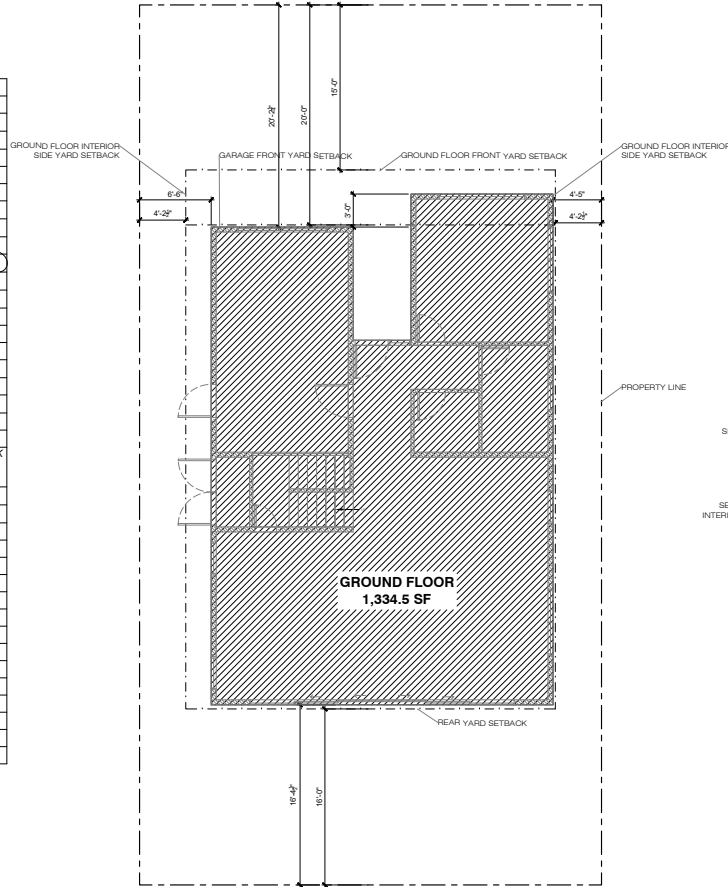
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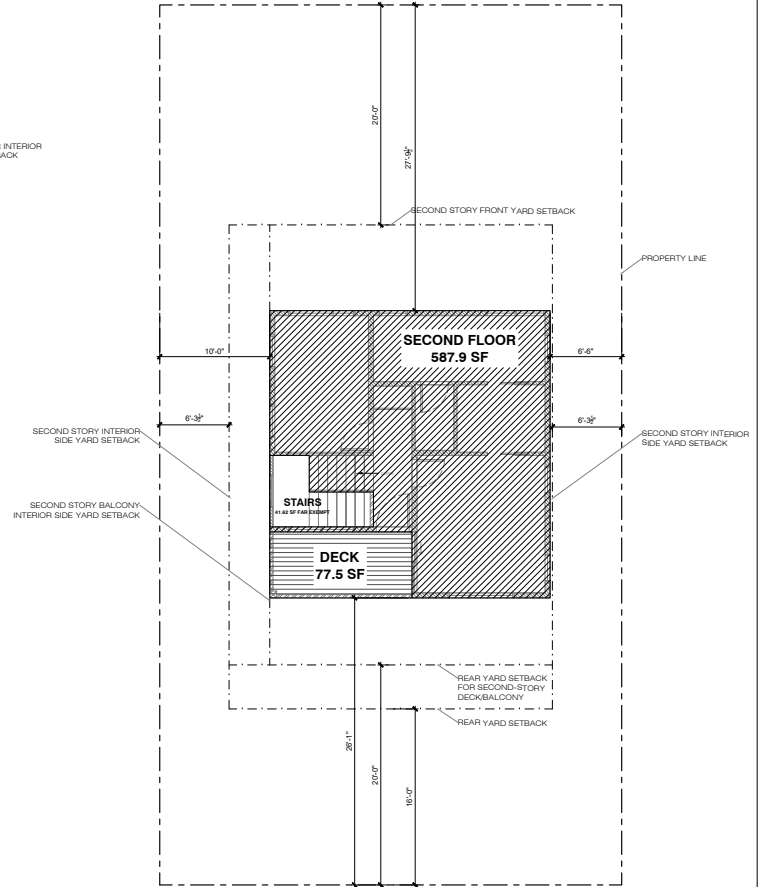
Rev. No. 01 Date 11/05/2024

Rev. No. 01 Date 11/05/2024

PROJECT DATA	
ZONING	R-1
LOT DIMENSIONS	
LENGTH	80'
WIDTH	41.99' (42')
AREA	3,360 SF (0.08 ACRE)
FLOOR AREA RATIO	
MAX ALLOWABLE FAR	1.8816 SF (0.56 x 3.360)
PROPOSED FAR	1.881 SF (1,334.5 + 546.28 SF)
SETBACKS	
FRONT YARD (GARAGE)	20'
FRONT YARD (GROUND FLR)	15'
FRONT YARD (2ND STORY)	20'
REAR YARD	16' (20% DEPTH: 80' x 0.20)
INTERIOR SIDE YARD (GROUND FLR)	4.2' (10% WIDTH: 42' x 0.10)
INTERIOR SIDE YARD (2ND STORY)	6.3' (15% WIDTH: 42' x 0.15)
NOTE:	20% OF 2ND STORY WALL MAY BE @ SAME SETBACK AS FIRST IF MINIMUM 4' FROM PROPERTY LINE
2ND STORY DECKS + BALCONIES	
FAR	COUNTS IF MORE THAN 150 SF (123 SF PROPOSED)
FRONT YARD SETBACK	20'
REAR YARD SETBACK	20' (25% DEPTH: 80' x 0.25)
INTERIOR YARD SETBACK	10'
NOTE:	MAY NOT PROJECT MORE THAN 6'
NOTE:	ROOF DECKS PROHIBITED IN R-1 ZONE
PARKING	
REQUIRED PARKING	2 TOTAL, 1 COVERED (1,501 SF - 2,000 SF)
DRIVEWAY WIDTH (MAX)	16.8' (40% WIDTH: 42' x 0.40)
COVERED PARKING DIMENSIONS	MIN. 10' x 20' (MEASURED FROM INT. WALLS)
HEIGHT	
MAXIMUM ALLOWABLE HEIGHT	25' (22'-6" PROPOSED)



1 | GROUND FLOOR
SCALE: 3/16"=1'-0"



2 | SECOND FLOOR
SCALE: 3/16"=1'-0"

LICENSED ARCHITECT
TAYLOR BOBB
C-40108
02-28-2005
RENEWAL DATE
STATE OF CALIFORNIA

BARKER RESIDENCE
4750 JEWEL ST. CAPITOLA, CA 95010
DEAN BARKER

APN 034-064-03

R-002



Prepared by Taylor Boie

Sign Date 09/04/2024

Rev. No. 01 Date 11/05/2024

Date 09/04/2024

01 11/05/2024

02/28/2005



BARKER RESIDENCE
4750 JEWEL ST. CAPITOLA, CA 95010
DEAN BARKER

PLOT PLAN

APN 034-064-03

A-001

- SITE PLAN LEGEND**
- PROPERTY LINE
 - - - SETBACK LINE
 - · - · - PROPOSED 30" FENCE
 - · - · - PROPOSED 6" FENCE
 - · - · - WATER SERVICE
 - · - · - SEWER SERVICE
 - ← DRAINAGE DIRECTION
 - SILT FENCE & STRAW WADDE

SITE PLAN GENERAL NOTES

- PROJECT PROPOSES COMPLETE DEMOLITION OF EXISTING SFR AND ATTACHED GARAGE.
- NO VARIANCE APPROVALS ARE REQUIRED FOR THIS SCOPE OF WORK. ALL NEW WORK FALLS WITHIN THE PARAMETERS OF ESTABLISHED SETBACKS.
- NO LANDSCAPE LIGHTING IS PROVIDED. EXTERIOR LIGHTING IS LIMITED TO THAT WHICH IS CODE REQUIRED AT EXTERIOR DOOR LOCATIONS. SEE ELEVATIONS.
- VERIFY ALL GRADES/ TOPOGRAPHY W/ DESIGN INTENT AND NOTIFY ARCHITECT OF ANY ISSUES THAT MAY REQUIRE ADDITIONAL STAIRS, RETAINING WALLS, ETC.
- THE LOCATION OF UTILITIES, LINES AND FACILITIES MUST BE DETERMINED BY FIELD EXPLORATION PRIOR TO EXCAVATION.
- A NATURAL DRAINAGE WAY DOES NOT CROSS THE PROPERTY AT THE LOCATION OF THE NEWLY PROPOSED CONST.
- THERE ARE NO STRUCTURES CLOSER THAN EXCAVATION DEPTH ON THE ADJACENT NORTH AND SOUTH PROPERTIES.
- FIELD VERIFY (FV) DIMENSIONS FOR EXISTING CONDITIONS.
- FIELD VERIFY (FV) ALL GRADING POINTS CALLED OUT ON THE GRADING PLAN. ALL GRADING POINTS ARE APPROXIMATIONS BASED ON SITE SURVEY. NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO GRADING OF SITE. EXISTING EARTH TO SLOPE OUT AND AWAY FROM BUILDING PERIMETER. THE IN NEW DRIVEWAY PAVERS TO EXISTING SLOPE OF ALLEY AS REQUIRED FOR FLUSH AND SMOOTH TRANSITION TO ALLEY.
- NO PROPOSED WORK IN RIGHT OF WAY.

STORMWATER GENERAL NOTES

CONCRETE WASHOUT
CONTRACTOR SHALL ESTABLISH AND USE AN ADEQUATELY SIZED CONCRETE WASHOUT AREA TO CONTAIN WASHOUT WASTES ON SITE. IT IS LEGAL TO WASH CONCRETE, SLURRY, MORTAR, STUCCO, PLASTER AND THE LIKE INTO THE STORMWATER CONVEYANCE SYSTEM OR ANY RECEIVING WATER. CONTRACTOR SHALL POST A SIGN DESIGNATING THE WASHOUT LOCATION.

CONSTRUCTION SITE ACCESS
A ESTABLISHED CONSTRUCTION SITE ACCESS SHALL BE PROVIDED FOR VEHICLES EGRESS AND INGRESS TO PREVENT TRACKING DIRT OFF SITE. THIS SHALL INCLUDE USING MATERIAL SUCH AS GRAVEL AND/OR CORRUGATED STEEL PANELS/PLATES.

CONSTRUCTION VEHICLES
A SPECIFIC AREA AWAY FROM GUTTERS AND STORM DRAIN SHALL BE DESIGNATED FOR CONSTRUCTION VEHICLES PARKING, VEHICLE REFUELING, AND ROUTINE EQUIPMENT MAINTENANCE. ALL MAJOR REPAIRS SHALL BE MADE OFF-SITE.

EROSION CONTROL
EROSION CONTROL MUST BE PROVIDED FOR ALL ERODIBLE SURFACES. SLOPED SURFACES ESPECIALLY SHALL BE PROTECTED AGAINST EROSION BY INSTALLING EROSION RESISTANT SURFACES SUCH AS EROSION CONTROL MATS, ADEQUATE GRASS COVER, COVER VEGETATION, AND BONDED FIBER MATRIX.

NOTES:

- NO EXCAVATION AND GRADING ACTIVITIES ARE ALLOWED DURING WET WEATHER.
- DIVERSION DICES SHALL BE CONSTRUCTED TO CHANNEL RUNOFF AROUND THE CONSTRUCTION CONTRACTOR SHALL PROTECT CHANNELS AGAINST EROSION USING PERMANENT AND TEMPORARY EROSION CONTROL MEASURES.
- REMOVE EXISTING VEGETATION ONLY WHEN ABSOLUTELY NECESSARY. LARGE PROJECTS SHALL BE CONDUCTED IN PHASES TO AVOID UNNECESSARY REMOVAL OF THE NATURAL GROUND COVER. DO NOT REMOVE TREES OR SHRUBS UNNECESSARILY. THEY HELP DECREASE EROSION.
- TEMPORARY VEGETATION MUST BE PLANTED ON SLOPES OR WHERE CONSTRUCTION IS NOT IMMEDIATELY PLANNED FOR EROSION CONTROL. PURPOSES EROSION SHALL BE PREVENTED BY PLANTING FAST-GROWING ANNUAL AND PERENNIAL GRASSES TO SHIELD AND BIND THE SOIL.
- PLANT PERMANENT VEGETATION AS SOON AS POSSIBLE. ONCE EXCAVATION AND GRADING ACTIVITIES ARE COMPLETE.
- WATER USAGE FOR EROSION CONTROL SHALL BE MINIMIZED.

ON-SITE CONSTRUCTION MATERIAL STORAGE
STORED MATERIALS SHALL BE CONTAINED IN A SECURE PLACE TO PREVENT SEEPAGE AND SPILLAGE. CONTRACTOR SHALL STORE THESE PRODUCTS WHERE THEY WILL STAY DRY OUT OF THE RAIN. CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT FOR ALL FUEL STORED ON-SITE. ELIMINATE OR REDUCE POLLUTION OF STORMWATER FROM STOCKPILES KEPT ON-SITE. STOCKPILES MAY INCLUDE SOIL, FILLING MATERIALS, ASPHALT, CONCRETE, AGGREGATE BASE, ETC. STOCKPILES SHALL BE LOCATED AWAY FROM CONCENTRATED STORMWATER FLOWS AND STORM DRAIN INLETS. STOCKPILES SHALL BE COVERED OR PROTECTED WITH SOIL STABILIZATION MEASURES AND PROVIDED WITH A TEMPORARY SEDIMENT BARRIER AROUND THE PERIMETER AT ALL TIMES.

TRAINING
CONTRACTORS' EMPLOYEES WHO PERFORM CONSTRUCTION IN THE CITY OF SAN DIEGO SHALL BE TRAINED TO BE FAMILIAR WITH THE CITY OF SAN DIEGO STORMWATER POLLUTION CONTROL REQUIREMENTS. THESE BMP NOTES SHALL BE AVAILABLE TO EVERYONE WORKING ON SITE. THE PROPERTY OWNER(S) AND THE PRIME CONTRACTOR MUST INFORM SUBCONTRACTORS ABOUT STORMWATER REQUIREMENTS AND THEIR OWN RESPONSIBILITIES.

WASTE MANAGEMENT
CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY DISPOSING OF ALL WASTE AND UNUSED CONSTRUCTION MATERIALS. DUMPING OF UNUSED OR WASTE PRODUCTS ON THE GROUND, WHERE WATER CAN CARRY THEM INTO THE CONVEYANCE SYSTEM IS STRICTLY PROHIBITED. NO SEEPAGE FROM DUMPSTER SHALL BE DISCHARGED INTO STORMWATER. BEANSHEDS SHALL BE PLACED AROUND DUMPSTERS TO DIVERT THE NATURAL STORM RUNOFF. DUMPSTERS SHALL BE CHECKED FREQUENTLY FOR LEAKS. DUMPSTER LIDS SHALL REMAIN CLOSED AT ALL TIMES. DUMPSTERS WITHOUT LIDS SHALL BE PLACED WITHIN STRUCTURES WITH IMPERVIOUS ROOFING OR COVERED WITH TARPIS IN ORDER TO AVOID RAIN CONTACT WITH ANY TRASH MATERIAL. MANY CONSTRUCTION MATERIALS, INCLUDING SOLVENTS, WATER-BASED PAINTS, VEHICLE FLUIDS, BROKEN ASPHALT AND CONCRETE, WOOD, AND CLEANED VEGETATION CAN BE RECYCLED. NON-RECYCLABLE MATERIALS MUST BE TAKEN TO AN APPROPRIATE LANDFILL OR DISPOSED OF AS HAZARDOUS WASTE. POLLUTANTS SHALL BE KEPT OFF EXPOSED SURFACES. PLACE TRASH CANS AND RECYCLING RECEPTACLES AROUND THE SITE. PORTABLE TOILETS MUST BE IN GOOD WORKING ORDER AND CHECKED FREQUENTLY FOR LEAKS. CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT AND LOCATE PORTABLE TOILETS AWAY FROM STORMWATER INLETS ON PERVIOUS SURFACES. ALL CONSTRUCTION DEBRIS SHALL BE KEPT AWAY FROM THE STREET, GUTTER, AND STORM DRAIN. CONTRACTOR MUST ROUTINELY CHECK AND CLEAN UP MATERIAL THAT MAY HAVE TRAVELED AWAY FROM CONSTRUCTION SITE.

ENGINEERING NOTES

SITE PREPARATION:
OVER-EXCAVATION AND RECOMPACTION TO BE PERFORMED IN ACCORDANCE WITH RECOMMENDATIONS FROM GEOTECHNICAL REPORT & STRUCTURAL ENGINEERING DOCUMENTS.

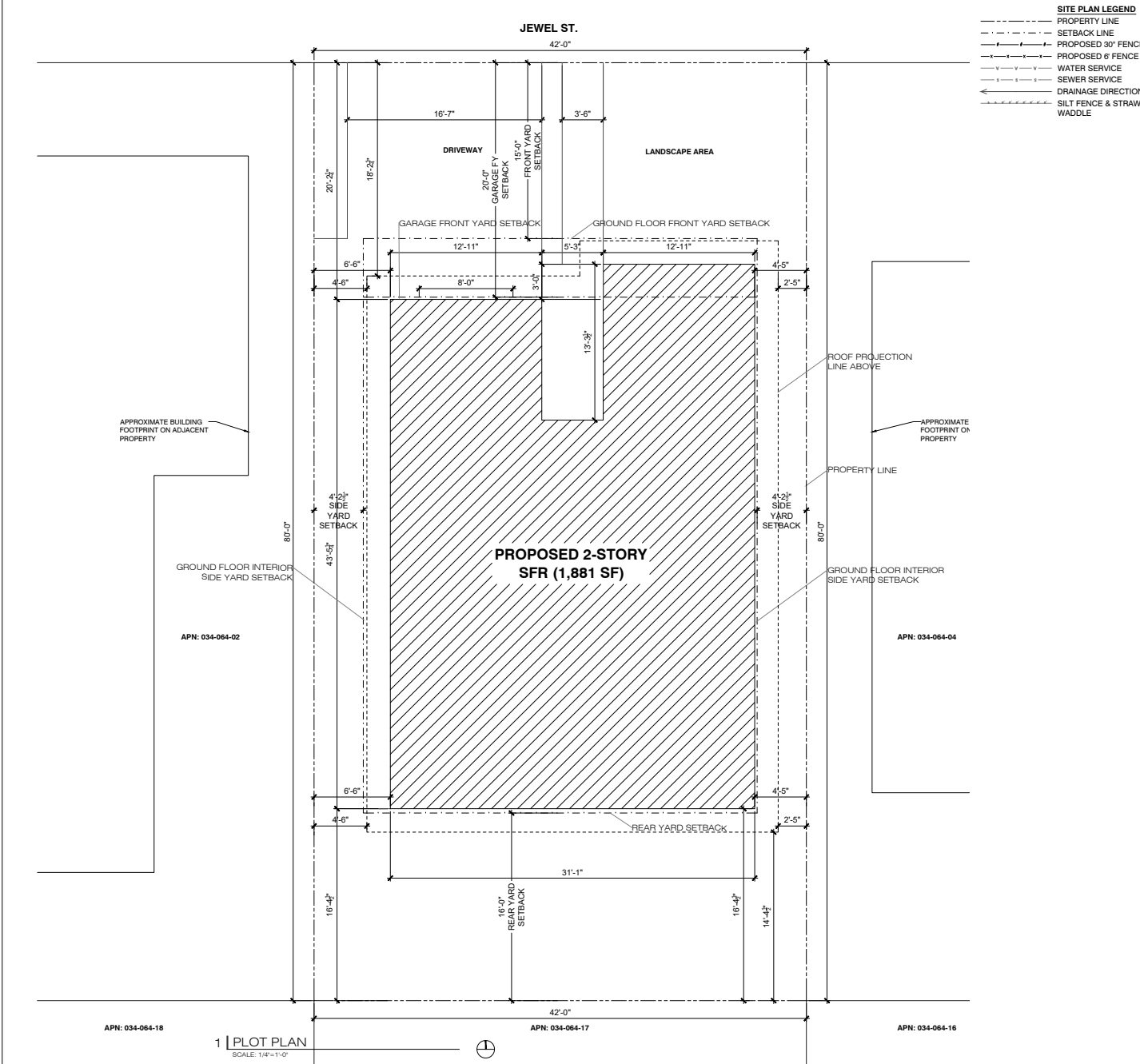
DRAINAGE:
SURFACE DRAINAGE: POSITIVE DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE STRUCTURES AT A MINIMUM GRADIENT OF 3 PERCENT FOR 10 FEET (OR TO PROPERTY LINE), PER GEOTECHNICAL REPORT.

UTILTY:
CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP) EROSION CONTROL MEASURES (E.G. BONDED FIBER MATRIX, VEGETATIVE COVER, JUTE MATTING) MUST BE IMPLEMENTED WHERE APPLICABLE TO PREVENT SOIL EROSION ON SITE. SEDIMENT CONTROL MEASURES (E.G. SILT FENCING, FIBER ROLLS, DETENTION BASINS) MUST BE PLACED TO PREVENT ERODED SOIL FROM LEAVING SITE. MATERIALS MANAGEMENT BMP MUST ALSO BE FOLLOWED TO ENSURE NO CONTACT OF RAINWATER WITH MATERIALS THAT MAY CONTRIBUTE TO WATER QUALITY DEGRADATION DOWNSTREAM (E.G. CONCRETE OR STUCCO WASHOUT AREAS, COVERED STORAGE AREAS FOR HAZARDOUS MATERIALS, PLACEMENT OF PORTABLE TOILETS OVER A PERVIOUS SURFACE).

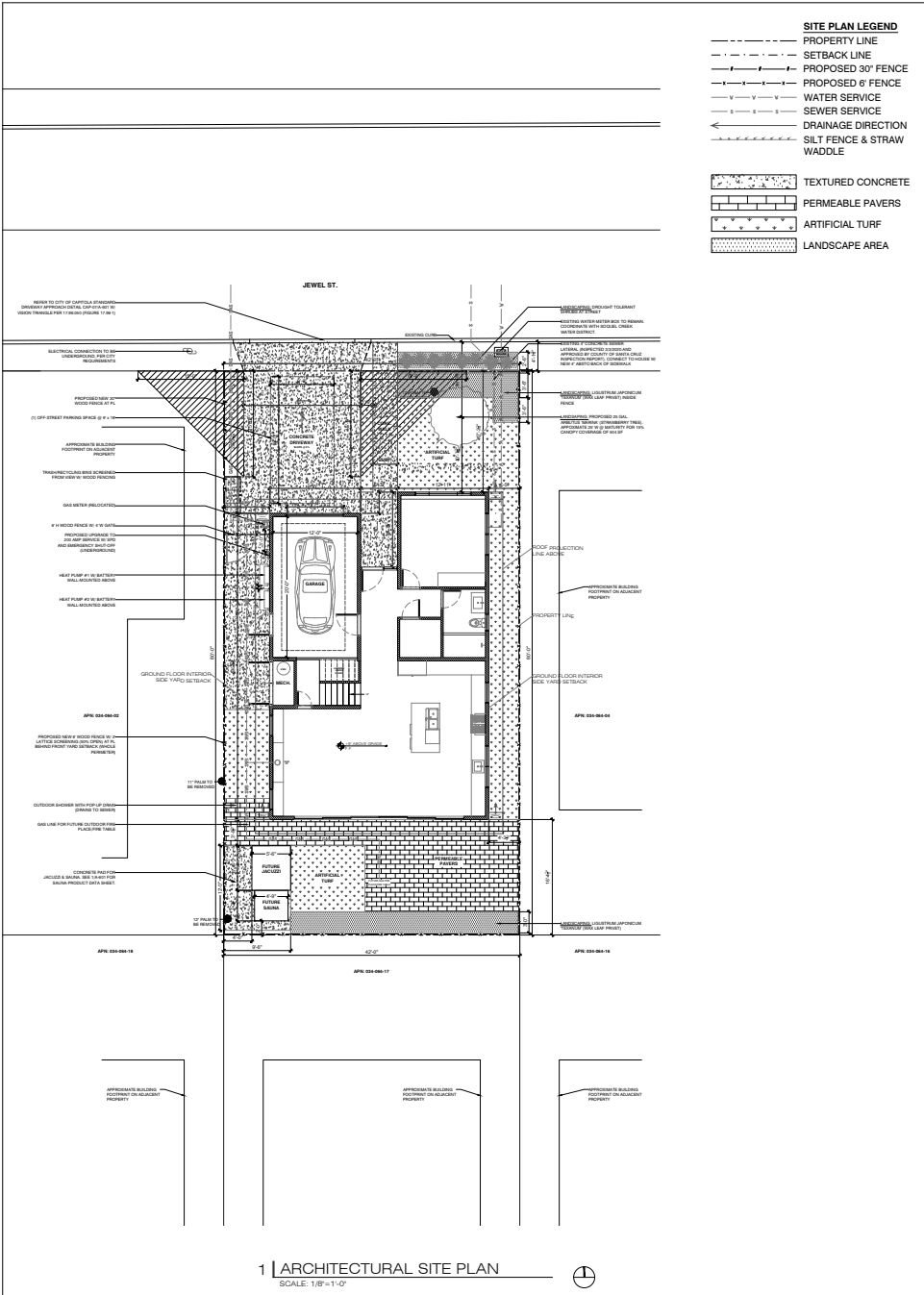
POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP): NO DIRECTLY CONNECTED IMPERVIOUS AREAS (DCIA) SHALL BE ALLOWED. DCIA MEANS STORM RUNOFF GENERATED AND CONVEYED VIA IMPERVIOUS AREAS, SUCH AS ROOF, ROOF DRAIN, DRIVEWAY, AND STREET. BMP MEASURES SHALL BE IDENTIFIED ON THE SITE PLAN.

MOST COMMON MEASURES ARE DESIGNATED TURF AREAS, WHICH RECEIVE ROOF DRAINS AND RUNOFF FROM IMPERVIOUS AREAS. TURF AND LANDSCAPED AREAS THAT ARE DESIGNATED FOR BMPs SHALL BE DELINEATED ON PLANS AND A NOTE PLACED ON PLANS PROHIBITING MODIFICATION OR REMOVAL OF THE BMP LANDSCAPE AREAS WITHOUT A COUNTY PERMIT. GRASS/IMPROVEMENT PLANTS/PERMITS IF A GRADING/IMPROVEMENT PLAN/PERMIT IS APPROVED FOR THE PROJECT SITE, IT SHALL SUPERSEDE ALL GRADING, CHANGING, ON-SITE, OFF-SITE, AND STORM WATER BEST MANAGEMENT PRACTICE IMPROVEMENTS CONTAINED IN THESE PLANS IN THE EVENT OF CONFLICT.

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



1 | PLOT PLAN
SCALE: 1/4"=1'-0"



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

PROJECT DATA	
ZONING	R-1
LOT DIMENSIONS	
LENGTH	80'
WIDTH	41.99' (42')
AREA	3,360 SF (0.08 ACRES)
FLOOR AREA RATIO	
MAX FAR	1,881.6 SF (0.56 x 3,360)
SETBACKS	
FRONT YARD (GARAGE)	20'
FRONT YARD (GROUND FLR)	15'
FRONT YARD (2ND STORY)	20'
REAR YARD	16' (20% DEPTH: 80' x 0.20)
INTERIOR SIDE YARD (GROUND FLR)	4.2' (10% WIDTH: 42' x 0.10)
INTERIOR SIDE YARD (2ND STORY)	6.3' (15% WIDTH: 42' x 0.15)
NOTE:	20% OF 2ND STORY WALL MAY BE @ SAME SETBACK AS FIRST IF MINIMUM 4' FROM PROPERTY LINE
2ND STORY DECKS + BALCONIES	
FAR	COUNTS IF GREATER THAN 150 SF
FRONT YARD SETBACK	20'
REAR YARD SETBACK	20' (25% DEPTH: 80' x 0.25)
INTERIOR YARD SETBACK	10'
NOTE:	MAY NOT PROJECT MORE THAN 6' ROOF DECKS PROHIBITED IN R-1 ZONE
PARKING	
REQUIRED PARKING	2 TOTAL, 1 COVERED (1,501 SF - 2,000 SF)
DRIVEWAY WIDTH (MAX)	16.8' (40% WIDTH: 42' x 0.40)
COVERED PARKING DIMENSIONS	MIN. 10' x 20' (MEASURED FROM INT. WALLS)
HEIGHT	
MAXIMUM ALLOWABLE HEIGHT	25' (22'-6" PROPOSED)
PROPOSED	
FIRST FLOOR AREA	1310 SF (ATTACHED GARAGE 270 SF) [69.6%]
SECOND FLOOR AREA	571 [30.4%]
TOTAL FLOOR AREA	1881 (1881.6 ALLOWED)
SECOND FLOOR DECK	123 SF (FAR EXEMPT)
DRIVEWAY	306 SF
PATIOS (CONCRETE)	163 SF (47 SIDE, 116 FRONT)
PROPOSED PERMEABLE PATIO	489 SF
IMPERVIOUS	
PROPOSED IMPERVIOUS AREA	1779 SF (1310 + 306 + 163)
PERCENTAGE IMPERVIOUS	52.9%
PROPOSED PERMEABLE PATIO	489 SF
PROPOSED LANDSCAPE AREA	1092 SF (32.5%)
CAPITOLA DESIGN REVIEW NOTES	
<p>DRAINAGE AND EROSION CONTROL PLAN: PER CITY OF CAPITOLA REQUIREMENTS, DRAINAGE AND GRADING PLANS DRAWN BY A LICENSED CIVIL ENGINEER WILL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION. THOSE PLANS WILL BE INFORMED BY THE SOILS REPORT AND GEOTECHNICAL ANALYSIS, WHICH HAS ALREADY BEEN PERFORMED.</p> <p>THIS SITE PLAN FOR THE DESIGN REVIEW LEVEL, SUBMITTAL, PROPOSES STANDARD BMP AND EROSION CONTROL MEASURES, SUCH AS SILT FENCE, STRAW WADDE, AND STABILIZED CONSTRUCTION ENTRANCE. THE SITE IS EFFECTIVELY FLAT. THE DESIGN TEAM INTENDS TO ELABORATE ON STORMWATER, DRAINAGE, AND BMP PLANS WITH CIVIL DRAWINGS, STUDIES, AND REPORTS UPON APPROVAL OF THE DESIGN REVIEW PHASE.</p> <p>LANDSCAPE NOTES: EXISTING PLANTS INTERFERE WITH OVER-HEAD POWER LINES AND THEREFORE REMOVAL IS PROPOSED. SITE PLAN SHOWS PROPOSED STRAWBERRY TREE (25 GAL) IN FRONT YARD LANDSCAPE AREA, WAS LEAF PRIVET HEDGING AT NOTED PERIMETER LOCATIONS, AND ADDITIONAL DROUGHT-TOLERANT PLANTS ALONG THE STREET.</p> <p>IRRIGATION NOTES: SUITABLE IRRIGATION FOR FRONT YARD LANDSCAPING SHALL BE DESIGNED AND INSTALLED BY LANDSCAPE PROFESSIONAL. TOTAL LANDSCAPE AREA FOR THE SITE IS 1,092 SF.</p>	
ENGINEERING NOTES	
<p>SITE PREPARATION: OVER-EXCAVATION AND RECOMPACTION TO BE PERFORMED IN ACCORDANCE WITH RECOMMENDATIONS FROM GEOTECHNICAL REPORT & STRUCTURAL ENGINEERING DOCUMENTS.</p> <p>DRAINAGE: SURFACE DRAINAGE: POSITIVE DRAINAGE SHOULD BE MAINTAINED AWAY FROM THE STRUCTURES AT A MINIMUM GRADIENT OF 3 PERCENT FOR 10 FEET (OR TO PROPERTY LINE), PER GEOTECHNICAL REPORT.</p> <p>UTILITY: CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP), EROSION CONTROL MEASURES (E.G. BONDED FIBER MATRIX, VEGETATIVE COVER, JUTE MATTING) MUST BE IMPLEMENTED WHERE APPLICABLE TO PREVENT SOIL EROSION ON SITE. SEDIMENT CONTROL MEASURES (E.G. SILT FENCE, STRAW WADDE, DETENTION BASINS) MUST BE PLACED TO PREVENT EROSION LOSS FROM LEAVING SITE. MATERIALS MANAGEMENT BMP MUST ALSO BE FOLLOWED TO ENSURE NO CONTACT OF RAINWATER WITH MATERIALS THAT MAY CONTRIBUTE TO WATER QUALITY DEGRADATION DOWNSTREAM (E.G. CONCRETE WASHOUT WADDE, COVERED STORAGE AREAS FOR HAZARDOUS MATERIALS, PLACEMENT OF PORTABLE TOILETS OVER A PERVIOUS SURFACE).</p> <p>POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP): NO DIRECTLY CONNECTED IMPERVIOUS AREAS (DCA) SHALL BE ALLOWED. DCA MEANS STORM RUNOFF GENERATED AND CONVEYED VIA IMPERVIOUS AREAS, SUCH AS ROOF, ROOF DRAIN, DRIVEWAY, AND STREET. BMP MEASURES SHALL BE IDENTIFIED ON THE SITE PLAN.</p> <p>MOST COMMON MEASURES ARE DESIGNATED TURF AREAS, WHICH RECEIVE ROOF DRAINS AND RUNOFF FROM IMPERVIOUS AREAS. TURF AND LANDSCAPE AREAS THAT ARE DESIGNATED FOR BMPs SHALL BE DELINEATED ON PLANS AND A NOTE PLACED ON PLANS PROHIBITING MODIFICATION OR REMOVAL OF THE BMP LANDSCAPE AREAS WITHOUT A COUNTY PERMIT. GRASSING/IMPROVEMENT PLANS PERMITS IF A GRASSING/IMPROVEMENT PLAN IS APPROVED FOR THE PROJECT SITE, IT SHALL SUPERSEDE ALL GRADING, DRAINAGE, ON-SITE, OFF-SITE, AND STORM WATER BEST MANAGEMENT PRACTICE IMPROVEMENTS CONTAINED IN THESE PLANS IN THE EVENT OF CONFLICT.</p>	
NOTE: THE CAL GREEN MANDATORY REQUIREMENTS ARE LOCATED ON SHEET GB.1	

SITE PLAN GENERAL NOTES

- PROJECT PROPOSES COMPLETE DEMOLITION OF EXISTING SFRI AND ATTACHED GARAGE.
- NO VARIANCE APPROVALS ARE REQUIRED FOR THIS SCOPE OF WORK. ALL NEW WORK FALLS WITHIN THE PARAMETERS OF ESTABLISHED SETBACKS.
- NO LANDSCAPE LIGHTING IS PROPOSED. EXTERIOR LIGHTING IS LIMITED TO THAT WHICH IS CODE REQUIRED AT EXTERIOR DOOR LOCATIONS. SEE ELEVATIONS.
- VERIFY ALL GRADES/ TOPOGRAPHY W/ DESIGN INTENT AND NOTIFY ARCHITECT OF ANY ISSUES THAT MAY REQUIRE ADDITIONAL STAIRS, RETAINING WALLS, ETC.
- THE LOCATION OF UTILITIES, LINES AND FACILITIES MUST BE DETERMINED BY FIELD EXPLORATION PRIOR TO EXCAVATION.
- A NATURAL DRAINAGE WAY DOES NOT CROSS THE PROPERTY AT THE LOCATION OF THE NEWLY PROPOSED CONST.
- THERE ARE NO STRUCTURES CLOSER THAN EXCAVATION DEPTH ON THE ADJACENT NORTH AND SOUTH PROPERTIES.
- FIELD VERIFY (FV) DIMENSIONS FOR EXISTING CONDITIONS.
- FIELD VERIFY (FV) ALL GRADING POINTS CALLED OUT ON THE GRADING PLAN. ALL GRADING POINTS ARE APPROXIMATIONS BASED ON SITE SURVEY. NOTIFY ARCHITECT OF ANY CONFLICTS PRIOR TO GRADING OF SITE. EXISTING EARTH TO SLOPE OUT AND AWAY FROM BUILDING PERIMETER. THE IN NEW DRIVEWAY PAVERS TO EXISTING SLOPE OF ALLEY AS REQUIRED FOR FLUSH AND SMOOTH TRANSITION TO ALLEY.
- NO PROPOSED WORK IN RIGHT OF WAY.

STORMWATER GENERAL NOTES

CONCRETE WASHOUT
 CONTRACTOR SHALL ESTABLISH AND USE AN ADEQUATELY SIZED CONCRETE WASHOUT AREA TO CONTAIN WASHOUT WASTES ON SITE. IT IS LEGAL TO WASH CONCRETE, SLURRY, MORTAR, STUCCO, PLASTER AND THE LIKE INTO THE STORMWATER CONVEYANCE SYSTEM ON ANY RECEIVING WATER. CONTRACTOR SHALL POST A SIGN DESIGNATING THE WASHOUT LOCATION.

CONSTRUCTION SITE ACCESS
 A ESTABLISHED CONSTRUCTION SITE ACCESS SHALL BE PROVIDED FOR VEHICLES EGRESS AND INGRESS TO PREVENT TRACKING DIRT OFF SITE. THIS SHALL INCLUDE USING MATERIAL SUCH AS GRAVEL AND/OR CORRUGATED STEEL PANELS/PLATES.

CONSTRUCTION VEHICLES
 A SPECIFIC AREA AWAY FROM GUTTERS AND STORM DRAIN SHALL BE DESIGNATED FOR CONSTRUCTION VEHICLES PARKING, VEHICLE REFUELING, AND ROUTINE EQUIPMENT MAINTENANCE. ALL MAJOR REPAIRS SHALL BE MADE OFF-SITE.

EROSION CONTROL
 EROSION CONTROL MUST BE PROVIDED FOR ALL ERODIBLE SURFACES. SLOPED SURFACES ESPECIALLY SHALL BE PROTECTED AGAINST EROSION BY INSTALLING EROSION RESISTANT SURFACES SUCH AS EROSION CONTROL MATS, ADEQUATE GROUND COVER VEGETATION, AND BONDED FIBER MATRIX.

NOTES:

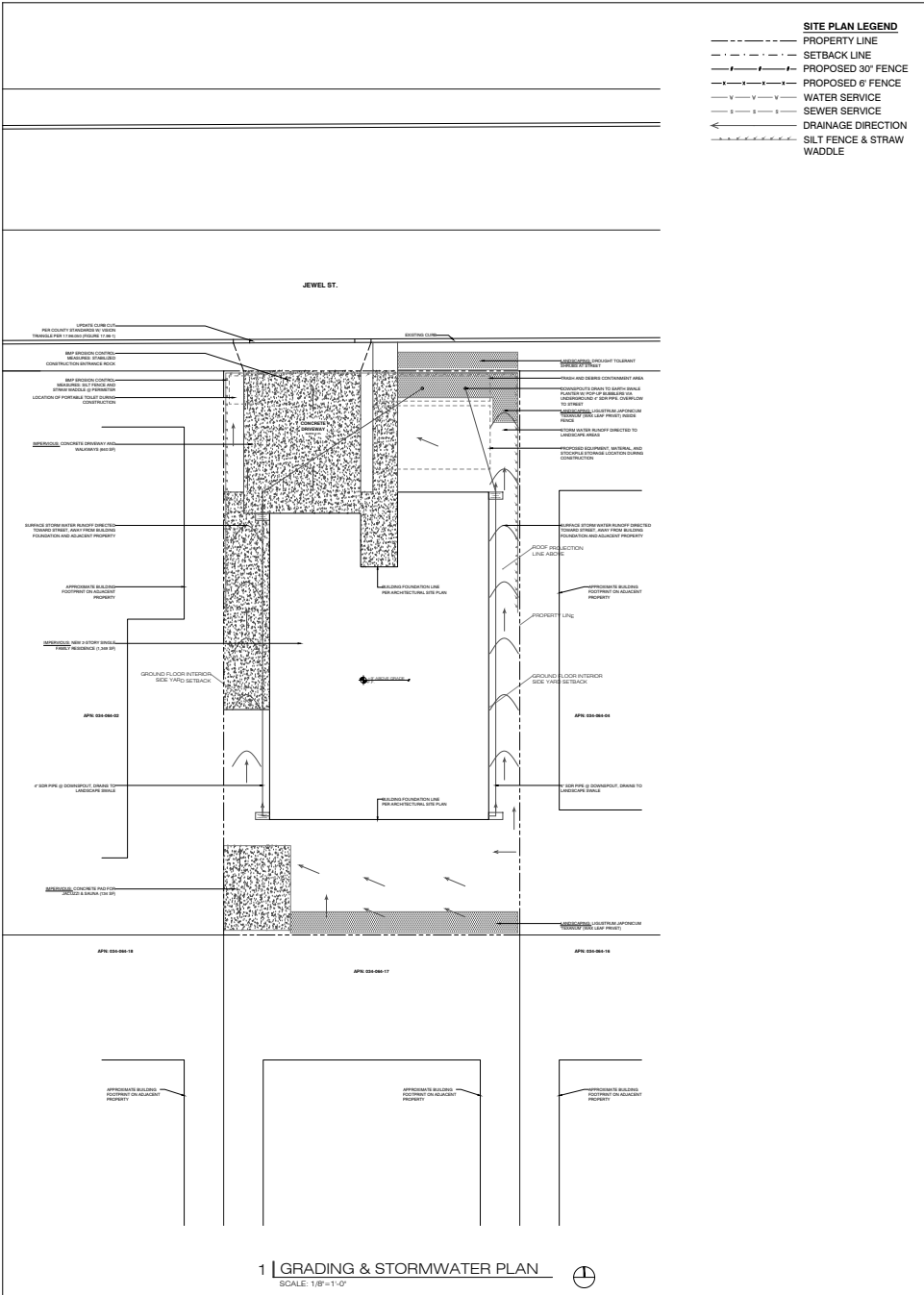
- EXCAVATION AND GRADING ACTIVITIES ARE ALLOWED DURING WET WEATHER.
- DIVERSION DICES SHALL BE CONSTRUCTED TO CHANNEL RUNOFF AROUND THE CONSTRUCTION CONTRACTOR SHALL PROTECT CHANNELS AGAINST EROSION USING PERMANENT AND TEMPORARY EROSION CONTROL MEASURES.
- REMOVE EXISTING VEGETATION ONLY WHEN ABSOLUTELY NECESSARY. LARGE PROJECTS SHALL BE CONDUCTED IN PHASES TO AVOID UNNECESSARY REMOVAL OF THE NATURAL GROUND COVER. DO NOT REMOVE TREES OR SHRUBS UNNECESSARILY. THEY HELP DECREASE EROSION.
- TEMPORARY VEGETATION MUST BE PLANTED ON SLOPES OR WHERE CONSTRUCTION IS NOT IMMEDIATELY PLANNED FOR EROSION CONTROL. PURPOSES EROSION SHALL BE PREVENTED BY PLANTING FAST-GROWING ANNUAL AND PERENNIAL GRASSES TO STABILIZE AND BIND THE SOIL.
- PLANT PERMANENT VEGETATION AS SOON AS POSSIBLE. ONCE EXCAVATION AND GRADING ACTIVITIES ARE COMPLETE, WATER USAGE FOR SOIL CONTROL SHALL BE MINIMIZED.

ON-SITE CONSTRUCTION MATERIAL STORAGE
 STORED MATERIALS SHALL BE CONTAINED IN A SECURE PLACE TO PREVENT BEING AND SPILLAGE. CONTRACTOR SHALL STORE THESE PRODUCTS WHERE THEY WILL STAY DRY OUT OF THE RAIN. CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT FOR ALL FUEL STORED ON-SITE. ELIMINATE OR REDUCE POLLUTION OF STORMWATER FROM STOCKPILES KEPT ON-SITE. STOCKPILES MAY INCLUDE SOIL, PAINTING MATERIALS, ASPHALT CONCRETE, AGGREGATE BASE, ETC. STOCKPILES SHALL BE LOCATED AWAY FROM CONCENTRATED STORMWATER FLOWS AND STORM DRAIN INLETS. STOCKPILES SHALL BE COVERED OR PROTECTED WITH SOIL STABILIZATION MEASURES AND PROVIDED WITH A TEMPORARY SEDIMENT BARRIER AROUND THE PERIMETER AT ALL TIMES.

TRAINING
 CONTRACTORS' EMPLOYEES WHO PERFORM CONSTRUCTION SHALL BE TRAINED TO BE FAMILIAR WITH THE CITY OF CAPITOLA POLLUTION CONTROL REQUIREMENTS. THESE BMP NOTES SHALL BE AVAILABLE TO EVERYONE WORKING ON SITE. THE PROPERTY OWNER AND THE PRIME CONTRACTOR MUST INFORM SUBCONTRACTORS ABOUT STORMWATER REQUIREMENTS AND THEIR OWN RESPONSIBILITIES.

WASTE MANAGEMENT
 CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY DISPOSING OF ALL WASTE AND UNUSED CONSTRUCTION MATERIALS. DUMPING OF UNUSED OR WASTE PRODUCTS ON THE GROUND, WHERE WATER CAN CARRY THEM INTO THE CONVEYANCE SYSTEM IS STRICTLY PROHIBITED. NO REFUSE FROM DUMPSTER SHALL BE DISCHARGED INTO STORMWATER. BEANS/ONES SHALL BE PLACED AROUND DUMPSTERS TO DIVERT THE NATURAL STORM RUNOFF. DUMPSTERS SHALL BE CHECKED FREQUENTLY FOR LEAKS. DUMPSTER LIDS SHALL REMAIN CLOSED AT ALL TIMES. DUMPSTERS WITHOUT LIDS SHALL BE PLACED WITHIN STRUCTURES WITH IMPERVIOUS ROOFING OR COVERED WITH TARP IN ORDER TO AVOID RAIN CONTACT WITH ANY TRASH MATERIAL. MANY CONSTRUCTION MATERIALS, INCLUDING SOLVENTS, WATER-BASED PAINTS, VEHICLES, BROKEN ASPHALT AND CONCRETE, WOOD, AND CLEANED VEGETATION CAN BE RECYCLED. NON-RECYCLABLE MATERIALS MUST BE TAKEN TO AN APPROPRIATE LANDFILL OR DISPOSED OF AS HAZARDOUS WASTE. POLLUTANTS SHALL BE KEPT OFF EXPOSED SURFACES. PLACE TRASH CANS AND RECYCLING RECEPTACLES AROUND THE SITE. PORTABLE TOILETS MUST BE IN GOOD WORKING ORDER AND CHECKED FREQUENTLY FOR LEAKS. CONTRACTOR SHALL PROVIDE SECONDARY CONTAINMENT AND LOCATE PORTABLE TOILETS AWAY FROM STORMDRAIN INLETS ON BERKERS SURFACES. ALL CONSTRUCTION DEBRIS SHALL BE KEPT AWAY FROM THE STREET, GUTTER, AND STORMDRAIN. CONTRACTOR MUST ROUTINELY CHECK AND CLEAN UP MATERIAL THAT MAY HAVE TRAVELED AWAY FROM CONSTRUCTION SITE.

santacruz GREEN BUILDERS
 1800 WILSON AVE. SUITE 100
 SAN JOSE, CALIFORNIA 95128
 TEL: 408.261.4143 FAX: 408.261.4144
 Prepared by Taylor Boe
 Signed
 Date 08/04/2024
 Rev. No. Date
 01 11/05/2024
 LICENSED ARCHITECT
 TAYLOR BOE
 C-40108
 08-28-2005
 STATE OF CALIFORNIA
 BARKER BARDRES INSIDE
 4750 JEWEL ST. CAPITOLA, CA 95010
 DEAN BARKER
 GRADING & DRAINAGE PLAN
 A-100.1
 34



1 | GRADING & STORMWATER PLAN
SCALE: 1/8"=1'-0"

STORMWATER GENERAL NOTES

CONCRETE WASHOUT
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CONSTRUCTION SITE ACCESS
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NOTES

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- DIVERSION DIKES SHALL BE CONSTRUCTED TO CHANNEL RUNOFF AROUND THE CONSTRUCTION CONTRACTOR SHALL PROTECT CHANNELS AGAINST EROSION USING PERMANENT AND TEMPORARY EROSION CONTROL MEASURES.
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ON-SITE CONSTRUCTION MATERIAL STORAGE
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CITY OF CAPITOLA PROJECT CONDITIONS
 APPLICANT SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF WORK. A PRE-CONSTRUCTION INSPECTION MUST BE CONDUCTED BY THE GRADING OFFICIAL OR APPOINTED STAFF TO VERIFY COMPLIANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. ALL BMPs, SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT PROJECT DURATION.

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. TO APPLY FOR AN ENCROACHMENT PERMIT, PLEASE VISIT THE CITY'S WEBSITE: [HTTPS://WWW.CITYOFCAPITOLA.ORG/PUBLICWORKS/PAGES/ENCROACHMENT-PERMITS](https://www.cityofcapitola.org/publicworks/pages/encroachment-permits)

PRIOR TO PROJECT FINAL, ALL CRACKED OR BROKEN DRIVEWAY APPROACHES, CURBS, 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. PUBLIC WORKS STANDARD DETAILS CAN BE ACCESSIBLE ON THE CITY'S WEBSITE VIA THE FOLLOWING LINK: [HTTPS://WWW.CITYOFCAPITOLA.ORG/PUBLICWORKS/PAGES/STANDARD-DETAILS-PUBLIC-WORKS](https://www.cityofcapitola.org/publicworks/pages/standard-details-public-works)

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.

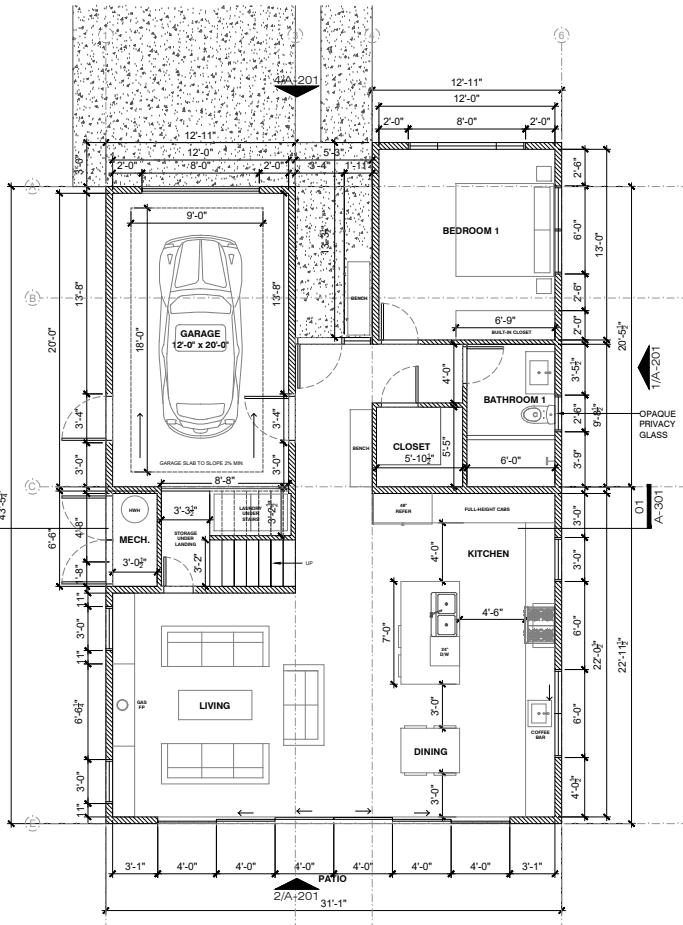
GENERAL SITE MAINTENANCE: KEEP WORK SITE CLEAR OF DEBRIS AND BE AWARE OF TRACKING MUD, DIRT, GRAVEL INTO THE STREET, AND SWEEP DAILY. COVER ALL STOCKPILES AND EXCAVATION SPOILS. PRACTICE GOOD HOUSEKEEPING AND MAINTAIN TEMPORARY CONSTRUCTION BMPs.

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

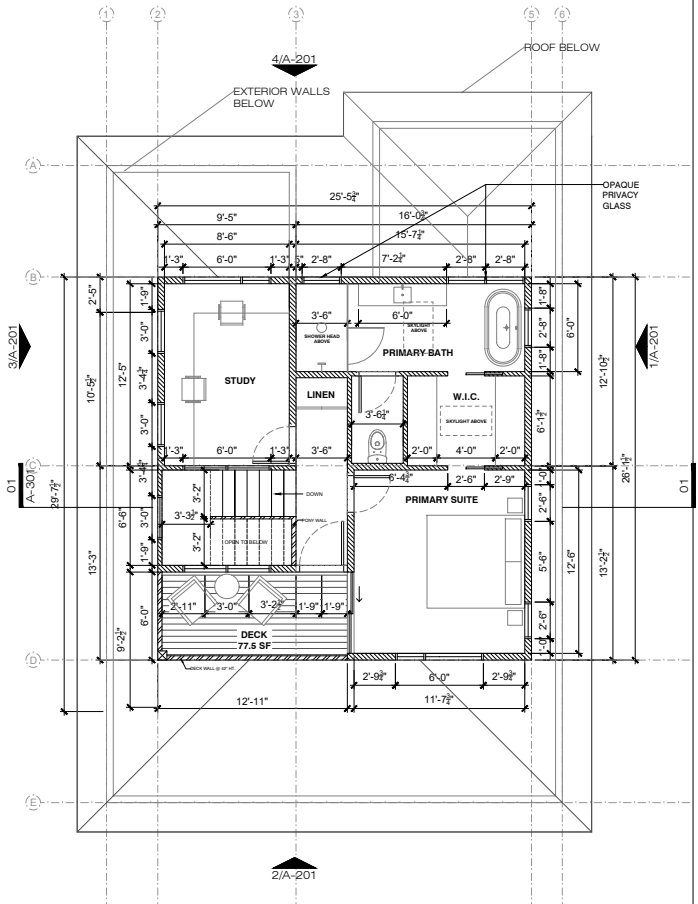


FLOOR PLAN GENERAL NOTES

- DURING BIDDING / PRICING PHASE, GC SHALL DETERMINE AVAILABILITY OF ALL MATERIALS, ANY DELIVERY SCHEDULE THAT MAY CAUSE COORDINATION PROBLEMS SHALL BE REVIEWED BY ARCHITECT PRIOR TO ORDER AND INSTALL.
- COORDINATE SECURITY, IT & AV REQUIREMENTS W/ OWNER, PROVIDE CONDUIT AND PULL STRING AS NEEDED.
- COORDINATE UTILITY ENTRANCES W/ SURVEY & FIELD VERIFICATIONS, PAINT UTILITY CABINETS, METERS & ASSOCIATED PIPING PER ARCHITECT'S DIRECTION.
- DASHED LINES INDICATE OVERHEAD ITEMS ABOVE. REFERENCE RCP AND ROOF PLANS.
- COORDINATE SLAB EDGES AND ALL BRACING LOCATIONS W/ STRUCTURAL DWGS, NOTIFY ARCHITECT OF ANY ISSUES.
- DIMENSIONS ARE FROM FINISH FACE OF FRAMING OR FINISH FACE OF CONCRETE UNDO, ALL FRAMING SHALL BE WOOD STUDS, UNDO. REFERENCE STRUCTURAL DWGS.
- VERIFY ALL DIMENSIONS INDICATED AS "FIELD VERIFY" OR "F.V." ON THE DWGS PRIOR TO CONSTRUCTION, REPORT ANY ISSUES TO ARCHITECT.
- AT ALL WINDOW LOCATIONS PROVIDE BLOCKING AND SHIMS AS REQUIRED, PROVIDE SEALANT AND BACKER ROD, BOTH SIDES, ALL AROUND, UNDO SEALANT COLOR PER ARCHITECT.
- ALL COLORS AND LOCATIONS OF WALL MOUNTED ELECTRICAL DEVICES, COVER PLATES, ETC. SHALL BE REVIEWED BY ARCHITECT PRIOR TO ORDER AND INSTALL.
- COORDINATE ALL PRIMARY AND OVERFLOW STORM DRAIN DROPS W/ ARCHITECT PRIOR TO INSTALL.
- PROVIDE FULL HEIGHT PERIMETER AND ROOF INSULATION TO MEET REQUIRED IRC R-VALUE THROUGHOUT.
- ALL APPLIANCES ARE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR, UNDO.
- ALL FINISHES (TILE, CEILING, CARPET, ETC.) STARTING & STOPPING POINTS TO BE DETERMINED BY ARCHITECT IN FIELD.
- PROVIDE LEVEL 4 FIN ON ALL WALLS THROUGHOUT, ALL GYPSUM BOARD WALLS SCHEDULED TO BE PAINTED IN RESTROOMS OR OTHER WET LOCATIONS SHALL USE EPOXY TYPE PAINT.
- AT TILE LOCATIONS PROVIDE 1/8" GROUT LINES MAX, UNDO, PROVIDE MOCK-UP FOR REVIEW PRIOR TO INSTALL.
- EXTEND ALL FINISHES (INCLUDING PAINT) BENEATH, BEHIND AND AROUND FURNITURE, CASEWORK, EQUIPMENT, ETC. WHETHER SPECIFICALLY INDICATED OR NOT.
- PROVIDE CEMENT BOARD IN LIEU OF GYPSUM BOARD WHERE WALL TILE IS SPECIFIED, UNDO.
- ALL DOOR TRANSITIONS & THRESHOLDS AS INDICATED, UNDO.
- ALL BASEBOARD CORNERS SHALL BE MITER CUT AND ALL RUNS SHALL BE KERF CUT, PATCH, SAND & PAINT ALL FASTENER HOLES IN BASEBOARDS.
- REFERENCE FINISH SCHEDULE FOR ALL FLOOR, CEILING & WALL FINISHES.
- REFERENCE PLUMBING SCHEDULE FOR ALL FIXTURE SPECS, UNDO, ALL PLUMB FIXTURES AND FITTINGS WILL BE WATER CONSERVING.
- PROVIDE THE FOLLOWING:
A. LAVATORY FAUCETS WITH MAXIMUM FLOW OF 1.2 GPM
B. SHOWER HEADS WITH MAXIMUM FLOW OF 1.8 GPM
C. WATER CLOSETS WITH MAXIMUM FLOW OF 1.28 GPF
- PROVIDE 5/8" TYPE-X GYPSUM WALL BOARD ON ALL INTERIOR WALLS OF GARAGE AND GARAGE CEILING PROVIDING FIRE-RESISTIVE SEPARATION FROM HABITABLE / RESIDENTIAL SPACE ABOVE.
- OUTDOOR SHOWER DRAINS AND SINKS ARE NOT PERMITTED TO CONNECT TO THE PUBLIC SEWER SYSTEM UNLESS EQUIPPED WITH AN APPROVED COVER, HOT AND COLD WATER CONNECTIONS ALLOWED.
- SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 6" ABOVE THE FLOOR.

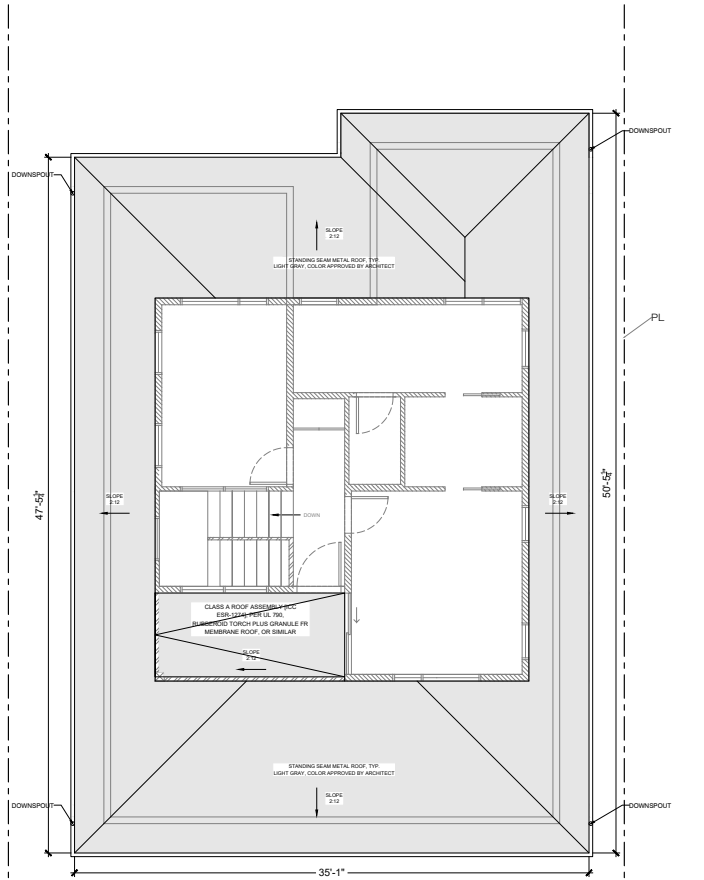


1 | FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

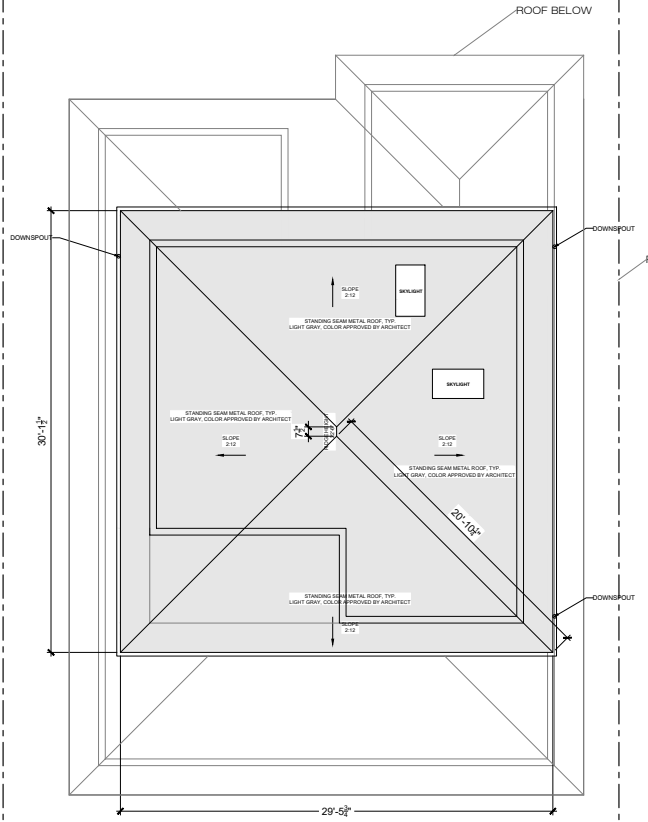


2 | SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

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



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



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

FLOOR PLAN GENERAL NOTES

- DURING BIDDING / PRICING PHASE, GC SHALL DETERMINE AVAILABILITY OF ALL MATERIALS. ANY DELIVERY SCHEDULE THAT MAY CAUSE COORDINATION PROBLEMS SHALL BE REVIEWED BY ARCHITECT PRIOR TO ORDER AND INSTALL.
- COORDINATE SECURITY, IT & AV REQUIREMENTS W/ OWNER. PROVIDE CONDUIT AND PULL STRING AS NEEDED.
- COORDINATE UTILITY ENTRANCES W/ SURVEY & FIELD VERIFICATIONS. PAINT UTILITY CABINETS, METERS & ASSOCIATED PIPING PER ARCHITECT'S DIRECTION.
- DASHED LINES INDICATE OVERHEAD ITEMS ABOVE. REFERENCE RCP AND ROOF PLANS.
- COORDINATE SLAB EDGES AND ALL BRACING LOCATIONS W/ STRUCTURAL DWGS. NOTIFY ARCHITECT OF ANY ISSUES.
- DIMENSIONS ARE FROM FINISH FACE OF FRAMING OR FINISH FACE OF CONCRETE UNDO. ALL FRAMING SHALL BE WOOD STUDS, UNDO. REFERENCE STRUCTURAL DWGS.
- VERIFY ALL DIMENSIONS INDICATED AS "FIELD VERIFY" OR "F.V." ON THE DWGS PRIOR TO CONSTRUCTION, REPORT ANY ISSUES TO ARCHITECT.
- AT ALL WINDOW LOCATIONS PROVIDE BLOCKING AND SHIMS AS REQUIRED. PROVIDE SEALANT AND BACKER ROD, BOTH SIDES, ALL AROUND UNDO. SEALANT COLOR PER ARCHITECT.
- ALL COLORS AND LOCATIONS OF WALL MOUNTED ELECTRICAL DEVICES, COVER PLATES, ETC. SHALL BE REVIEWED BY ARCHITECT PRIOR TO ORDER AND INSTALL.
- COORDINATE ALL PRIMARY AND OVERFLOW STORM DRAIN DROPS W/ ARCHITECT PRIOR TO INSTALL.
- PROVIDE FULL HEIGHT PERIMETER AND ROOF INSULATION TO MEET REQUIRED IRC R-VALUE THROUGHOUT.
- ALL APPLIANCES ARE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR, UNDO.
- ALL FINISHES (TILE, CEILING, CARPET, ETC.) STARTING & STOPPING POINTS TO BE DETERMINED BY ARCHITECT IN FIELD.
- PROVIDE LEVEL 4 FIN ON ALL WALLS THROUGHOUT. ALL GYPSUM BOARD WALLS SCHEDULED TO BE PAINTED IN RESTROOMS OR OTHER WET LOCATIONS SHALL USE EPOXY TYPE PAINT.
- AT TILE LOCATIONS PROVIDE 1/8" GROUT LINES MAX. UNDO. PROVIDE MOCK-UP FOR REVIEW PRIOR TO INSTALL.
- EXTEND ALL FINISHES (INCLUDING PAINT) BENEATH, BEHIND AND AROUND FURNITURE, CASEWORK, EQUIPMENT, ETC. WHETHER SPECIFICALLY INDICATED OR NOT.
- PROVIDE CEMENT BOARD IN LIEU OF GYPSUM BOARD WHERE WALL TILE IS SPECIFIED, UNDO.
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- SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 6" ABOVE THE FLOOR.

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



Prepared by Taylor Boke

Signed

Date 09/04/2024

Rev. No.	Date
01	11/05/2024



BARKER RESIDENCE
4750 JEWEL ST. CAPITOLA, CA 95010
DEAN BARKER

ROOF PLAN

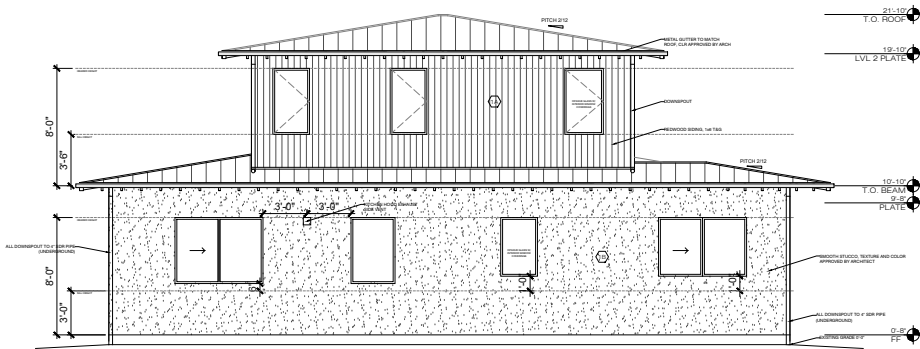
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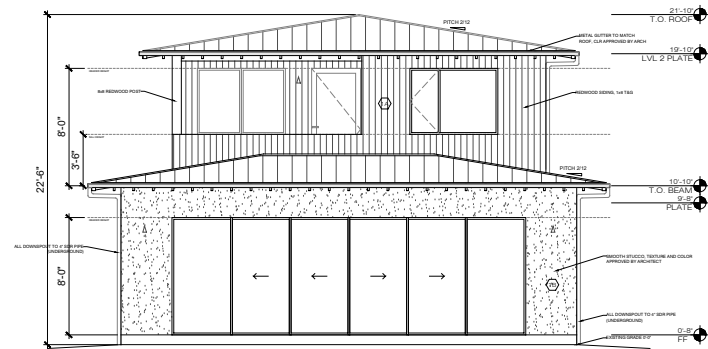
EXTERIOR ELEVATION NOTES

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- NOTIFY ARCHITECT OF ALL SITE RELATED PILING AND GRADING REQUIREMENTS.
- COORDINATE UTILITY ENTRANCES W/ SURVEY, CIVIL, AND FIELD VERIFICATIONS. PAINT UTILITY CABINETS, METERS & ASSOCIATED PIPING PER ARCHITECT'S DIRECTION.
- VERIFY ALL DIMENSIONS INDICATED AS "YIELD VERIFY" OR "Y/V" ON THE DRAWINGS PRIOR TO CONSTRUCTION. REPORT ANY ISSUES TO ARCHITECT.
- COORDINATE ALL FOUNDATION DEPTHS AND LOCATIONS W/ STRUCTURAL DRAWINGS.
- PROVIDE WATERPROOFING AT ALL AREAS WHERE INTERIOR SLAB IS BELOW GRADE. COORDINATE W/ ARCHITECTURAL DETAILS, STRUCTURAL DRAWINGS AND SPICES.
- ALL LIGHT FIXTURES LOCATED AT EXTERIOR OPENINGS WILL BE CENTERED OVER THAT OPENING, UNO.
- ALL LOCATIONS & ALIGNMENTS OF WALL MOUNTED DEVICES / ELEMENTS NEEDS TO BE REVIEWED BY ARCHITECT PRIOR TO INSTALL.
- PROVIDE TEMPERED GLAZING WHERE REQUIRED BY CODE.
- ALL EXTERIOR LIGHTING SHALL COMPLY WITH ALL RELEVANT STANDARDS PURSUANT TO CAPITOLA MUNICIPAL CODE (CMC) SECTION 17.36.110, INCLUDING THAT ALL OUTDOOR LIGHTING SHALL BE SHIELDED AND DIRECTED DOWNWARD SUCH THAT THE LIGHTING IS NOT DIRECTLY VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR ADJOINING PROPERTIES.

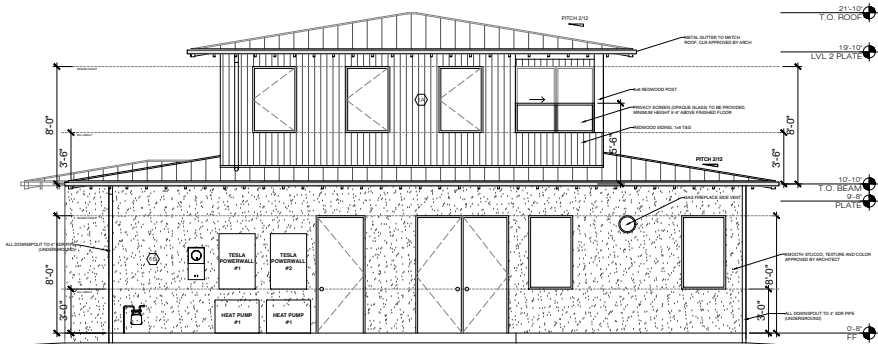
- WOODWORK FINISH: (1) 1/4" TAG STAIN APPROVED BY ARCHITECT
- STUCCO (COLOR AND TEXTURE APPROVED BY ARCHITECT)



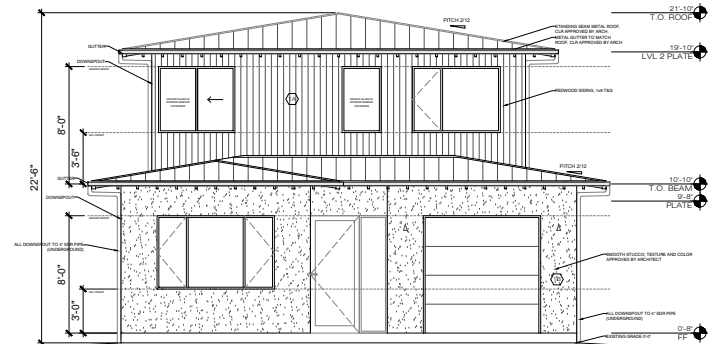
1 | EAST ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

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



Prepared by Taylor Boke

Signed

Date 08/04/2024

Rev. No.	Date
01	11/05/2024



BARKER RESIDENCE
4750 JEWEL ST. CAPITOLA, CA 95010
DEAN BARKER

ELEVATIONS

APH 034-004-03

A-201



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

PRIVACY SCREEN (OPACIC GLASS) TO BE PROVIDED.
MINIMUM HEIGHT 5'-6" ABOVE FINISHED FLOOR



NORTH ELEVATION

santacruz
GREEN BUILDERS

1800 W. CALIF. ST. #101
SANTA CRUZ, CALIF. 95060
TEL: 520.261.1414

Prepared by Taylor Boon

Signed

Date 08/04/2024

Rev. No.	Date
01	11/05/2024
-	-

LICENSED ARCHITECT
TAYLOR BOON
C-40108
02-28-2005
RENEWAL DATE

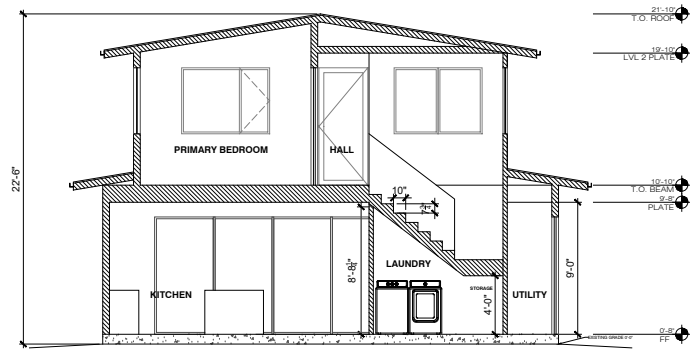
STATE OF CALIFORNIA

BARKER RESIDENCE
4750 JEWEL ST. CAPITOLA, CA 95010
DEAN BARKER

RENDERED
ELEVATIONS

APH 034-064-03

A-211



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



Prepared by Taylor Boek

Signed

Date 09/04/2024

Rev. No.	Date
01	11/05/2024
-	-



BARKER RESIDENCE
4750 JEWEL ST. CAPITOLA, CA 95010
DEAN BARKER

SECTIONS

APH 034-064-03

A-301

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

TRENCH BACKFILL SECTION

NOTES:

- BACKFILL UP TO FURNISH GRADE AND BROSE VERTICAL PLATE UNTIL SLURRY MIX CAN SUPPORT VEHICULAR TRAFFIC. ASPHALT CONCRETE PATCH TO MATCH EXISTING THICKNESS. 2" MINIMUM TYPE 3. DO NOT MOVE SLURRY POUCE PLACES.
- SLURRY MIX SPECIFICATIONS PER C-201-Y-1000
- REFER TO UTILITY AGENCY REQUIREMENTS
- FOR LESS THAN 18" COVER, BACKFILL WITH 4 SACK 2500 PSI CONCRETE CAP FOR LESS THAN 24" COVER, BACKFILL WITH 2 SACK SLURRY FOR MORE THAN 24" COVER BACKFILL WITH CLASS 2 ADO, BASE

NOT TO SCALE		STANDARD DRAWINGS FOR	DRAWN 1/15	REV
DRAWN BY: BAW		TRENCH BACKFILL SECTION		
CHECKED BY: JFR		DRAWING NO. CAP - 001		

CONCRETE GUTTER REPLACEMENT

NOTES:

- ALL WORK AND MATERIAL SHALL CONFORM TO THE CITY OF CAPITOLA STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- CONCRETE SHALL BE SIX SACK MIX, CLASS A WITH 2,800 PSI IN 28-DAY (MINIMUM).
- FOR SCORELINE AND EXPANSION JOINTS, SEE DETAIL PAGE CAP-001.
- ALL CONCRETE CURBS, GUTTERS, SIDEWALKS, AND DRIVEWAY APPROACH REMOVALS SHALL BE SAW CUT ON EXISTING SCORELINES. LIMITS OF REMOVAL TO BE DETERMINED BY CITY.
- ALL CONCRETE SURFACES WHICH HAVE BEEN MARKED OR DEFACE WILL NOT BE ACCEPTED.

NOT TO SCALE		STANDARD DRAWINGS FOR	DRAWN 1/15	REV
DRAWN BY: BAW		CONCRETE GUTTER REPLACEMENT		
CHECKED BY: JFR		DRAWING NO. CAP - 002		

DEPRESSED DRIVEWAY APPROACH

NOTES:

- SEE NOTES FOR STANDARD DRIVEWAY APPROACH ON DWG NO. CAP-001

NOT TO SCALE		STANDARD DRAWINGS FOR	DRAWN 1/15	REV
DRAWN BY: BAW		DEPRESSED DRIVEWAY APPROACH		
CHECKED BY: JFR		DRAWING NO. CAP - 007		

STANDARD DRIVEWAY APPROACH

NOTES:

- ALL WORK AND MATERIAL SHALL BE IN ACCORDANCE WITH THE CITY OF CAPITOLA STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
- CONCRETE SHALL MEET 2,800 PSI IN 28-DAY REQUIREMENTS (MINIMUM).
- DRIVEWAY APPROACH SHALL BE GIVEN A MEDIUM BROOM FINISH FROM END TO END.
- SCORELINES SHALL CORRESPOND WITH THE SCORELINES OF THE ADJACENT SIDEWALK WHEN PRACTICAL.
- ALL DRIVEWAY APPROACH REMOVALS SHALL BE SAW CUT ON EXISTING SCORELINES. LIMITS OF REMOVAL TO BE DETERMINED BY CITY.
- ALL CONCRETE SURFACES WHICH HAVE BEEN MARKED OR DEFACE WILL NOT BE ACCEPTED.
- USE 54" RADIUS JOINTER FOR ALL SCORELINES WHICH SHALL BE STRAIGHT, TRUE TO ALIGNMENT AND DEPTH.
- 5" MINIMUM BETWEEN DRIVEWAY APPROACHES.
- 6 X 6 X 6 WIRE MESH WILL BE INSTALLED FULL LENGTH FROM BACK OF GUTTER TO BACK OF SIDEWALK ON ALL DRIVEWAYS.
- DIFFERENCE IN SLOPE OF THE DRIVEWAY RAMP AND THE SLOPE OF A LINE BETWEEN THE GUTTER AND A POINT ON THE ROADWAY 1'0" FROM GUTTER LINE IS ALL NOT EXCEED 1/8". REDUCE DRIVEWAY RAMP SLOPE, NOT GUTTER SLOPE, WHERE REQUIRED.

NOT TO SCALE		STANDARD DRAWINGS FOR	DRAWN 1/15	REV
DRAWN BY: BAW		STANDARD DRIVEWAY APPROACH		
CHECKED BY: JFR		DRAWING NO. CAP - 008		

santacruz GREEN BUILDERS

1515 W. JEWEL ST. CAPITOLA, CA 95010
TEL: 831.336.8148

Prepared by Taylor Boke

Sign

Date: 08/04/2024

Rev. No.	Date
01	11/05/2024

LICENSED ARCHITECT
TAYLOR BOKE
C-40108
02-28-2005
08-04-2024

BARKER RESIDENCE
4750 JEWEL ST. CAPITOLA, CA 95010
DEAN BARKER

REFERENCES

APN: 031-064-03

Full Spectrum Sanctuary Outdoor 2 by Clearlight®

Specifications

Construction Only Custom Eco-Certified Exterior Mahogany Interior Targis & Dineen Construction Weights: 765 lbs Rated: IPX 4	Exterior Width: 57" Depth: 57" Height: 80" Roof Cap: 72" x 60" Roof Overhang: 5 1/2" Door: 53 1/2" x 23 1/2"	Interior Width: 57" Depth: 48" Height: 71 1/2" Back: 50" x 22"	Heaters Four Star® For Infrared and Full Spectrum Infrared Heaters Power: 240V / 12-600W / TSA	Limited Lifetime Warranty on Components 5 Years on the Cabin 5 Years Commercial Warranty Heaters: Lifetime Electrical Controls: Lifetime Cabinetry & Glass: 5 Years
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Attention: Concrete or wooden foundation is needed as a base when placed outside. Make sure largest panel can fit through all access points from location entrance to sauna set up location.

Clearlight®

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Prepared by Taylor Boke

Date 08/04/2024

Rev. No. 01

Date 11/05/2024

Rev. No. -

Date -

Rev. No. -

Date -



BARKER BARKER 4750 JEWELL ST. CAPITOLA, CA 95010 DEAN BARKER

REFERENCES

APH 031-064-03

A-602

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 cans. Paint materials and wastes, adhesives and cleaning fluid should be recycled when possible or properly disposed to prevent these substances from entering the storm drains and watercourses.

Handling of Surface Coatings
 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, staining or watercourse.

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 waste. 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, boost storm drains to prevent flow to creeks and the Monterey Bay.

Wash water from painted buildings containing 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 trim 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 waste-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 outside, and ensure that nothing has drifted toward the street, gutter, or catch basin.

Roofwork & Paving
 1. Do not sweep nearby storm drain inlets and adjacent water bodies prior to breaking up asphalt or concrete. 2. 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. 3. Dried, saw cut slurry must be cleaned up and properly disposed so that it will not be carried into the storm drain system by wind, traffic, or rainfall. 4. After breaking up old pavement, sweep up materials and recycle as much as possible. Property dispose of non-recyclable materials. 5. 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. 6. In the event of rain during construction, divert runoff around work areas and cover materials. 7. Paving machines over drip pans or absorbent materials. 8. Never wash sweepings from asphalt aggregate concrete into a street or a storm drain inlet. Collect and return to aggregate base stockpile or dispose of it on the tract. 9. Remove and clean up material stockpiles (i.e. asphalt and sand) by the end of each work 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.

NOT TO SCALE		STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION	DRAWN BY: M.P.	DRAWING No. STRM-BMP-4
CHECKED BY: S.E.J.				

Effective filtration devices, barriers, and settling devices shall be selected, installed and maintained properly. Effluent must be installed so that the drainage around each fence does not create additional erosion and fills down slope of the fence. If silt fences 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 bales) and that the straw pieces are not carried into the storm drain system. Whenever possible, use terracing, surface roughening (e.g. with a ballcock), and energy dissipaters (such as riprap, sand bags and rocks) on slopes to reduce runoff velocity and soil settlements. Do not use siltbank tubules or other demolition devices 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 to ensure that the BMPs are functioning properly. For sites greater than one-acre, on-site inspections are required in accordance with the GCP.

Earth Moving Activities & Heavy Equipment
 Soil excavator 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 eroding a site and slow the flow with check dams or roughened ground surfaces. Often, earth moving activities require use and storage of heavy equipment. Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids onto the construction site are common sources of storm drain pollution.

Site Planning
 1. Maintain all heavy equipment, inspect frequently for leaks, and repair leaks immediately upon discovery. Perform major auto or heavy equipment maintenance, repair jobs and vehicle or equipment washing off-site. If you must drain and replace motor oil, radiator coolant or other fluids on site, use drip pans, plastic sheeting or drop cloths to catch dirt 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 onsite cleaning. Cover exposed fifth wheel hitch and other city or heavy equipment during all rain events.

Practices During Construction
 1. Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned. 2. Protect down slope drainage courses, creeks and storm drains with wattles or temporary drainage swales. 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). 3. Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

Spill Clean Up
 1. Maintain a spill clean-up kit on site. 2. Clean up spills immediately. Use dry cleanup methods if possible. 3. Protect down slope drainage courses, creeks and storm drains with wattles or temporary drainage swales. 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). 4. Use spill cleanup kits or spill kits. 5. Use spill cleanup kits or spill kits. 6. Use spill cleanup kits or spill kits. 7. Use spill cleanup kits or spill kits. 8. Use spill cleanup kits or spill kits. 9. Use spill cleanup kits or spill kits. 10. Use spill cleanup kits or spill kits. 11. Use spill cleanup kits or spill kits. 12. Use spill cleanup kits or spill kits. 13. Use spill cleanup kits or spill kits. 14. Use spill cleanup kits or spill kits. 15. Use spill cleanup kits or spill kits. 16. Use spill cleanup kits or spill kits. 17. Use spill cleanup kits or spill kits. 18. Use spill cleanup kits or spill kits. 19. Use spill cleanup kits or spill kits. 20. Use spill cleanup kits or spill kits. 21. Use spill cleanup kits or spill kits. 22. Use spill cleanup kits or spill kits. 23. Use spill cleanup kits or spill kits. 24. Use spill cleanup kits or spill kits. 25. Use spill cleanup kits or spill kits. 26. Use spill cleanup kits or spill kits. 27. Use spill cleanup kits or spill kits. 28. Use spill cleanup kits or spill kits. 29. Use spill cleanup kits or spill kits. 30. Use spill cleanup kits or spill kits. 31. Use spill cleanup kits or spill kits. 32. Use spill cleanup kits or spill kits. 33. Use spill cleanup kits or spill kits. 34. Use spill cleanup kits or spill kits. 35. Use spill cleanup kits or spill kits. 36. Use spill cleanup kits or spill kits. 37. Use spill cleanup kits or spill kits. 38. Use spill cleanup kits or spill kits. 39. Use spill cleanup kits or spill kits. 40. Use spill cleanup kits or spill kits. 41. Use spill cleanup kits or spill kits. 42. Use spill cleanup kits or spill kits. 43. Use spill cleanup kits or spill kits. 44. Use spill cleanup kits or spill kits. 45. Use spill cleanup kits or spill kits. 46. Use spill cleanup kits or spill kits. 47. Use spill cleanup kits or spill kits. 48. Use spill cleanup kits or spill kits. 49. Use spill cleanup kits or spill kits. 50. Use spill cleanup kits or spill kits. 51. Use spill cleanup kits or spill kits. 52. Use spill cleanup kits or spill kits. 53. Use spill cleanup kits or spill kits. 54. Use spill cleanup kits or spill kits. 55. Use spill cleanup kits or spill kits. 56. Use spill cleanup kits or spill kits. 57. Use spill cleanup kits or spill kits. 58. Use spill cleanup kits or spill kits. 59. Use spill cleanup kits or spill kits. 60. Use spill cleanup kits or spill kits. 61. Use spill cleanup kits or spill kits. 62. Use spill cleanup kits or spill kits. 63. Use spill cleanup kits or spill kits. 64. Use spill cleanup kits or spill kits. 65. Use spill cleanup kits or spill kits. 66. Use spill cleanup kits or spill kits. 67. Use spill cleanup kits or spill kits. 68. Use spill cleanup kits or spill kits. 69. Use spill cleanup kits or spill kits. 70. Use spill cleanup kits or spill kits. 71. Use spill cleanup kits or spill kits. 72. Use spill cleanup kits or spill kits. 73. Use spill cleanup kits or spill kits. 74. Use spill cleanup kits or spill kits. 75. Use spill cleanup kits or spill kits. 76. Use spill cleanup kits or spill kits. 77. Use spill cleanup kits or spill kits. 78. Use spill cleanup kits or spill kits. 79. Use spill cleanup kits or spill kits. 80. Use spill cleanup kits or spill kits. 81. Use spill cleanup kits or spill kits. 82. Use spill cleanup kits or spill kits. 83. Use spill cleanup kits or spill kits. 84. Use spill cleanup kits or spill kits. 85. Use spill cleanup kits or spill kits. 86. Use spill cleanup kits or spill kits. 87. Use spill cleanup kits or spill kits. 88. Use spill cleanup kits or spill kits. 89. Use spill cleanup kits or spill kits. 90. Use spill cleanup kits or spill kits. 91. Use spill cleanup kits or spill kits. 92. Use spill cleanup kits or spill kits. 93. Use spill cleanup kits or spill kits. 94. Use spill cleanup kits or spill kits. 95. Use spill cleanup kits or spill kits. 96. Use spill cleanup kits or spill kits. 97. Use spill cleanup kits or spill kits. 98. Use spill cleanup kits or spill kits. 99. Use spill cleanup kits or spill kits. 100. Use spill cleanup kits or spill kits.

NOT TO SCALE		STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION	DRAWN BY: M.P.	DRAWING No. STRM-BMP-3
CHECKED BY: S.E.J.				

Clean up leaks, drips and other spills immediately so that they do not contaminate the soil or runoff will leave residue on paved surfaces. Use dry cleanup methods whenever possible. Waste may only be used in minimum quantities to prevent dust. If possible, collect and remove debris from the site. Use the least amount of material possible to prevent dust. Conduct visual inspections for leaks. Protect equipment and view from accidental damage from construction activities by surrounding them with fencing or tree wrapping.

Advanced Planning
 1. Site development shall be fitted to the topography and soils in order to minimize the potential for erosion. Soil grading/clearing lines, easements, setbacks, sensitive or critical areas, trees, drainage courses, and buffer zones must be delineated on site to prevent excessive or unnecessary disturbances and exposure prior to construction. Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls 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 be conducted during rainy weather. All rainy season grading shall be in accordance with Citywide Municipal Code Chapter 15-28. Control the amount of runoff eroding your site especially during excavation by using berms or temporary drainage ditches or berms when appropriate.

Materials & Waste Handling
 1. 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 hazardous waste by ensuring that materials that cannot be recycled are taken to an appropriate land fill or disposed of as hazardous waste. Never bury waste materials or leave them in the street or near a creek or drainage channel.

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

Landscaping & Garden Maintenance
 1. Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting. 2. Schedule grading and excavation during dry weather. 3. Use temporary check dams or ditches to direct runoff away from storm drains or drainage channels. 4. Protect storm drain inlets with sandbags, gravel filled bags, straw wattles, filter fabric or other sediment controls. 5. Re-vegetation is an excellent form of erosion control for any site. 6. Never dump or repair soil, mulch, or other landscape products in the street, gutter, or storm drain.

Ponds/Fountains/Pool/Spa Maintenance
 1. When draining a pond, fountain, pool or spa, any volumes in excess of 500 gallons must be reported in advance to the City of Capitola Public Works Department. The City will provide guidance on handling special draining 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 or 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 exits to the storm drain system. Effective methods to protect storm drain inlets include sand bag barriers, heavy fabric 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		STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION	DRAWN BY: M.P.	DRAWING No. STRM-BMP-2
CHECKED BY: S.E.J.				

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 projects get spilled, leaked or washed into the street or storm drain they can damage sensitive creek habitats and air and 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 "rainy day" BMPs. These BMPs apply to both new and extended residential, commercial, retail, and industrial projects.

In addition to the following 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 large disturbance of equal to or greater than one acre, requires coverage under the CGP. Construction activities associated with Large 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 waiver 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_Laws/Regulations/Stormwater/centralpermit.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
 1. Keep an orderly site and ensure good housekeeping practices are used. Maintain equipment properly. 2. Cover materials when they are not in use. 3. Remove materials away from streets, gutters, storm drains and drainage channels. 4. Ensure dust control water does not leave the site or discharge to storm drains. 5. Train your employees on these BMPs and familiarize them with storm water issues prior to beginning work. Inform your subcontractors about storm water requirements and be sure that they are also abiding by these BMPs. Refer to the following approved references for BMPs, sediment, implementation, and on-site management (most recent versions unless otherwise noted): 6. Erosion & Sediment Control Field Manual, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition August 2002. 7. Manual of Standards for Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG) 8. Construction Best Management Practices (BMP) Handbook, California Stormwater Quality Association (CASQA) 9. Construction Site Best Management Practices (BMP) Manual, Storm Water Quality Handbooks, Caltrans

Good Housekeeping Practices
 1. Develop one level of the site located away from storm drains, drainage ways, and creeks for auto parking and heavy equipment storage, vehicle refueling and routine equipment maintenance. 2. Perform site tracking off site, provide aggregate surfaces or provide a fine wash area on the site, but away from storm inlets or drainage channels. Mud, dirt, gravel, sand and other materials tracked or dropped on site will be cleaned up to prevent washing into the storm drains. 3. Keep materials and soil stockpiles out of the rain and prevent runoff contamination from the site. Store materials, stockpiles and excavation soils under cover and protected from wind, rain, and runoff. Cover exposed piles of construction materials or soil with plastic sheeting or temporary roofs. Before rainfall events, sweep and remove material from surfaces that drain to storm inlets and/or drainage channels. 4. Place tires around storm water inlets. Dispose of non-hazardous construction wastes in covered dumpsters or recycling receptacles.

5. Never wash off of debris, sediment, or debris into the gutter, street, storm drain inlet, drainage ditch or water body. 6. 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. 7. When the job is completed, collect all unused or waste materials and dispose of properly. Never leave or abandon materials outside. Ensure that nothing has drifted towards the street, gutter or catch basin.

NOT TO SCALE		STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION FOR CONSTRUCTION PROJECTS	DRAWN BY: M.P.	DRAWING No. STRM-BMP-1
CHECKED BY: S.E.J.				

Concrete, Cement, & Masonry Products
 1. Concrete, cement, masonry products, sediment or pollutant laden water shall never be discharged into or allowed to reach the storm drain system. 2. Avoid mixing excess amount of fresh concrete or cement mortar on-site. 3. During the curing, ensure that any 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. 4. Concrete, cement, and masonry mixing containers may not be washed or rinsed into the street or storm drain systems. If a concrete transit mixer is used, a suitable washout box, excavation or self-wetting mixture able to contain wash material shall be provided on-site. 5. Never wash off of debris, sediment, or debris into the gutter, street, storm drain inlet, drainage ditch or water body. 6. 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. 7. When the job is completed, collect all unused or waste materials and dispose of properly. Never leave or abandon materials outside. Ensure that nothing has drifted towards the street, gutter or catch basin.

Site Clean Up
 1. Clean up by sweeping instead of hosing down whenever possible. Dispose of litter and debris in the garbage. 2. The street, sidewalks 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. 3. If conducting road or sidewalk work, materials stockpiles must be removed and cleaned up by the end of each work day. 4. Discarded building materials and demolition materials must not be left in a street, gully, or waterway. Dispose of all wastes properly including leftover paint and chemicals. Materials that cannot be reused or recycled must be taken to the landfill or disposed of as hazardous waste.

NOT TO SCALE		STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION	DRAWN BY: M.P.	DRAWING No. STRM-BMP-5
CHECKED BY: S.E.J.				

Signed and Agreed to by
 Project Owner or General Contractor
 Signed: Taylor Boke Date: 11/08/2024
 Print Name: Taylor Boke

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: December 5, 2024

From: Community Development Department

Address: 4825 Opal Street



Project Description: Application #24-0148. APN: 034-064-23. Design Permit and Accessory Dwelling Unit (ADU) Permit for the demolition of an existing residence and construction of a new single-family residence and attached ADU. The project is located within the R-1 (Single-Family Residence) zoning district.

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

Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #24-0148 and **approve** the project based on the Conditions and Findings for Approval.

Property Owner: DRVO Builders

Representative: Cove Britton, Matson Britton Architects, Filed: 4/29/24

Background: On June 26, 2024, Development and Design Review Staff reviewed the application and provided the applicant with the following direction:

Public Works Representative, Erika Senyk: Discussed utilizing semi-pervious materials for driveways and walkways.

Building Official, Eric Martin: Discussed assignment of address since it currently shared the 4855 number, as well as letter or number assignment for each of the primary and secondary units. Mr. Martin and Planner Sesanto noted that 4825 was tentative but the most appropriate with the neighborhood pattern. Mr. Martin recommended planning for the construction material storage for both projects.

Associate Planner, Sean Sesanto: Discussed the recent incomplete letter items and noted the project requires existing overhead utilities to be placed underground. Conversation with staff focused on floor area calculation and when accessory dwelling units could exceed the maximum established floor area ratio. Mr. Sesanto noted the ADU had multiple inconsistencies related to the guaranteed allowance, including a height exceeding 16 feet and floor area exceeding 800 square feet.

Following the Development and Design Review meeting, the applicant submitted revised plans addressing numerous comments. Notably however, the revised design does not comply with the maximum floor area for a guaranteed-allowance ADU.

Development Standards: The following table outlines the zoning code requirements for development in the R-1 Zoning District. The project does not comply with all R-1 development standards as identified in the table and discussion below.

Development Standards		
Building Height		
R-1 Regulation	Proposed	
25 ft.	25 ft.	
Floor Area Ratio (FAR)		
	Proposed	
Lot size	3,280 sq. ft.	
Maximum Floor Area Ratio	56% (Max 1,837 sq. ft.)	
First Story Floor Area	SFD: 1,099 sq. ft. ADU: 432 sq. ft.	
Second Story Floor Area	SFD: 738 sq. ft. ADU: 399 sq. ft.	
Total FAR	81.3% (2,668 sq. ft.) Exceeds Max FAR by 831 sq. ft.	
Setbacks		
	R-1 regulation	Proposed
Front Yard 1st Story	15 ft.	18 ft.
Front Yard 2nd Story & Garage	20 ft.	Primary: 20 ft. Garage: 21 ft.
Side Yard 1st Story	10% lot width Lot width 41 ft. 4 ft. 1 in. min.	East: 7 ft. West: 5 ft.
Side Yard 2nd Story	15% of width Lot width 41 ft. 6 ft. 2 in. min.	East: 7 ft. West: 7 ft.
Rear Yard 1st Story	20% of parcel depth Lot depth 80 ft. 16 ft. min.	17 ft.
Rear Yard 2nd Story		31 ft. 9 in.
Encroachments	SFD staircase, bedroom 1 alcoves	
Attached Accessory Dwelling Unit		
	ADU Regulation	Proposed
Height	Attached to SFD: 25 ft.	23 ft. 6 in.
Front	Same as Primary	1 st : 48 ft. 3 in. 2 nd : 48 ft. 3 in.
Side 1 st Story	4 ft.	East: 4 ft. West: 20 ft. 6 in.
Side 2 nd Story		East: 4 ft. West: 20 ft. 6 in.
Rear 1 st Story		4 ft.
Rear 2 nd Story		4 ft.
Parking		
SFD: 2 spaces, 1 covered	Required	Proposed
	2 spaces total 1 covered, 1 uncovered	2 spaces total 1 covered, 1 uncovered
Underground Utilities: Required with 25% increase in area		Required

Discussion: The subject property is located within the Jewel Box neighborhood, surrounded by one- and two-story single-family residences. The lot shares its existing development with the abutting legal lot, known as 4855 Opal Street, which includes a single-family residence and detached garage. The structures are not identified as historic resources.

The proposal is one of two projects affecting the existing development: applications #24-0148 and #24-0149. The applications would demolish the existing structures and establish two separate developments, each with their own single-family dwelling and attached accessory dwelling unit (ADU).

Design Permit: The proposal is to replace the existing single-family development with a new 1,837 square-foot single-family dwelling unit and an attached 831 square-foot ADU. Both units are split between the first and second stories. The design exhibits a Spanish revival style with its use of materials, gabled roof, arched door and windows, and front balcony. The structure utilizes white stucco siding throughout and clay tile roof with minimal overhang.

Design Review Criteria: When considering design permit applications, the city shall evaluate applications to ensure that they satisfy the design review criteria, comply with the development standards of the zoning district, conform to policies of the general plan, the local coastal program, any applicable specific plan, and are consistent with any other adopted policies or guidelines. To obtain design permit approval, projects must satisfy these criteria to the extent they apply. The complete list of Design Review Criteria is included as Attachment 2. Staff included criteria F (privacy) as it relates to objective design standards for ADUs.

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

Pursuant to §17.74.090(B)(2) objective design standards for ADUs, upper-story privacy impacts shall be mitigated by using clerestory or opaque windows within eight feet of a rear or interior property line. The two-story ADU has several second story windows; therefore, staff included condition #29 to address this standard.

Floor Area Ratio: As stated above, the maximum floor area ratio of the lot is 1,837 square feet (56%). The proposed single-family home is 1,837 square feet and complies with the standard.

The application also includes an ADU. The guaranteed allowance specifies that development standard may not prohibit an ADU provided it does not exceed 800 square feet in size and complies with maximum height and minimum setbacks. The attached ADU has a floor area of 831 square feet which exceeds the guaranteed allowance maximum floor area by 31 square feet. The ADU does not qualify for the guaranteed allowance without a 31-square-foot reduction in size. Staff is recommending approval of the application with Condition #2 which requires the building plans to be updated to reduce the size of the ADU by at least 31 square feet. Additional discussion on local code and state law follows.

“Floor area” is calculated as the sum of horizontal areas of all floors of an enclosed structure, measured from the outside perimeter of the exterior walls as described in §17.48.040. Furthermore, floor area includes the entire area in all enclosed structures without deduction for features such as interior walls or storage areas, pursuant to §17.48.040(B)(2). “Floor area ratio” means the gross floor area of all of the buildings on the parcel divided by the net parcel area. Staff calculations also include applicable exclusions listed within the zoning code when reviewing applications, which are reflected in the calculations provided. Attachment 3 includes an illustration floor area calculation on the project floor plan.

Accessory Dwelling Unit: The project includes an attached 831 square foot ADU. The ADU has a height of 23 feet, 6-inches, split between the first and second floors, internally accessible with a dedicated spiral

staircase. The ADU exterior matches the primary dwelling in mass and composition and is indistinguishable from the primary dwelling.

ADU Guaranteed Allowance and Gov. Code §66321: Capitola established the *guaranteed allowance* provision to parallel with the similar guarantee in the Government Code. Although the State law was expanded to ensure greater flexibility in height, it still does not require local agencies to permit ADUs greater than 800 square feet if they do not comply with the maximum floor area ratio.

Pursuant to Capitola Municipal Code §17.74.040(H)

“Maximum building coverage, floor area ratio, and private open space standards in Section 17.74.080 (Development standards) shall not prohibit an accessory dwelling unit with up to eight hundred square feet of floor area, up to sixteen feet in height, and four-foot side and rear yard setbacks, provided the accessory dwelling unit complies with all other applicable standards. The guaranteed allowance of eight hundred square feet of floor area is in addition to the maximum floor area of a property.”

Pursuant to Gov. Code §66321(b)(3) A local agency may not establish:

“Any requirement for a zoning clearance or separate zoning review or any other minimum or maximum size for an accessory dwelling unit, size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, front setbacks, and minimum lot size, for either attached or detached dwellings that does not permit at least an 800 square foot accessory dwelling unit with four-foot side and rear yard setbacks to be constructed in compliance with all other local development standards.”

Gov. Code §66321(b)(4)(D) further specifies it must include ADUs up to:

“A height of 25 feet or the height limitation in the local zoning ordinance that applies to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling.”

ADU Law Background: When the City adopted standards for accessory dwelling units, State law required local agencies to permit, at minimum, an ADU up to 800 square feet, sixteen feet in height, and with four-foot side and rear setbacks. The adopted standards were in accordance with those minimum requirements. Since local adoption, the State law has since broadened relating to height, requiring local agencies to include ADUs over 16 feet in height, such as an attached ADU up to 25 feet tall or maximum permitted by the zoning district, whichever is less.

In November of this year, the City Council adopted revisions to the Zoning Code addressing inconsistencies with ADUs allowed under the guaranteed allowance. However, amendments to the zoning code are typically not operative until receiving certification from the Coastal Commission.

For years, the City has followed the Coastal Commission’s interpretation that local agencies with a certified Local Coastal Program (LCP) are not immediately superseded by State housing laws which include Coastal Act provision stating, *“Nothing in this section shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act...”*. Instead, local agencies like Capitola have continued to apply existing zoning until they are able to recertify an LCP with updated zoning code with the Coastal Commission.

Owing to recent court challenges and legislative changes related to the Coastal Act and housing laws, staff sought interim guidance from the city attorney’s office on how to process the two similar Opal Street applications. Based on feedback received, staff are advising that the City could approve an ADU prior to the zoning code amendments being certified, provided all the following are met:

- A. Approval of the ADU would not have a negative impact on Coastal Act resource protection policies.

Staff Comment: No negative impacts to coastal access or resources were identified with the application, including the accessory dwelling unit.

- B. A local agency would otherwise be required to approve the ADU based on State law, except that the agency is within the Coastal Zone and has a certified LCP.

Staff Comment: State law now requires local agencies to permit an attached ADU that is at least 800 square feet in size and a height up to 25 feet or the zoned height limitation for the primary dwelling. Although inconsistent with existing zoning regulations, staff are recommending the Planning Commission support a two-story ADU as required by State law.

- C. The project otherwise complies with all applicable zoning code and municipal code.

Staff Comment: As proposed, the ADU exceeds the maximum size eligible under the guaranteed allowance, which is 800 square feet. The ADU does not qualify for the guaranteed allowance without a 31-square-foot reduction in size.

To advance new housing in a manner that maximizes harmony with local zoning, ADU law and the Coastal Act, staff are recommending approval of the project with conditions to reduce the size of the ADU, thus resolving the issues of the Guaranteed Allowance and permissibly exceeding the FAR. Condition #2 states “At time of submittal for building permit review, the construction plans shall reduce the size of the accessory dwelling unit by at least 31 square feet compared to the submitted plans dated September 4, 2024. The reduction shall be consistent with Chapter 17.48, to the satisfaction of the Community Development Director or their designee.”

Without the proposed conditions, the application would also require approval of an ADU Deviation to exceed the Limited Standards size and a Variance to exceed the maximum Floor Area Ratio. Should the Planning Commission consider approval of the current design without Condition #2, the item must be continued to a date certain with direction to the applicant to submit the required Deviation and Variance. A Variance requires additional public notice. The required findings for a Deviation and a Variance include unique circumstances associated with the property and that the granting would not constitute a special privilege.

Garage Setback: In addition to a 20-foot front setback, garages must be setback five feet from the front building wall. The applicant is proposing a reduced three-foot setback from the front building wall instead. Pursuant to §17.16.030(B)(4)(a), the Planning Commission may reduce the minimum setback to three feet without any specific findings, provided the project is in a sidewalk-exempt area. The property is exempt from sidewalk requirements; therefore, the Commission can approve a reduction to the standard.

Parking: The primary dwelling includes one garage space and one driveway space, which meets the parking requirement for the primary dwelling. Accessory dwelling units subject only to limited standards are not required to provide additional parking.

Trees: The application includes the removal of four existing trees. A fifth tree may need to be removed due to interference with construction. The application proposes to preserve several trees, including the mature fir tree located in the rear yard, which is the largest tree on either lot. Two shrub trees will also be planted on site. The new and preserved trees meet the 15% canopy coverage requirements for new construction.

CEQA: §15303(a) of the CEQA Guidelines exempts a single-family residence and secondary dwelling unit in a residential zone. The project includes the construction of a new single-family residence and accessory dwelling unit. No adverse environmental impacts were discovered during review of the proposed project.

Design Permit Findings:

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

Community Development Staff and the Planning Commission have reviewed the project. The proposed single-family residence complies with the development standards of the R-1 (Single-Family Residential) zoning district. The proposed project is inconsistent with zoning standards related to accessory dwelling units (ADU) and the maximum allowed floor area ratio. The project approval includes a condition requiring the ADU to be reduced in size by at least 31 square feet. Therefore, the project has been conditioned to secure the purpose of the General Plan, and Local Coastal Program, and design policies and regulations adopted by the City Council.

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

Community Development Staff and the Planning Commission have reviewed the application for the proposed residence and attached accessory dwelling unit (ADU). The subject property has a maximum allowed floor area ratio (FAR) of 56% (1,837 square feet). The proposed project includes a Limited Standards ADU, which may exceed the allowed FAR, provided the ADU does not exceed 800 square feet in size and complies with height and setback standards. The project includes a 1,837 square foot primary dwelling and a 831 square foot ADU, for a proposed FAR of 81.4% (2,669 square feet). As proposed, the ADU exceeds the allowed size under a Limited Standards ADU by 31 square feet and the project exceeds the allowed FAR by 831 square feet. The project approval includes a condition requiring the ADU to be reduced in size by at least 31 square feet. Therefore, the project has been conditioned to comply with all applicable provisions of the zoning code and municipal code.

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

Section §15303(a) of the CEQA Guidelines exempts a single-family residence and is subject to Section 753.5 of Title 14 of the California Code of Regulations. The project involves the demolition and construction of a single-family. The project is located within the R-1 (Single-Family Residential) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

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

Community Development Staff and the Planning Commission have reviewed the project. The proposed single-family residence will not be detrimental to 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 and determined the proposed residence complies with all applicable design review criteria in Section 17.120.070.

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

Community Development Staff and the Planning Commission have all reviewed the application for the new single-family residence. The project balances a mix of contemporary and classic design elements with its Spanish Revival architecture. As proposed, the project exceeds the scale and development pattern of the neighborhood due to the previously identified inconsistencies with zoning standards relating to accessory dwelling units and the maximum allowed floor area ratio. The project has been conditioned to reduce the scale of the project to comply with code. Therefore, the project has been conditioned to maintain the overall character and scale of the neighborhood.

Limited Standards ADU Permit Findings:

A. The ADU provides a minimum rear and side setback of four feet.

The proposed ADU is four feet from rear and side property lines.

B. The ADU does not exceed eight hundred square feet in size.

The proposed ADU is 831 square feet in size, which exceeds the allowed size under a Limited Standards ADU. The project approval includes a condition requiring the ADU to be reduced in size by at least 31 square feet. Therefore, the project has been conditioned to comply with this finding.

C. The ADU has a maximum height of sixteen feet.

The proposed attached ADU is 23 feet and 6 inches in height. However, State law requires local agencies to permit an attached ADU up to 800 square feet in size and up to 25 feet in height, or the zoned height limit for the primary dwelling, whichever is less. The project is located within the R-1 zoning district, which allows a primary dwelling up to 25 feet in height.

Coastal Development Permit Findings:

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

As proposed, the project has inconsistencies with zoning standards relating to accessory dwelling units and the maximum allowed floor area ratio, which are detailed in findings for the Design Permit and Accessory Dwelling Unit Permit. FAR limits and ADU standards are part of the Local Coastal Plan (LCP). The project approval includes a condition requiring the ADU to be reduced in size by at least 31 square feet. Therefore, the proposed development has been conditioned to conform to the City's certified 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 4825 Opal Street. 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 site is not located in an area with natural habitats or natural resources. The project will maintain or enhance vegetation, consistent with the allowed use and will not negatively affect natural habitats or natural resources.

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

The residential project will not negatively impact low-cost public recreational access.

E. The project maintains or enhances opportunities for visitors.

The residential project will not negatively impact visitor serving opportunities.

F. The project maintains or enhances coastal resources.

The project 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.

As proposed, the project has inconsistencies with zoning standards relating to ADUs and the maximum allowed floor area ratio (FAR), which are detailed in findings for the Design Permit and Accessory Dwelling Unit Permit. The project approval includes a condition requiring the ADU to be reduced in size by at least 31 square feet. Therefore, the proposed single-family residence and ADU have been conditioned to comply with all applicable design criteria, design guidelines, area plans, and development standards. The operating characteristics are consistent with the R-1 (Single-Family Residential) zone.

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

The project involves a new single-family residence and attached accessory dwelling unit on a residential lot of record. The project has been conditioned for consistency with the LCP goals for appropriate coastal development and land uses. The use is an allowed use consistent with the R-1 zoning district.

Conditions of Approval:

1. The submitted plans, dated September 4, 2024, and reviewed by Planning Commission on December 5, 2024, do not comply with development standards related to accessory dwelling units (ADU) and the maximum FAR. The Design Permit, ADU permit, and Coastal Development Permit are conditionally approved as outlined herein, and as modified through conditions imposed by the Planning Commission during the hearing.
2. The maximum allowed FAR for the 3,280 square foot property is 56% (1,837 square feet), of which the primary dwelling complies. The applicant is seeking to apply the ADU guaranteed allowance to the project, however an ADU subject to the guaranteed allowance may not exceed 800 square feet. The submitted plans include a 831 square foot ADU, which exceeds the maximum floor area allowed under the guaranteed allowance by 31 square feet. The plans reviewed by the Planning Commission on December 5, 2024, shall be revised to comply with the maximum FAR in addition to a guaranteed allowance ADU. At time of submittal for building permit review, the construction plans shall reduce the size of the ADU by at least 31 square feet. Floor area revisions shall be consistent with Chapter 17.48, to the satisfaction of the Community Development Director, or their designee.
3. At time of submittal for building permit review, the construction plans must show all upper floor windows serving the accessory dwelling unit as clerestory or opaque, unless they are located at least eight feet from all interior side and rear property lines.
4. At time of submittal for building permit review, the construction plans shall include cross-section(s) of the living area noted on the architectural plans demonstrating it does not have an internal height exceeding sixteen feet. Any changes or inconsistencies to internal heights that increase floor area must be offset by equal amount and may be subject to Planning Commission approval.
5. At time of submittal for building permit review, the construction plans shall show the location of all required parking spaces, and their minimum required dimensions are required by the zoning code.
6. Prior to issuance of a building permit, construction plans shall demonstrate the driveway does not exceed 40 percent of the width of the lot at the street line, unless otherwise authorized under Capitola Municipal Code Chapter 12.32.

7. 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 and conditioned by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
8. 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.
9. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
10. 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.
11. 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.
12. 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.
13. Prior to issuance of a Certificate of Occupancy, the applicant shall demonstrate compliance with the tree removal permit authorized by this permit. Replacement tree(s) shall, at maturity, provide 15% canopy coverage as required for new construction. Required replacement trees shall be of the same size, species and planted on the site as shown on the approved plans, unless modified consistent with Condition #5.
14. Prior to issuance of building permit, all Planning fees associated with permit #24-0148 shall be paid in full.
15. Prior to issuance of building permit, the developer shall pay Affordable housing impact fees as required to assure compliance with the City of Capitola Affordable Housing Impact Fee Ordinance.
16. 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.
17. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection. Site runoff shall not drain onto adjacent parcels or over sidewalks.

18. Prior to issuance of building permits, the applicant shall submit a site plan that includes temporary construction sediment and erosion control measures (e.g. access to the construction site, equipment and material storage locations and duration of placement, stockpile protection location and detail, wattle locations and detail, inlet protection detail, containment of trash/debris, location of portable toilet and containment/protection, etc.). The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
19. Prior to issuance of a building permit, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
20. The applicant shall notify the Public Works Department 24 hours in advance of the commencement of work. 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.
21. 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.
22. 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
23. 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.
24. 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.
25. 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.
26. 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.
27. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
28. 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.

29. Prior to demolition of the existing structure, a pest control company shall resolve any pest issue and document that all pest issues have been mitigated. Documentation shall be submitted to the City at time of demolition permit application.
30. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties.
31. Prior to a Building Department final and/or issuance of a Certificate of Occupancy, final inspections by the Planning and Public Works Departments are required.
32. Prior to a issuance of a Certificate of Occupancy, the property owner shall file with the county recorder a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:
 - a. The accessory dwelling unit may not be used for vacation rentals; and
 - b. The accessory dwelling unit shall not be sold separately from the primary dwelling; and
 - c. The deed restriction shall lapse upon removal of the accessory dwelling unit.

Attachments:

1. 4825 Opal Street – Plan Set
2. 4825 Opal Street – Floor Area Diagram
3. Design Review Criteria

Report Prepared By: Sean Sesanto, Associate Planner

Reviewed By: Rosie Wyatt, Acting Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director



FOR ALL PROJECTS
TAMIA BRITT
C.A.P. 0002
E.B.T. 15-0044

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REVISIONS

DRVO BUILDERS INC
NEW BUILDERS RESIDENCE
LOT 15 - 4855 OPAL STREET
CAPITOLA, CA 95010
APN: 034-064-23

LOT 15

TITLE SHEET



D	A	T	E	
09	/	04	/	24
D	R	A	W	N
FK				
J	O	B		
DRVO LOT 15				
S	H	E	E	T

P1

DRVO LOT 15
APN# 034-064-23

DRVO BUILDERS INC - LOT 15

NEW BUILDERS RESIDENCE

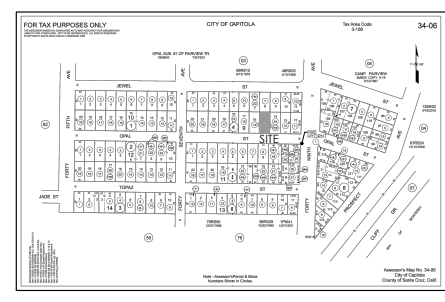
4855 OPAL STREET
CAPITOLA, CA 95010
APN 034-064-23

ABBREVIATIONS

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



VICINITY MAP



PARCEL MAP

CODE COMPLIANCE

THIS RESIDENTIAL CONSTRUCTION COMPLIES WITH TITLE 24 AND THE FOLLOWING CODES:
 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
 2022 CALIFORNIA BUILDING CODE (CBC)
 2022 CALIFORNIA MECHANICAL CODE (CMC)
 2022 CALIFORNIA PLUMBING CODE (CPC)
 2022 CALIFORNIA ELECTRICAL CODE (CEC)
 2022 CALIFORNIA ENERGY CODE (CenC)

FIRE NOTES

- THESE PLANS SHALL COMPLY WITH 2022 CALIFORNIA BUILDING CODE AND 2022 CALIFORNIA FIRE CODE AND DISTRICT AMENDMENTS.
- OCCUPANCY R-3 & U, TYPE V-B, FULLY SPRINKLER. APPROVED AUTOMATIC SYSTEM COMPLYING WITH THE EDITION OF NFPA 13D CURRENTLY ADOPTED IN CHAPTER 35 OF THE CALIFORNIA BUILDING CODE.
- THE DESIGNER/INSTALLER SHALL SUBMIT TWO (2) SETS OF PLANS, CALCULATIONS, AND CUT SHEETS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM TO THE CENTRAL FIRE PROTECTION DISTRICT.
- ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED AS SHOWN ON THE SITE PLAN. NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
- ROOF COVERING SHALL BE NO LESS THAN CLASS "B" RATED.
- THE JOB COPIES OF THE BUILDING PLANS AND PERMITS MUST REMAIN ON-SITE DURING INSPECTIONS.
- PUBLIC FIRE HYDRANT REQUIRED WITHIN 600 FT. OF ANY PORTION OF THE BUILDING WITH A MINIMUM 1000 GALLON FIRE FLOW, A AVAILABLE FIRE HYDRANT APPROXIMATELY 160' FROM BUILDING (49th & OPAL ST).
- ONE HUNDRED (100) FOOT CLEARANCE TO BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE, WHICHEVER IS SHORTER DISTANCE.

SHEET INDEX

ARCHITECTURAL DRAWINGS

- P1 TITLE SHEET
- P2 SITE PLAN
- P3 FIRST AND SECOND FLOOR PLANS
- P4 BUILDING ELEVATIONS

CIVIL DRAWINGS

- C1 GRADING & DRAINAGE PLAN
- C2 SECTIONS & DETAILS
- C3 COUNTY STANDARD DETAILS
- C4 STORMWATER POLLUTION CONTROL PLAN

SURVEY

- SU1 SURVEY PLAN

LANDSCAPE

- L1 LANDSCAPE PLAN

PROJECT INFORMATION

OWNER: DRVO BUILDERS INC
1568 GLEN UNA CT
MOUNTAIN VIEW, CA 94040

A. P. N.: 034-064-23

ZONING: R-1

OCCUPANCY GROUP: R-3 & U (PER 2022 CRC)

CONSTRUCTION TYPE: VB (SPRINKLERED)

PROJECT DESCRIPTION:
THE DEMOLITION OF AN EXISTING 1,068 SF RESIDENCE AND 572 SF DETACHED GARAGE CURRENTLY RESIDING ON LOTS 14 AND 15; TO BE REPLACED WITH TWO RESIDENTIAL STRUCTURES.

LOT 15: A PROPOSED 1,836.0 SF TWO-STORY 2 BEDROOM, 2 BATHROOM RESIDENCE, AN ATTACHED TWO-STORY 792 SF ADU, AND WITH ATTACHED GARAGE; AND UNCOVERED DECK.

SEE LOT 14 PLANS PROJECT DESCRIPTION

CONSULTANTS

ARCHITECTS:
MATSON BRITTON ARCHITECTS
728 N. BRANCIFFORTE
SANTA CRUZ, CA 95062
PHONE: 831-425-0544
FAX: 831-425-4795

CIVIL ENGINEERING AND SURVEYING:
NRR ENGINEERING SERVICES CO.
535 WEYBRIDGE DRIVE
SAN JOSE, CA 95123
PHONE: 408-348-7813
nrrengineering@yahoo.com

ENGINEERING:
R.I. ENGINEERING, INC.
303 POTRERO STREET, STE. 42-202
SANTA CRUZ, CA 95060
PHONE: 831-425-3901
FAX: 831-425-1522

GEOTECHNICAL:
ROCK SOLID ENGINEERING, INC
1100 MAIN ST SUITE A
WATSONVILLE, CA 95076
PHONE: 831-724-5868

PROJECT CALCULATIONS

TOTAL LOT SIZE: 3,280 SQ. FT. (0.075 ACRE) NET

MAX FAR [56% OF NET LOT SIZE]: TABLE 17.16-3
3,280 X .56 = 1,836.8 S.F.

PROPOSED FIRST & SECOND FLOOR AREA: 1,836.0 S.F.
TOTAL FAR SQ FT: 1,836.0 S.F.
FAR RATIO: (1,836 / 3,280) = 55.975 %

PROPOSED ATTACHED ADU FLOOR AREA: 792 S.F.
(800 SF MAX)

PARKING 1 COVERED, 1 UNCOVERED



DRYVO BUILDERS INC
TANIA GERR
C.A. P. 08.02
P.B. 1.05.04.4

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PERSON WITHOUT THE WRITTEN CONSENT OF
DRYVO BUILDERS INC.

REVISIONS

DRYVO BUILDERS INC
NEW BUILDERS RESIDENCE
LOT 15 - 4855 OPAL STREET
CARTOIA, CA 95010
APN: 034-064-23

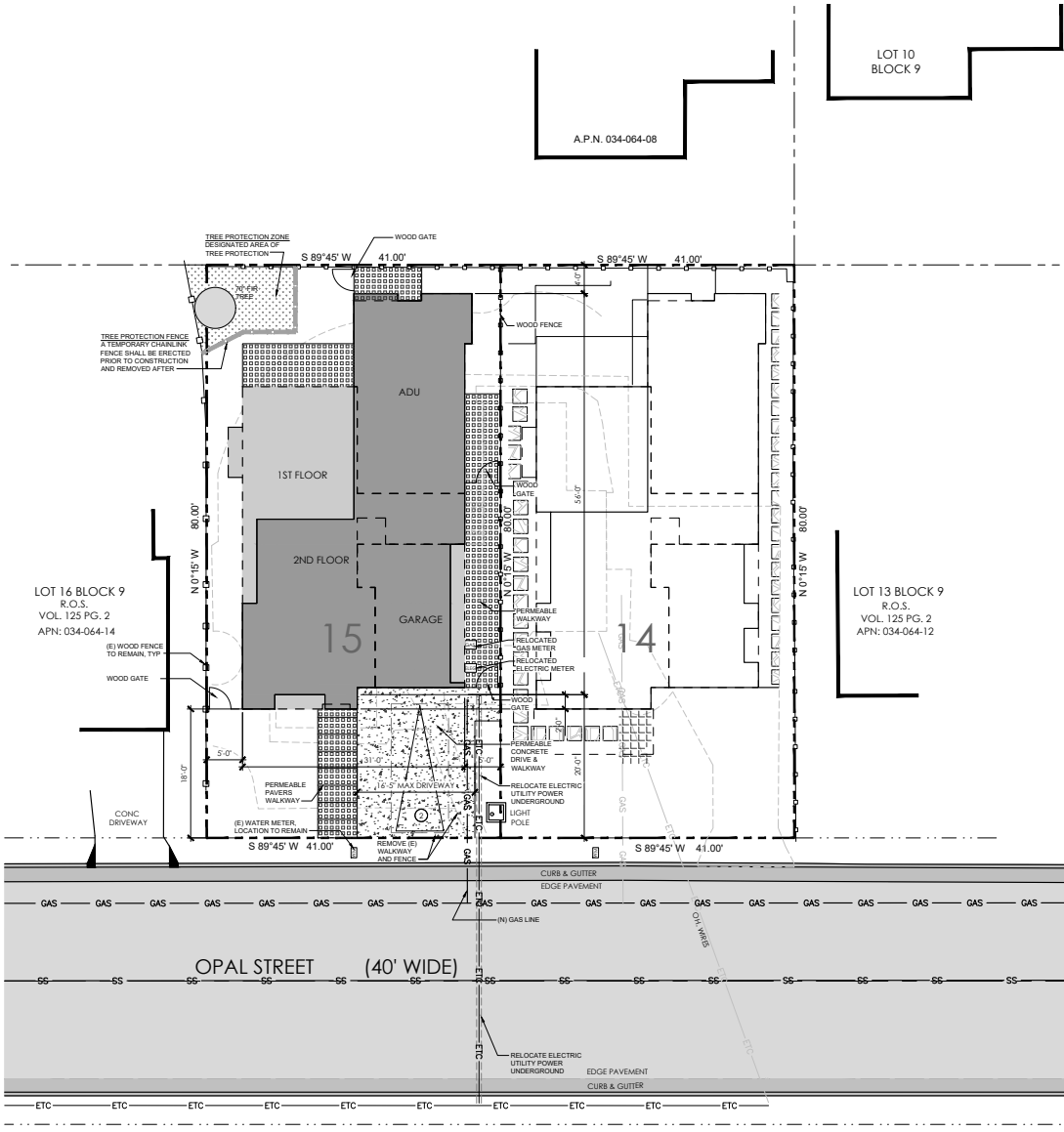
LOT 15

SITE PLAN



D	A	T	E	
09	/	04	/	24
D	R	A	W	N
FK				
J	O	B		
DRVO	LOT 15			
S	H	E	E	

P2



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

SITE LEGEND

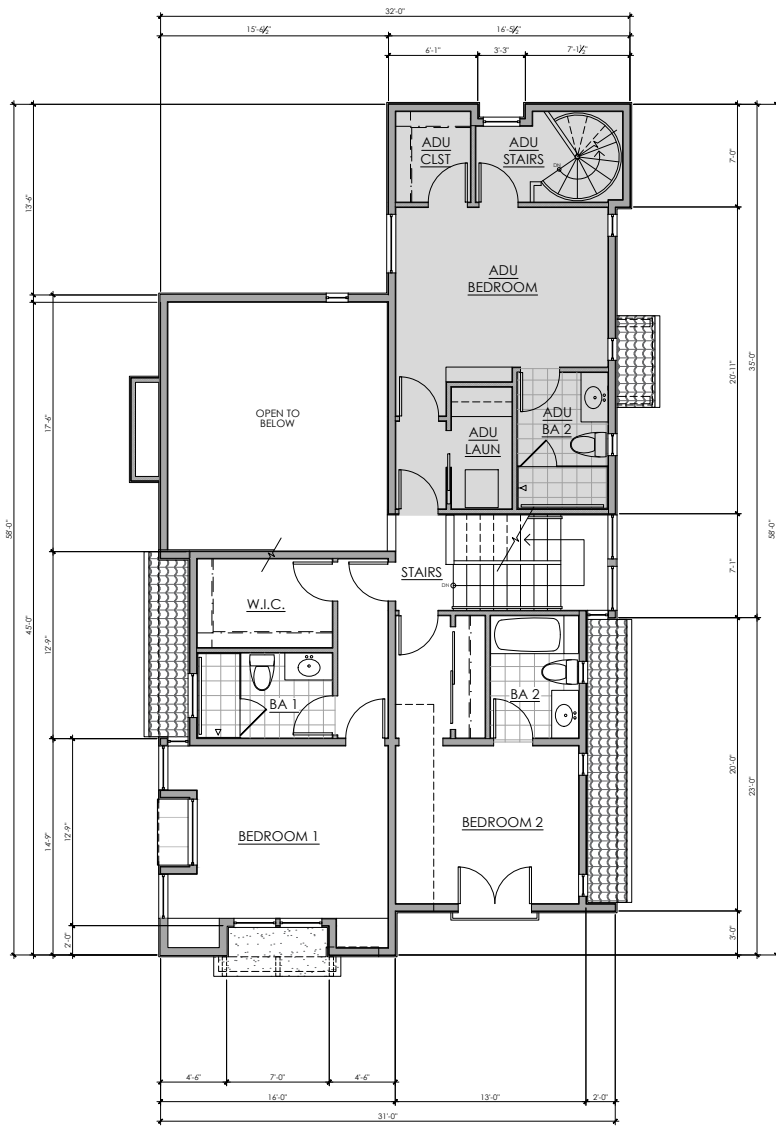
	PROPERTY LINE
	PROPOSED BUILDING 1ST FLOOR
	PROPOSED BUILDING 2ND FLOOR
	PROPOSED COVERED DECK OR COVERED PORCH
	LINE OF EXISTING WOOD FENCE AND GATES
	LINE OF EXISTING IRON FENCE AND GATES
	EXISTING TREES, LANDSCAPE, WALLS, RETAINING WALLS, LAWN & CURBED PLANTING AREAS TO REMAIN
	EXISTING BUILDING, UTILITIES, HARDSCAPE AND LANDSCAPE TO BE REMOVED/DISCONTINUED
	PERVIOUS PAVERS
	PERMEABLE CONCRETE DRIVE, PATIO & WALKWAY

SITE PLAN NOTES

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

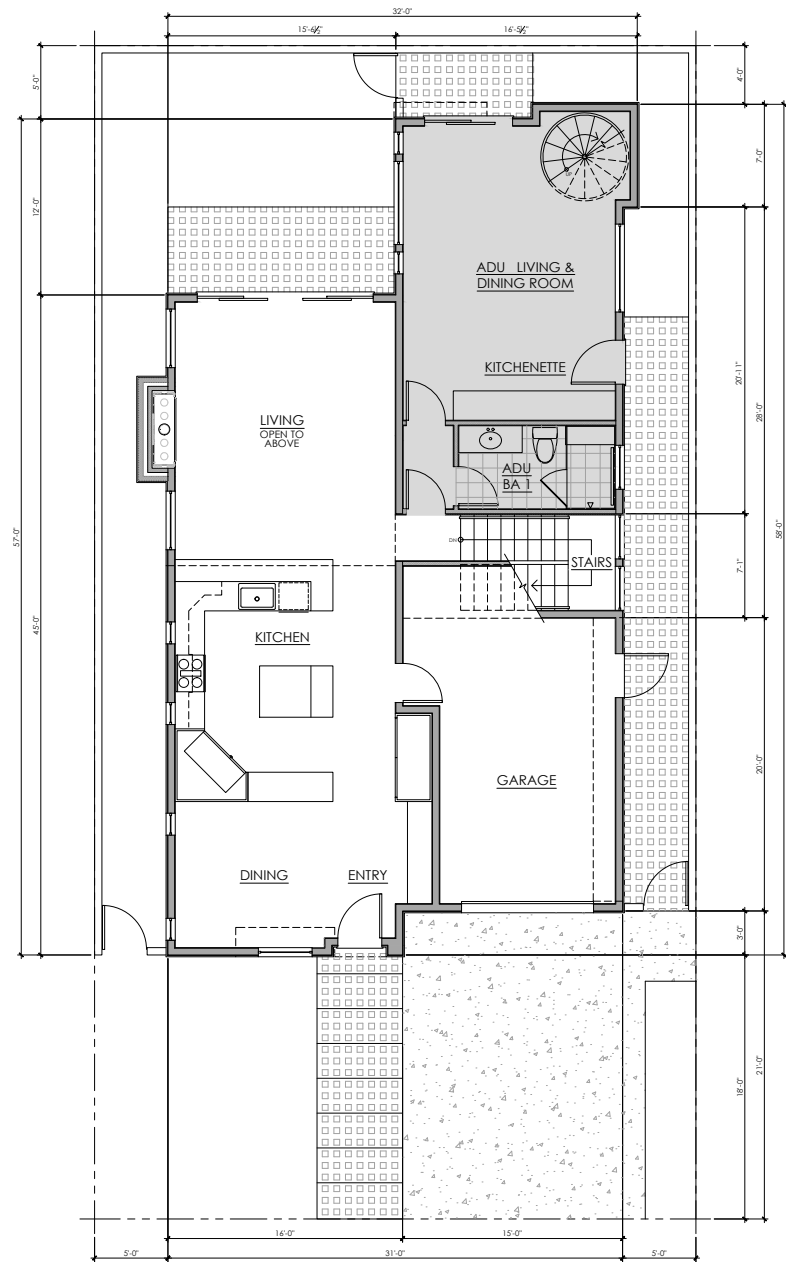
DRAINAGE NOTES

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



SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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



PREPARED BY
TANIA ERBE
C.A. 93582
931-455-0544

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REVISIONS

NO.	DESCRIPTION

DRYO BUILDERS INC
NEW BUILDERS RESIDENCE
LOT 15 - 4855 OPAL STREET
CARTERSVILLE, GA 30109
APN: 034064-23

LOT 15

FLOOR PLANS



D A T E	09 / 04 / 24
D R A W N	FK
J O B	DRYO LOT 15
S H E E T	P2

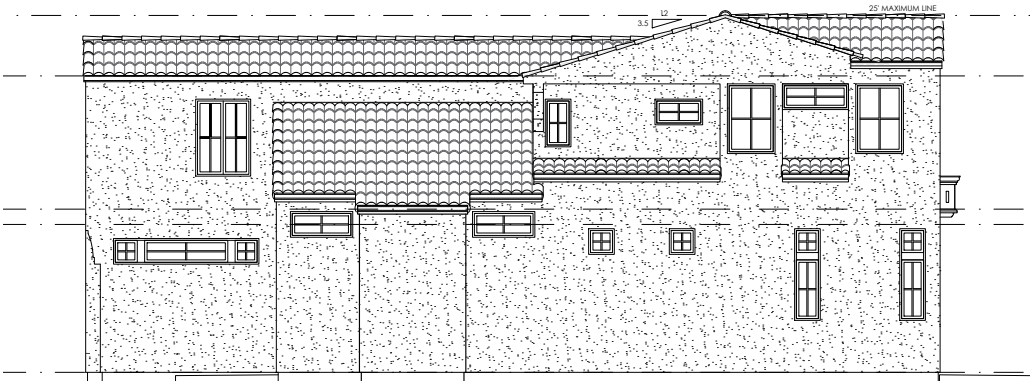
P2



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



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



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



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



DRYVO BUILDERS INC
TANIA BERRY
C.A. 95010
951-755-0544

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REVISIONS

NO.	DESCRIPTION

DRYVO BUILDERS INC
NEW BUILDERS RESIDENCE
LOT 15 - 4855 OPAL STREET
CARTERSVILLE, GA 30129
APN: 034064-23

LOT 15

EXTERIOR ELEVATIONS

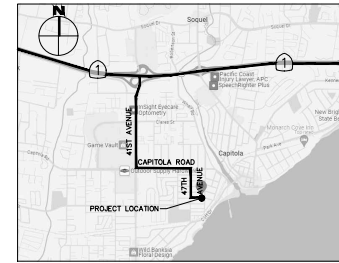
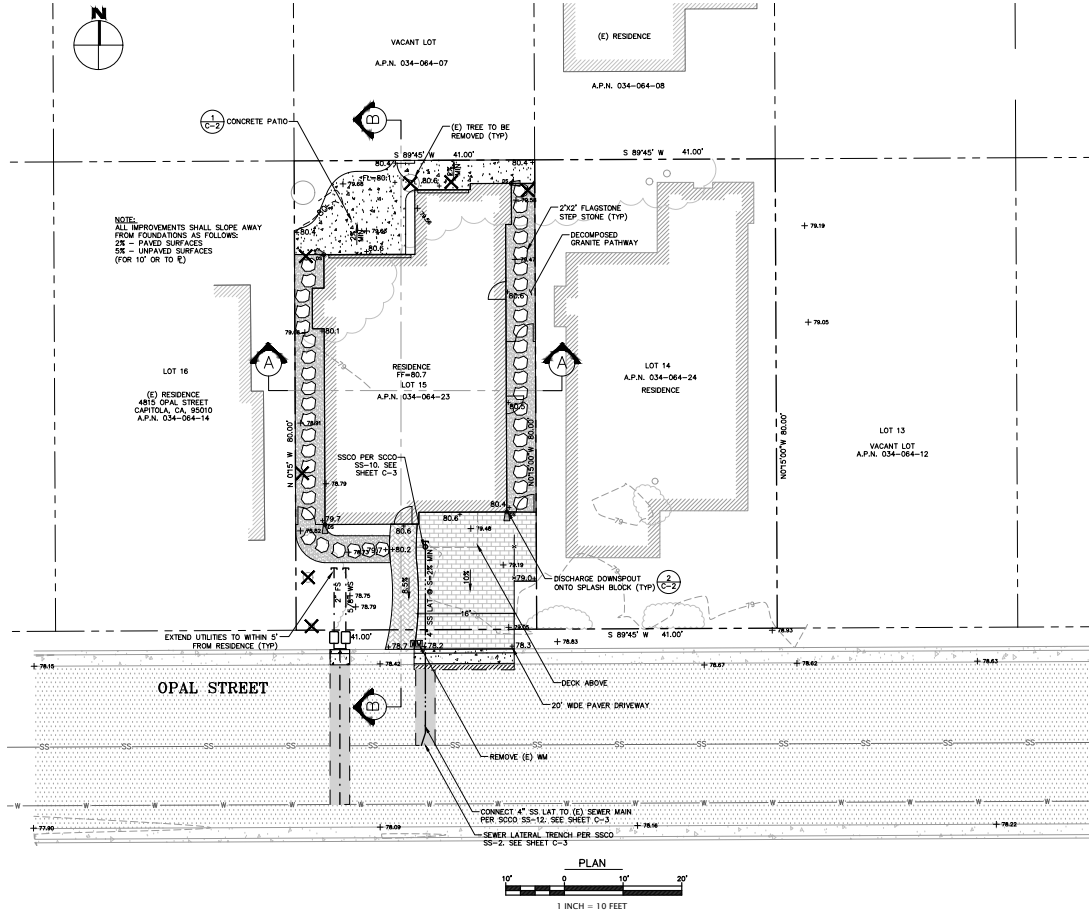


DATE	
09/04/24	
DRAWN	
FK	
PROJECT	
DRYVO LOT 15	
SHEET	

P4

GENERAL NOTES

- THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE SITE. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DRAWINGS FOR THE COMPLETED WORK. THE CONTRACTOR IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION WORK. NO CHANGES OR APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER AND THE CITY OF CAPITOLA DEPARTMENT OF PUBLIC WORKS.
- ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SPECIFICATION AND BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DRAWINGS FOR ANY KIND WILL BE APPROVED ON THIS PROJECT DRAWINGS.
- THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM RECORD DRAWINGS AND MAY NOT REPRESENT TRUE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.
- THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE CITY OF CAPITOLA PRIOR TO THE START OF WORK.
- CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO OBTAIN, INDEMNIFY AND HOLD PROJECT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.
- GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATIONS AND THE REQUIREMENTS OF THE CITY OF CAPITOLA.
- THE CONTRACTOR SHALL NOTIFY THE CITY GRADING INSPECTOR, GEOTECHNICAL ENGINEER, THE CIVIL ENGINEER, & THE CITY CONSTRUCTION ENGINEER AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. WEEKDAYS. NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.
- NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 10 AND APRIL 15 UNLESS THE PLANNING DIRECTOR APPROVES A SEPARATE WINTER EROSION CONTROL PLAN.
- BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OR NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
- THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.
- WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.
- PURSUANT TO SECTIONS 16.40.040 AND 16.42.100 OF THE COUNTY CODE, IF AT ANY TIME DURING SITE PREPARATION, EXCAVATION, OR OTHER GROUND DISTURBANCE ASSOCIATED WITH THIS DEVELOPMENT, ANY ARTIFACT OR OTHER EVIDENCE OF AN HISTORIC ARCHAEOLOGICAL RESOURCE OR A NATIVE AMERICAN CULTURAL SITE IS DISCOVERED, THE RESPONSIBLE PERSONS SHALL IMMEDIATELY CEASE AND DESIST FROM ALL FURTHER SITE EXCAVATION AND NOTIFY THE SHERIFF-CORONER IF THE DISCOVERY CONTAINS HUMAN REMAINS, OR THE PLANNING DIRECTOR IF THE DISCOVERY CONTAINS NO HUMAN REMAINS. THE PROCEDURES ESTABLISHED IN SECTIONS 16.40.010 AND 16.42.100, SHALL BE OBSERVED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF CONSTRUCTION QUANTITIES PRIOR TO BIDDING ON ANY ITEM. QUANTITY REFERENCES SHOWN ON THESE PLANS, OR ENGINEER'S ESTIMATES ARE FOR ESTIMATING PURPOSES ONLY AND SHALL NOT BE CONSIDERED AS A BASIS FOR CONTRACTOR PAYMENT. CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY FLUCTUATIONS IN SUCH QUANTITIES AND ESTIMATES.
- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY UTILITY AGENCIES, AND ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS OF AFFECTED UTILITY LINES PRIOR TO ANY TRENCHING OR EXCAVATING AND PROTECT. THOSE AREAS WHERE POTENTIAL CONFLICTS EXIST OR WHERE DATA IS OTHERWISE INCOMPLETE, FOR LOCATION, CALL USA 1-800-254-1444.
- ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE OWNER'S EXPENSE.



LEGEND

- (E) AC
- (E) CONCRETE
- PROPOSED CONCRETE
- DECOMPOSED GRANITE
- PROPOSED AC
- PERMEABLE DRIVEWAY (SEE L/3 ARCH DETAILS)
- PERMEABLE WALKWAY (SEE L/3 ARCH DETAILS)
- SAWTOOTH
- SS (E) SANITARY SEWER
- W (E) WATER MAIN
- PROPERTY LINE
- SD
- PROPOSED SANITARY SEWER
- PROPOSED WATER SERVICE
- PROPOSED TREE PROTECTION
- X PROPOSED TREE REMOVAL
- O PROPOSED SDCO
- PROPOSED SDCO

ABBREVIATIONS

- BM BOTTOM OF WALL
- CB CATCH BASIN
- CONST CONCRETE
- COP CITY OF CAPITOLA
- DIA DIAMETER
- DS DOWNSPOUT
- DET DETENTION
- DWY DRIVEWAY
- EXIST EXISTING
- ELEV ELEVATION
- EP EDGE OF PAVEMENT
- FF FINISH FLOOR
- FS FINISH GRADE
- FS FIRE SERVICE
- HP HIGH POINT
- INV INVERT
- LINEAR LINEAR
- LP LOW POINT
- MAX MAXIMUM
- N.T.S. NOT TO SCALE
- RETAINING WALL RETAINING WALL
- RM RM ELEVATION
- SLOPE SLOPE
- SCOD SANTA CRUZ COUNTY
- SOCB SANTA CRUZ COUNTY DISTRICT
- SDCO STORM DRAIN CLEANOUT
- SDCO SANITARY SEWER CLEANOUT
- TYP TYPICAL
- WM WATER SERVICE

DRAINAGE CONDITIONS AND NOTES

RI ENGINEERING HAS REVIEWED THE EXISTING AND PROPOSED DRAINAGE PATTERNS. EXISTING DRAINAGE CONDITIONS WILL REMAIN UNCHANGED. RUNOFF FROM THE PROPERTY FLOWS TOWARDS OPAL STREET WHICH RUNS ALONG THE SOUTHERN PROPERTY LINE. LEAVING THE PROPERTY, STORMWATER TRAVELS ALONG OPAL STREET, 47TH AVE, AND DOWN CLIFF DRIVE, APPROX 0.4 MILES, PRIOR TO DISCHARGING INTO THE MONTEREY BAY. NO FORESEEN ADVERSE IMPACT TO THE PUBLIC RIGHT OF WAY OR NEIGHBORING PROPERTIES IS ANTICIPATED.

THE PROJECT WILL RESULT IN 1,910 SF OF NEW/REPLACED IMPERVIOUS AREA. THE INCREASE IN STORMWATER RUNOFF WILL BE MITIGATED BY DISCHARGING DOWNSPOUTS ONTO SPLASH BLOCKS, THROUGH GRASS SHALES, INTO A CATCH BASIN THAT THEN DRAINS THROUGH THE CURB ONTO OPAL STREET.

TOPOGRAPHIC SURVEY

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

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS MAP IS BETWEEN FOUND MONUMENTS PER RECORD OF SURVEY FILED IN VOLUME 125 OF MAPS AT PAGE 2 IN THE SANTA CRUZ COUNTY RECORDS.

BASIS OF ELEVATION

SANTA CRUZ COUNTY BENCHMARK #62, A HOLE IN TOP OF A MANHOLE AT THE INTERSECTION OF 49TH AVENUE AND OPAL STREET.
 BM EL=79.45 NAVD 88
 ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

APPROXIMATE EARTHWORK QUANTITIES

SITE GRADING	CUBIC YARDS		
	CUT	FILL	NET
	20	20	20 CUT/FILL

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

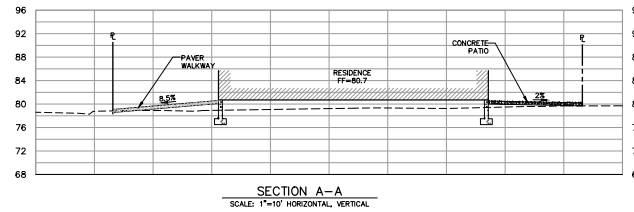
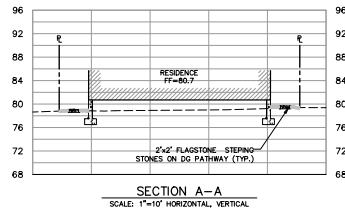
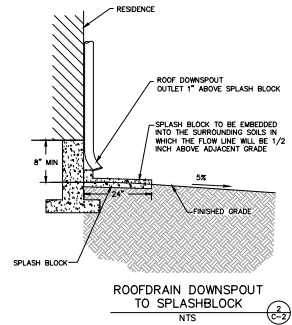
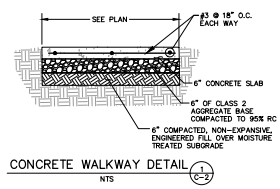


R.I. Engineering, Inc.
 303 Patroero St., Suite 42-202, Santa Cruz, CA, 95060
 831-425-3901 www.riengineering.com

NEW RESIDENCE FOR STEPHEN DORRICH LOT 15 CAPITOLA, CA A.P.N. 034-064-23
GRADING & DRAINAGE PLAN

project no. 24-011-1
 date SEPTEMBER 2024
 scale AS SHOWN
 dwg name CIVIL3-OT15.DWG

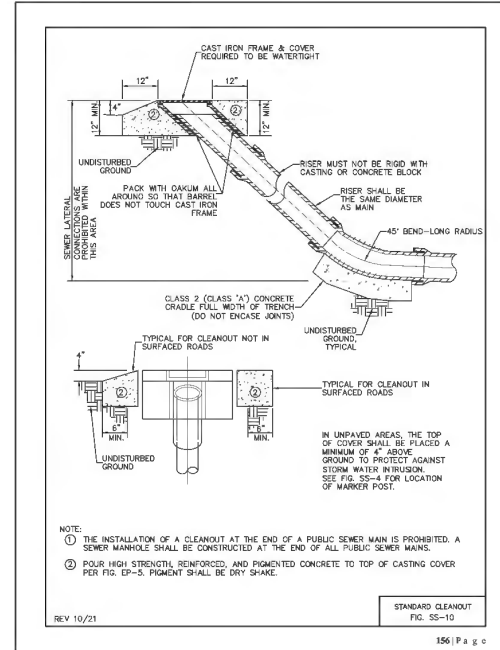
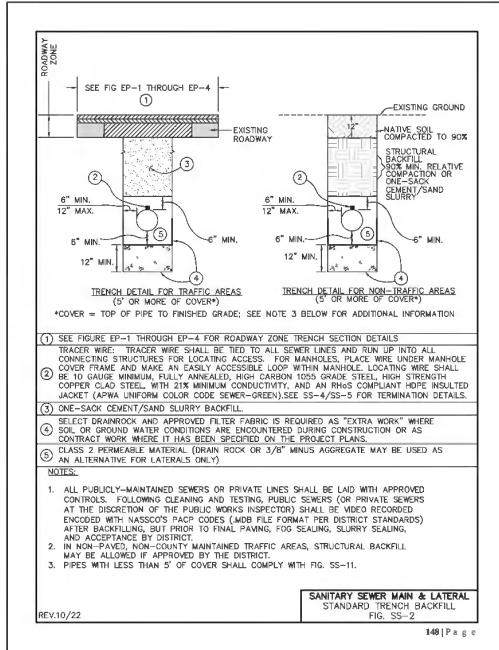
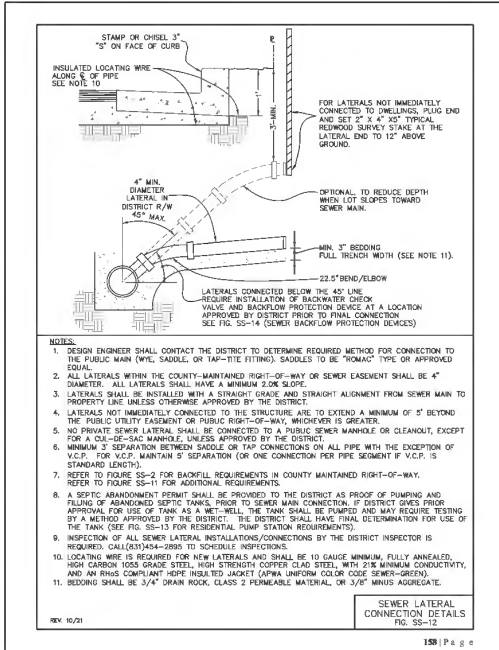
C-1



RJ Engineering, Inc.
303 Palero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rjengineering.com

NEW RESIDENCE FOR STEPHEN DORRICH LOT 15, CAPITOLA, CA APN 034-064-23
DETAILS
project no. 24-011-1
date SEPTEMBER 2024
scale AS SHOWN
dwg name CIVIL3-L0T15.DWG

C-2



**City of Capitola
Storm Water Permit Project Application**

All projects must comply with the City's Storm Water Post Construction Requirements (CMC 13.18.090). Complete the following information in order for the Public Works Department to determine the applicable requirements for a project. Once this has been submitted the applicant will be notified and provided guidance on achieving compliance.

PROJECT ADDRESS: 4855 Opal Street, Capitola, CA 95010, APN 034-064-23

OWNER:	REPRESENTATIVE:
Contact Name: Steven Dorcich Address: 1580 Chen Uma Court City: Mountain View Zip: 95010 Phone: 406-858-2240 Fax: Email: drcvbuilders@abglobal.net	Contact Name: Richard Irish, PE Address: 303 Poleroero Street, Suite 42-202 City: Santa Cruz Zip: 95060 Phone: 831-425-3901 Fax: Email: richard@riengineering.com

Project Type: Residential Commercial Industrial

Project is a: New Development Redevelopment

Project Description: Construct new single family residence.

Stormwater Project Information	
When completing this section, consider the entire site, not separate parcels or development sites within the project area	
Impervious Area = structures, pavement, hardscaping - any surface that will not allow water to infiltrate into the ground	
Parcel Size	3,280 sq. ft.
Amount of existing (pre-project) impervious surface area (e.g., existing buildings, paving, hardscape)	1,110 sq. ft.
Amount of replaced impervious surface area (e.g., parking lot replaced by a building)	1,110 sq. ft.
Amount of new impervious surface area created (e.g., new building addition and/or patio)	800 sq. ft.
Total proposed (post project) impervious surface area	1,910 sq. ft.

I hereby affirm that this information is accurate and understand it will be used to determine compliance with the City's Storm Water Post Construction Requirements for this project.

Property Owner or Authorized Agent
Richard Irish, PE July 9, 2024
Print Name Signature Date

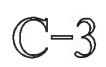
© Stormwater Post-Construction Requirements (CMC) Project Application, rev 11-17.docx



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

NEW RESIDENCE
FOR STEVEN DORCICH
LOT 15
CITY OF CAPITOLA, CA
CITY PARCELS
STANDARD DETAILS 2 OF 2

project no. 24-011-1
date SEPTEMBER 2024
scale AS SHOWN
dwg name CIVIL3-LOT15.DWG

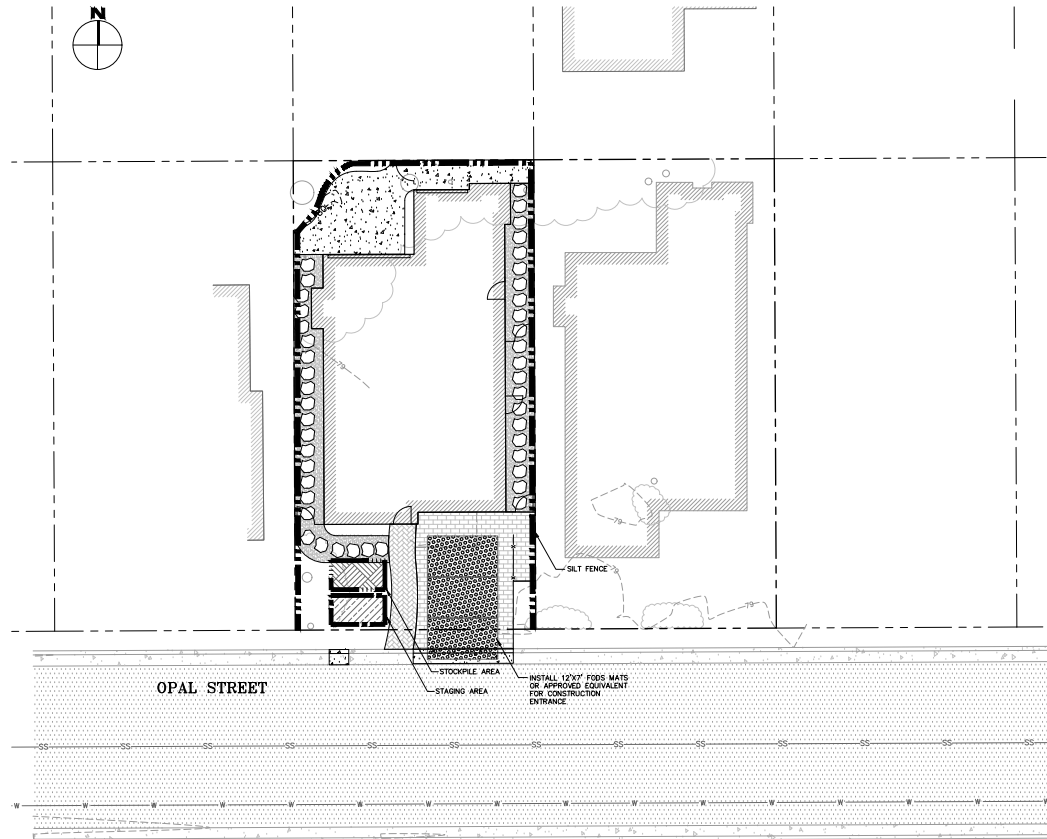


TOTAL AREA OF DISTURBANCE = 0.075 ACRES
= 3,280 SF



SITE HOUSEKEEPING REQUIREMENTS

- CONSTRUCTION MATERIALS**
1. ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPILLS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BRIMED.
 2. ALL CHEMICALS SHALL BE STORED IN WATERIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
 3. EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
 4. BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.
- LANDSCAPE MATERIALS**
1. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
 2. CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
 3. DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIOD OF PRECIPITATION.
 4. APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
 5. STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.
- VEHICLE STORAGE AND MAINTENANCE**
1. MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
 2. ALL EQUIPMENT OR VEHICLES WHICH ARE TO BE FUELED, MAINTAINED AND STORED ON-SITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE DUMPS.
 3. LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.
- WASTE MANAGEMENT**
1. DISCHARGE OF ANY WASTE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
 2. SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
 3. SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
 4. COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
 5. DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
 6. STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
 7. PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
 8. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OR PROPERLY, AND CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.



EROSION CONTROL MEASURES

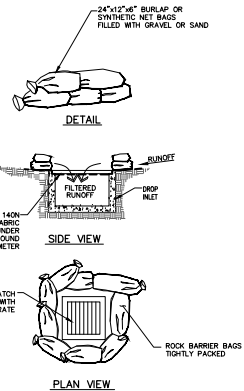
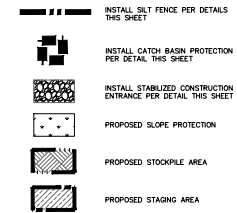
1. EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BY OCTOBER 15.
2. UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THIS PLAN, ALL COLLECTED RUNOFF SHALL BE CARRIED TO DRAINAGE COURSES IN LINED CONDUITS. DISCHARGE SHALL BE IN THE LOCATIONS SHOWN ON THE PLANS.
3. THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF THE SITE. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY ADDITIONAL MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. FIELD INSPECTIONS BY COUNTY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES MAY BE REQUIRED.
4. ALL DISTURBED AREAS NOT CURRENTLY BEING USED FOR CONSTRUCTION SHALL BE SEEDED WITH THE FOLLOWING SEED MIXTURE:
WINTER BARLEY 25#/ACRE
5. AFTER SEEDING, STRAW MULCH WILL BE APPLIED IN 4" (AVG.) LAYERS.
6. AMMONIUM PHOSPHATE FERTILIZER, 0-3-3, SHALL BE APPLIED AT A RATE OF 30 LBS. PER ACRE ON SLOPES GREATER THAN 20%. EROSION CONTROL BLANKET (NORTH AMERICAN GREEN) SHALL BE APPLIED.
7. SILT BARRIERS SHALL BE PLACED END TO END AND STAKED DOWN ALONG THE BOTTOM OF ALL GRADED SLOPES.

ALL EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO SILT FENCES, FIBER ROLLS AND SLOPE PROTECTION SHALL BE IN PLACE BY OCTOBER 15. THE ENGINEER OF RECORD SHALL INSPECT ONCE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

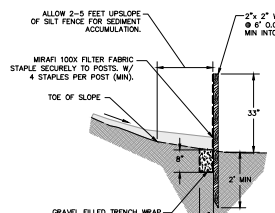
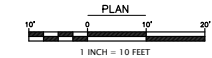
EXPOSED SLOPE MEASURES

1. COVER ALL EXPOSED SLOPES
2. STRAW 2 TONS/ACRE ON SLOPES ≤ 20% WITH SOIL BINDER
3. USE NORTH AMERICAN GREEN 025 OR EQUAL ON SLOPES >20%.

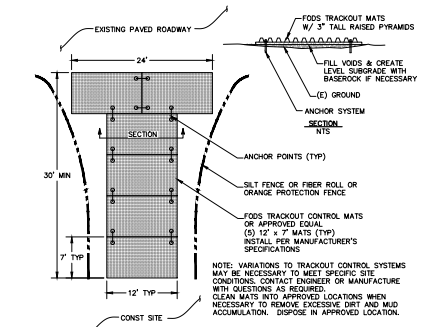
EROSION CONTROL LEGEND



GRAVEL BAG CATCH BASIN PROTECTION
NTS



SILT FENCE DETAIL
NTS



CONSTRUCTION ENTRANCE DETAIL W/
FODS TRACKOUT CONTROL MATS
(OR APPROVED EQUAL)
NTS



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

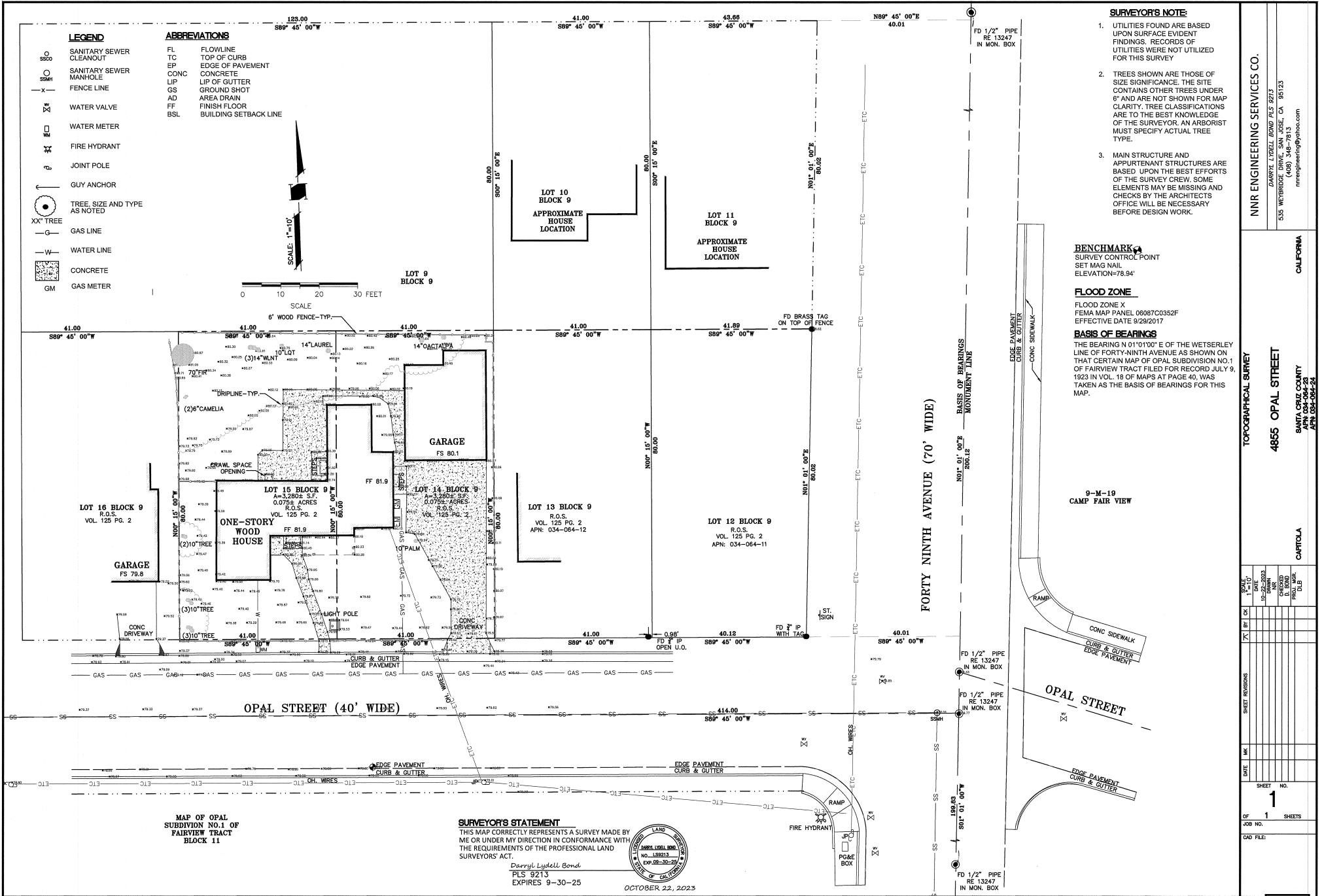
NEW RESIDENCE
FOR
STEPHEN DORRICH
LOT 15
CARTOLA, CA
APN 034-064-23

STORMWATER POLLUTION
CONTROL PLAN

project no. 24-011-1
DATE: SEPTEMBER 2024
SCALE: AS SHOWN
DWG NAME: CIVL3-0T15.DWG

C-4

PLANNING SUBMITTAL



SURVEYOR'S NOTE:

- UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY.
- TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6' AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE.
- MAIN STRUCTURE AND APURTENANT STRUCTURES ARE BASED UPON THE BEST EFFORTS OF THE SURVEY CREW. SOME ELEMENTS MAY BE MISSING AND CHECKS BY THE ARCHITECT'S OFFICE WILL BE NECESSARY BEFORE DESIGN WORK.

BENCHMARK
SURVEY CONTROL POINT
SET MAG NAIL
ELEVATION=78.94'

FLOOD ZONE
FLOOD ZONE X
FEMA MAP PANEL 06087C0352F
EFFECTIVE DATE 9/29/2017

BASIS OF BEARINGS
THE BEARING N 01° 01' 00" E OF THE WETSERLEY LINE OF FORTY-NINTH AVENUE AS SHOWN ON THAT CERTAIN MAP OF OPAL SUBDIVISION NO. 1 OF FAIRVIEW TRACT FILED FOR RECORD JULY 9, 1923 IN VOL. 18 OF MAPS AT PAGE 40, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

SURVEYOR'S STATEMENT
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT.

Dorothy Lydell Bond
PLS 9213
EXPIRES 9-30-25



OCTOBER 22, 2023

NINR ENGINEERING SERVICES CO.

ZARARYE LYDELL BOND PLS 9213
10000 WILSON AVENUE, SUITE 100
SAN DIEGO, CA 92123
619-594-7913
ninrengineering@yahoo.com

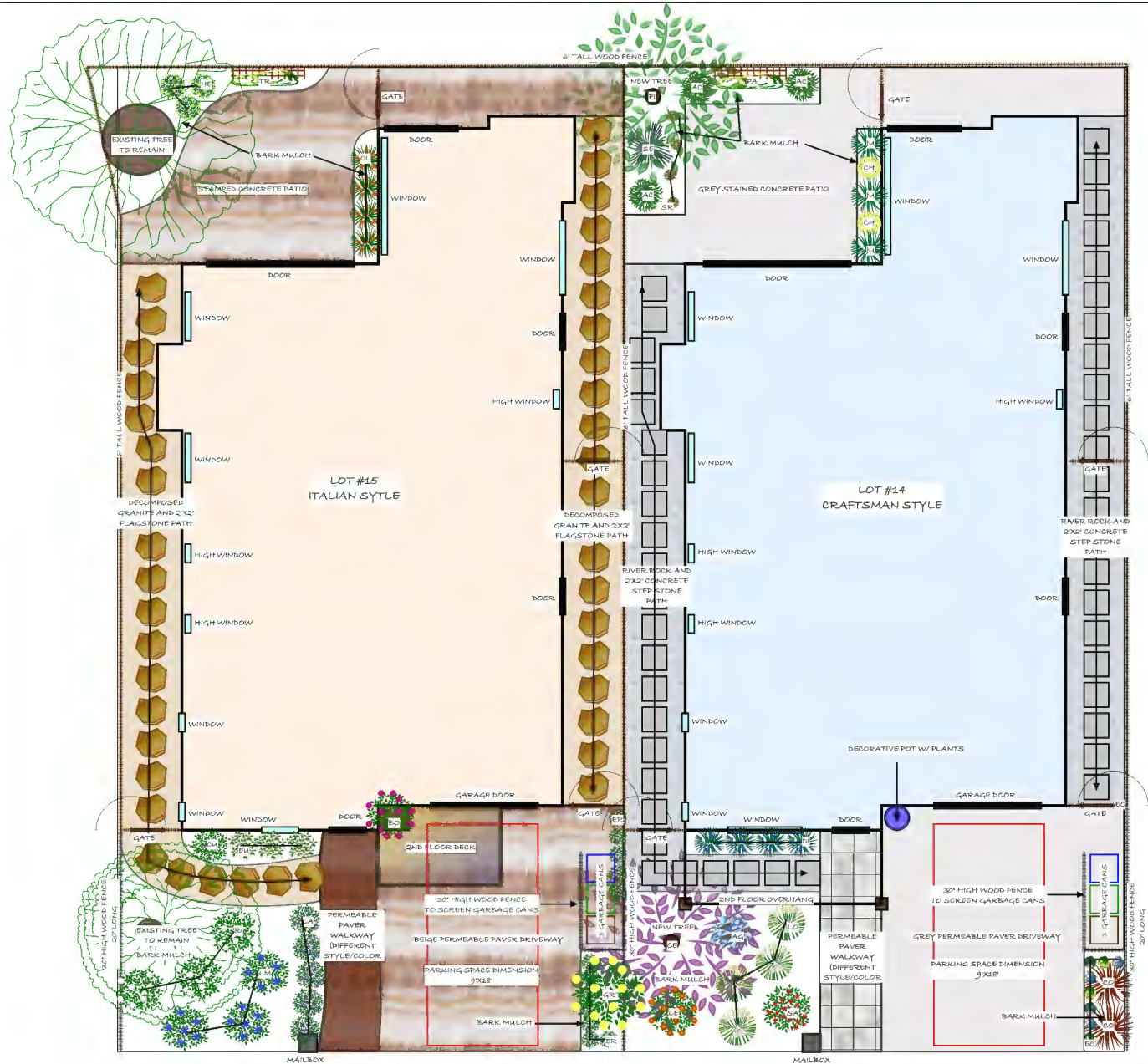
TOPOGRAPHICAL SURVEY

4855 OPAL STREET

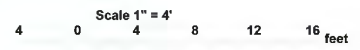
SANTA CRUZ COUNTY
APN 034-064-23
APN 034-064-24

REV.	DATE	BY	CHK	DESCRIPTION
1	10-22-2023	NINR		FINAL
2				
3				
4				
5				
6				
7				
8				
9				
10				

SHEET NO. 1
JOB NO. 1 SHEETS
CAD FILE:



SITE ADDRESS: 4855 OPAL ST. CAPITOLA, CA 95010		
CLIENT: DRVO BUILDERS - STEPHEN DORCICH		
DRAWN BY:	Cathleen's Garden Creations Owner: Cathleen Quinn 831-325-9137 www.cathleensgardencreations.com	
DRAWING # 1/1	DATE: REVISED: JUNE 2024	Produced on a 24"X36" size sheet Scale: 1/4" = 1'



UNIT #14 PLANT LIST

CODE	PLANT	#	SIZE
AC	ACACIA C. 'COUSIN ITT'	3	1'
AG	AGAVE 'BLUE FLAME VARIEGATED'	1	5'
CE	CERCIS C. 'FOREST PANSY' (STD. TREE)	1	15'
CH	CHRYSANTHEMUM 'AUREUM'	2	1'
CO	CORBYLINE 'RED SENSATION'	2	1.5'
DI	DIANELLA TASMANICA	4	1'
BO	BOTHYVERIA ASSORTED MIX	2	4"
JK	JUNGLAS PATENS	3	1'
LE	LEUCOSPERMUM PATERSONII 'BROTHERS'	1	5'
LO	LOMANDRA C. 'FINESCAP'	4	1'
PA	PANDORA JASMINOIDES 'VARIEGATA' - STAKED	1	5'
PI	PISTACIA C. KEITH DAVEY' (STD. TREE)	1	15'
SA	SALVIA M. 'KILLER ORANGE BERRY'	1	1'
SE	SENECIO 'BARBERTONICUS'	1	1'
SR	SEDUM E. 'ANGELINA'	4	1'

UNIT #15 PLANT LIST

CODE	PLANT	#	SIZE
CL	CLIVIA MINATA	4	1'
CA	CAMPANULUS S. 'TINY TOWERS'	1	1.5'
BO	BORGANVILLEA 'SAN DIEGO RED'	1	1.5'
ER	ERIGERON KARVINSKIANSKIUS	7	1'
BU	BUDNYMUSJ. 'SILVER KING'	3	5'
GR	GREVILLEA 'MOONLIGHT'	1	5'
HE	HELLEBORUS ARGENTIFOLIUS	3	1'
LA	LAVANDULA 'GROSSO'	5	1'
LM	LANTANA MONTEVIDENSIS	3	1'
RI	ROSA 'CEBUJCA'	3	5'
TR	TRACHELOSPERMUM JASMINOIDES - STAKED	1	5'

NOTES AND SPECIFICATIONS

- LOT #14**
NEW DRIVEWAY AND WALKWAYS
 * NEW DRIVEWAY SHALL BE INSTALLED AT LOCATION INDICATED ON DESIGN. SUGGEST GREY COLOR PERMEABLE PAVERS.
 * A SLIGHTLY DIFFERENT SHADE AND/OR DESIGN OF PERMEABLE PAVERS SHALL BE INSTALLED AS WALKWAY TO FRONT DOOR AT LOCATION INDICATED ON DESIGN TO DELINEATE BETWEEN DRIVEWAY AND WALKWAY.
 * 2X2 CONCRETE STEP STONES WITH 2" RIVER ROCK EDGING SHALL BE INSTALLED AS WALKWAYS TO BACK YARD ON EITHER SIDE OF THE HOUSE AT LOCATIONS INDICATED ON DESIGN.
- LOT #15**
NEW DRIVEWAY AND WALKWAYS
 * NEW DRIVEWAY SHALL BE INSTALLED AT LOCATION INDICATED ON DESIGN. SUGGEST BEIGE COLOR PERMEABLE PAVERS.
 * A SLIGHTLY DIFFERENT SHADE AND/OR DESIGN OF PERMEABLE PAVERS SHALL BE INSTALLED AS WALKWAY TO FRONT DOOR AT LOCATION INDICATED ON DESIGN TO DELINEATE BETWEEN DRIVEWAY AND WALKWAY.
 * 2X2 BEIGE FLAGSTONES EMBEDDED INTO BEIGE DECOMPOSED GRANITE SHALL BE INSTALLED AS WALKWAYS TO BACK YARD ON EITHER SIDE OF THE HOUSE AT LOCATIONS INDICATED ON DESIGN.

- BOTH LOT #14 & #15**
NEW FENCES AND GATES
 * NEW 6' TALL FENCES AND GATES SHALL BE INSTALLED AT LOCATIONS INDICATED ON DESIGN.
 * NEW 30' TALL FENCES SHALL BE INSTALLED AT LOCATIONS INDICATED ON DESIGN. BOTH SHALL BE 20' IN LENGTH.
- PLANTS**
 * ALL EXISTING TREES SHOWN ON DESIGN SHALL REMAIN.
 * ALL NEW TREES SHALL BE INSTALLED IN Gopher BASKETS AT LOCATIONS INDICATED ON DESIGN.
 * 6X6' WOOD TRELLIS FOR VINES SHALL BE INSTALLED AGAINST FENCE AT LOCATIONS INDICATED ON DESIGN.
- SOIL AND BARK MULCH**
 * COMPOSTED SOIL AMENDMENT (SUGGEST 50/50 BLEND) SHALL BE FILLED IN WITH NATIVE SOIL AT ALL NEW PLANTING LOCATIONS.
 * DECORATIVE BARK MULCH SHALL BE INSTALLED IN ALL PLANTING AREAS AT A 3" DEPTH.
- IRRIGATION**
 * A NEW DRIP IRRIGATION SYSTEM INCLUDING IRRIGATION CONTROLLER SHALL BE DESIGNED AND INSTALLED BY CONTRACTOR.
- DECORATIVE POT FOR LOT #14**
 * SUGGEST A DECORATIVE POT APPROXIMATELY 32" HIGH AND 24" WIDE BE PLACED AND PREPARED FOR PLANTING INCLUDING IRRIGATION AT LOCATION INDICATED ON DESIGN.

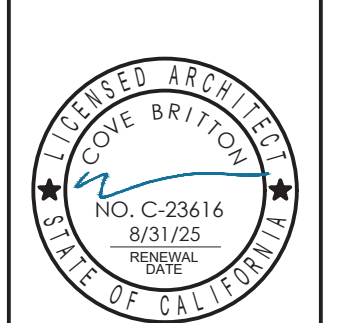
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 WRITTEN CONSENT OF MATSON BRITTON ARCHITECTS
 MATSON BRITTON ARCHITECTS A CALIFORNIA CORPORATION

REVISIONS

DRVO BUILDERS INC
 NEW BUILDERS RESIDENCE
 LOT 15 - 4855 OPAL STREET
 CAPITOLA, CA 95010
 APN: 034-064-23

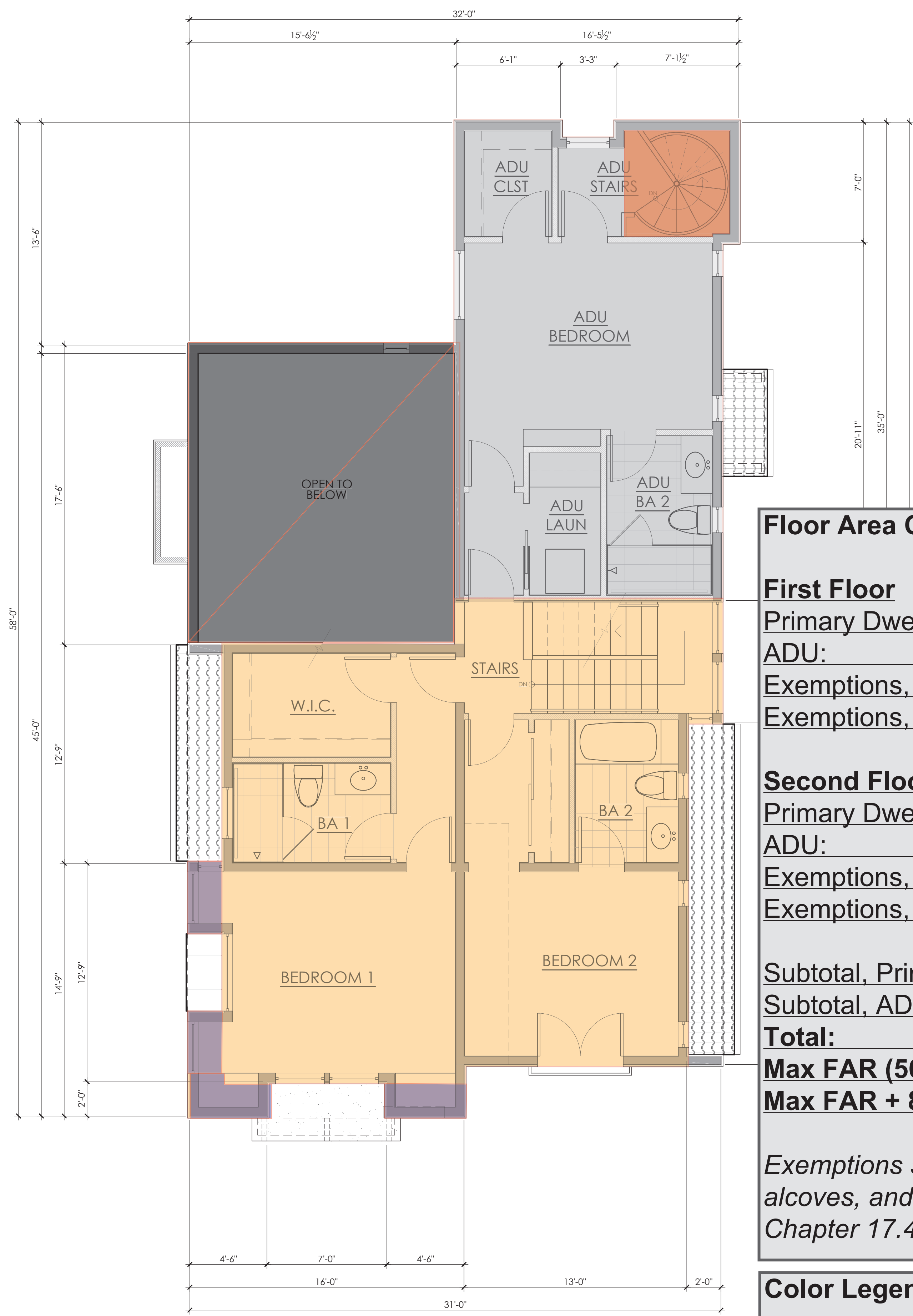
LOT 15

FLOOR PLANS

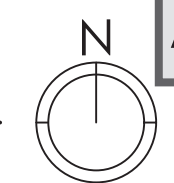


D	A	T	E	
09	/	04	/	24
D	R	A	W	N
FK				
J	O	B		
DRVO LOT 15				
S	H	E	E	T

P2



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



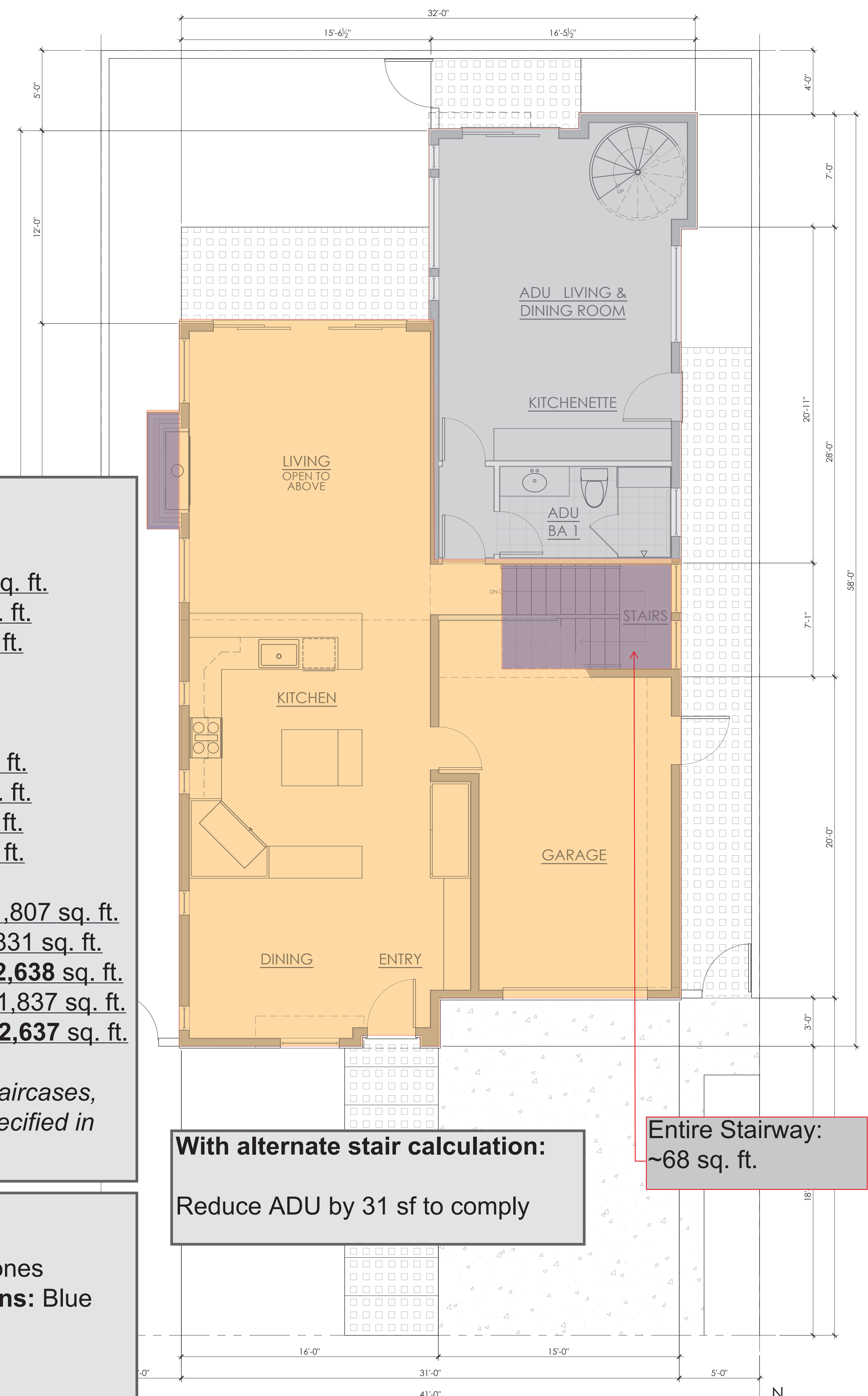
Floor Area Calculations

First Floor	
Primary Dwelling:	1,151 sq. ft.
ADU:	432 sq. ft.
Exemptions, Primary:	-82 sq. ft.
Exemptions, ADU:	-0
Second Floor	
Primary Dwelling:	774 sq. ft.
ADU:	437 sq. ft.
Exemptions, Primary:	-36 sq. ft.
Exemptions, ADU:	-38 sq. ft.
Subtotal, Primary Dwelling:	1,807 sq. ft.
Subtotal, ADU:	831 sq. ft.
Total:	2,638 sq. ft.
Max FAR (56%):	1,837 sq. ft.
Max FAR + 800 ADU:	2,637 sq. ft.

Exemptions shown include staircases, alcoves, and fireplaces as specified in Chapter 17.48

Color Legend:

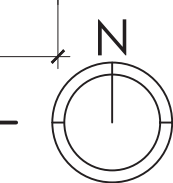
Primary Dwelling:	Yellow Zones
Primary Dwelling Exemptions:	Blue
ADU:	Grey Zones
ADU Exemptions:	Orange



With alternate stair calculation:
 Reduce ADU by 31 sf to comply

Entire Stairway:
 ~68 sq. ft.

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



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: December 5, 2024

From: Community Development Department

Address: 4855 Opal Street

Project Description: Application #24-0149. APN: 034-064-24. Design Permit and Accessory Dwelling Unit (ADU) Permit for the demolition of an existing residence and construction of a new single-family residence and attached ADU. The project is located within the R-1 (Single-Family Residence) zoning district.

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

Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #24-0149 and **approve** the project based on the Conditions and Findings for Approval.

Property Owner: DRVO Builders

Representative: Cove Britton, Matson Britton Architects, Filed: 4/29/24

Background: On June 26, 2024, Development and Design Review Staff reviewed the application and provided the applicant with the following direction:

Public Works Representative, Erika Senyk: Discussed utilizing semi-pervious materials for driveways and walkways.

Building Official, Eric Martin: Discussed address assignments of a for the primary residence and ADU. Mr. Martin recommended planning for the construction material storage for both projects.

Associate Planner, Sean Sesanto: Discussed the recent incomplete letter items and noted the project requires existing overhead utilities to be placed underground. Conversation with staff focused on floor area calculation and when accessory dwelling units could exceed the maximum established floor area ratio. Mr. Sesanto noted the ADU had multiple inconsistencies with zoning standards related to floor area and the guaranteed allowance, including a height exceeding 16 feet and floor area exceeding 800 square feet.

Following the Development and Design Review meeting, the applicant submitted revised plans addressing numerous comments. Notably however, the revised design does not comply with the maximum floor area for a guaranteed-allowance accessory dwelling unit.

Development Standards: The following table outlines the zoning code requirements for development in the R-1 Zoning District. The project does not comply with all R-1 development standards as identified in the table and discussion below.

Development Standards		
Building Height		
R-1 Regulation	Proposed	
25 ft.	25 ft.	
Floor Area Ratio (FAR)		
	Proposed	
Lot size	3,280 sq. ft.	
Maximum Floor Area Ratio	56% (Max 1,837 sq. ft.)	
First Story Floor Area	SFD: 1,101 sq. ft. ADU: 432 sq. ft.	
Second Story Floor Area	SFD: 770 sq. ft. ADU: 399 sq. ft.	
Total FAR	82.4% (2,702 sq. ft.) Exceeds Max FAR by 865 sq. ft.	
Setbacks		
	R-1 regulation	Proposed
Front Yard 1st Story	15 ft.	18 ft.
Front Yard 2nd Story & Garage	20 ft.	Primary: 20 ft. Garage: 21 ft.
Side Yard 1st Story	10% lot width Lot width 41 ft. 4 ft. 1 in. min.	East: 7 ft. West: 5 ft.
Side Yard 2nd Story	15% of width Lot width 41 ft. 6 ft. 2 in. min.	East: 7 ft. West: 7 ft.
Rear Yard 1st Story	20% of parcel depth Lot depth 80 ft. 16 ft. min.	17 ft.
Rear Yard 2nd Story		31 ft. 9 in.
Encroachments	SFD staircase, bedroom 1 alcoves	
Attached Accessory Dwelling Unit		
	ADU Regulation	Proposed
Height	Attached to SFD: 25 ft.	23 ft. 6 in.
Front	Same as Primary	1 st : 48 ft. 3 in. 2 nd : 48 ft. 3 in.
Side 1 st Story	4 ft.	East: 4 ft. West: 20 ft. 6 in.
Side 2 nd Story		East: 4 ft. West: 20 ft. 6 in.
Rear 1 st Story		4 ft.
Rear 2 nd Story		4 ft.
Parking		
SFD: 2 spaces, 1 covered	Required	Proposed
	2 spaces total 1 covered, 1 uncovered	2 spaces total 1 covered, 1 uncovered
Underground Utilities: Required with 25% increase in area		Required

Discussion: The subject property is located within the Jewel Box neighborhood, surrounded by one- and two-story single-family residences. The lot shares its existing development with the abutting legal lot, which includes a single-family residence and detached garage. The structures are not identified as historic resources.

The proposal is one of two projects affecting the existing development: applications #24-0148 and #24-0149. The applications would demolish the existing structures and establish two separate developments, each with their own single-family dwelling and attached accessory dwelling unit (ADU).

Design Permit: The proposal is to replace the existing single-family development with a new 1,857 square-foot single-family dwelling unit and an attached 831 square-foot accessory dwelling unit. Both units are split between the first and second stories. The design exhibits a craftsman style with its use of materials, low-pitched gable roofs, covered porch, and hung windows. The residence utilizes grey stucco siding on the ground level, horizontal wood siding on the upper level and lower-level accents, and composition roof.

Design Review Criteria: When considering design permit applications, the city shall evaluate applications to ensure that they satisfy the design review criteria, comply with the development standards of the zoning district, conform to policies of the general plan, the local coastal program, any applicable specific plan, and are consistent with any other adopted policies or guidelines. To obtain design permit approval, projects must satisfy these criteria to the extent they apply. The complete list of Design Review Criteria is included as Attachment 2. Staff included criteria F (privacy) as it relates to objective design standards for ADUs.

- F. Privacy. The orientation and location of buildings, entrances, windows, doors, decks, and other building features minimize privacy impacts on adjacent properties and provide adequate privacy for project occupants.
Pursuant to §17.74.090(B)(2) objective design standards for ADUs, upper-story privacy impacts shall be mitigated by using clerestory or opaque windows within eight feet of a rear or interior property line. The two-story ADU has several upper-story windows; therefore, staff included condition #29 to address this standard.

Floor Area Ratio (FAR): As stated in the table above, the maximum floor area ratio of the lot is 1,837 square feet (56%). The proposed single-family home is 1871 square feet, which exceeds the maximum allowed FAR by 34 square feet.

The application also includes an ADU. The guaranteed allowance specifies that development standards, including the maximum FAR, may not prohibit an ADU provided it does not exceed 800 square feet in size and complies with maximum height and minimum setbacks. The attached ADU is 831 square feet, which exceeds the guaranteed allowance by 31 square feet. The ADU does not qualify for the guaranteed allowance without a 31-square-foot reduction in size. Staff is recommending approval of the application with Condition #2 which requires the building plans to be updated to reduce the size of the ADU by at least 31 square feet. Additional discussion on local code and state law follows.

In total, the project must be reduced by 65 square feet, with at least 31 square feet reduced from the ADU, to comply with the zoning standards for the guaranteed allowance and FAR. Please find additional discussion in the following sections. Staff recommend approval of the application with Condition #2 which requires the construction plans to be updated to reduce the size of the accessory dwelling unit by at least 31 square feet further reduce 34 square feet from either the accessory or primary dwelling, for a total of 65 square feet.

“Floor area” is calculated as the sum of horizontal areas of all floors of an enclosed structure, measured from the outside perimeter of the exterior walls as described in §17.48.040. Furthermore, floor area includes the entire area in all enclosed structures without deduction for features such as interior walls or

storage areas, pursuant to §17.48.040(B)(2). “Floor area ratio” means the gross floor area of all of the buildings on the parcel divided by the net parcel area. Staff consider applicable exclusions listed within the zoning code when reviewing applications, which are reflected in the calculations provided.

Accessory Dwelling Unit: The project includes an attached 831 square foot ADU. The ADU has a height of 23 feet, 6-inches, split between the first and second floors, internally accessible with a dedicated spiral staircase. The ADU exterior matches the primary dwelling in mass and composition and is indistinguishable from the primary dwelling.

ADU Guaranteed Allowance and Gov. Code §66321: Capitola established the *guaranteed allowance* provision to parallel with the similar guarantee in the Government Code. Although the State law was expanded to ensure greater flexibility in height, it still does not require local agencies to permit ADUs greater than 800 square feet if they do not comply with the maximum floor area ratio.

Pursuant to Capitola Municipal Code §17.74.040(H)

“Maximum building coverage, floor area ratio, and private open space standards in Section 17.74.080 (Development standards) shall not prohibit an accessory dwelling unit with up to eight hundred square feet of floor area, up to sixteen feet in height, and four-foot side and rear yard setbacks, provided the accessory dwelling unit complies with all other applicable standards. The guaranteed allowance of eight hundred square feet of floor area is in addition to the maximum floor area of a property.”

Pursuant to Gov. Code §66321(b)(3) A local agency may not establish:

“Any requirement for a zoning clearance or separate zoning review or any other minimum or maximum size for an accessory dwelling unit, size based upon a percentage of the proposed or existing primary dwelling, or limits on lot coverage, floor area ratio, open space, front setbacks, and minimum lot size, for either attached or detached dwellings that does not permit at least an 800 square foot accessory dwelling unit with four-foot side and rear yard setbacks to be constructed in compliance with all other local development standards.”

Gov. Code §66321(b)(4)(D) further specifies it must include ADUs up to:

“A height of 25 feet or the height limitation in the local zoning ordinance that applies to the primary dwelling, whichever is lower, for an accessory dwelling unit that is attached to a primary dwelling.”

ADU Law Background: When the City adopted standards for accessory dwelling units, State law required local agencies to permit, at minimum, an ADU up to 800 square feet, sixteen feet in height, and with four-foot side and rear setbacks. The City-adopted standards were in accordance with those minimum requirements. Since local adoption, the State law has since broadened relating to height, requiring local agencies to include ADUs over 16 feet in height, such as an attached ADU up to 25 feet tall or maximum permitted by the zoning district, whichever is less.

In November of this year, the City Council adopted revisions to the Zoning Code addressing inconsistencies with ADUs allowed under the guaranteed allowance. However, amendments to the zoning code are typically not operative until receiving certification from the Coastal Commission.

For years, the City has followed the Coastal Commission’s interpretation that local agencies with a certified Local Coastal Program (LCP) are not immediately superseded by State housing laws which include Coastal Act provision stating, “*Nothing in this section shall be construed to supersede or in any way alter or lessen the effect or application of the California Coastal Act...*”. Instead, local agencies like Capitola have continued to apply existing zoning until they are able to recertify an LCP with updated zoning code with the Coastal Commission.

Owing to recent court challenges and legislative changes related to the Coastal Act and housing laws, staff sought interim guidance from the city attorney’s office on how to process the two similar Opal Street

applications. Based on feedback received, staff are advising that the City could approve an ADU prior to the zoning code amendments being certified, provided all the following are met:

- A. Approval of the ADU would not have a negative impact on Coastal Act resource protection policies.
Staff Comment: No negative impacts to coastal access or resources were identified with the application, including the accessory dwelling unit.
- B. A local agency would otherwise be required to approve the ADU based on State law, except that the agency is within the Coastal Zone and has a certified LCP.
Staff Comment: State law now requires local agencies to permit an attached ADU that is at least 800 square feet in size and a height up to 25 feet or the zoned height limitation for the primary dwelling. Although inconsistent with existing zoning regulations, staff are recommending the Planning Commission support a two-story ADU as required by State law.
- C. The project otherwise complies with all applicable zoning code and municipal code.
Staff Comment: As proposed, the ADU exceeds the maximum size eligible for the guaranteed allowance, which is 800 square feet. The ADU does not qualify for the guaranteed allowance without a 31-square-foot reduction in size.

To advance new housing in a manner that maximizes harmony with local zoning, ADU law and the Coastal Act, staff are recommending approval of the project with conditions to reduce the size of the ADU and primary dwelling, thus resolving the issues of the Guaranteed Allowance and permissibly exceeding the FAR. Condition #2 states “At time of submittal for building permit review, the construction plans shall reduce the size of the accessory dwelling unit by at least 31 square feet further reduce 34 square feet from either the accessory or primary dwelling, for a total of 65 square feet, compared to the submitted plans dated September 4, 2024. The reduction shall be consistent with Chapter 17.48, to the satisfaction of the Community Development Director or their designee.”

Without the proposed conditions, the application would also require approval of an ADU Deviation to exceed the Limited Standards size, a Variance to exceed the maximum Floor Area Ratio. Should the Planning Commission consider approval of the current design without Condition #2, the item must be continued to a date certain with direction to the applicant to submit the required Deviation and Variance. A Variance requires additional public notice and a fee. The required findings for a Deviation and Variance include unique circumstances associated with the property and that the granting would not constitute a special privilege.

Garage Setback: In addition to a 20-foot front setback, garages must be setback five feet from the front building wall. The applicant is proposing a reduced three-foot setback from the front building wall instead. Pursuant to §17.16.030(B)(4)(a), the Planning Commission may reduce the minimum setback to three feet without any specific findings, provided the project is in a sidewalk-exempt area. The property is exempt from sidewalk requirements; therefore, the Commission can approve a reduction to the standard.

Parking: The primary dwelling includes one garage space and one driveway space, which meets the parking requirement for the primary dwelling. Accessory dwelling units subject only to limited standards are not required to provide additional parking.

Trees: The application includes the removal of two trees in the rear yard and are located close to the proposed ADU footprint. The applicant is proposing to plant a forest pansy redbud and ornamental pistache. At maturity, the proposed trees will secure the 15% canopy coverage requirements for new construction, pursuant to CMC §12.12.190(C)

CEQA: §15303(a) of the CEQA Guidelines exempts a single-family residence and secondary dwelling unit in a residential zone. The project includes the construction of a new single-family residence and accessory dwelling unit. No adverse environmental impacts were discovered during review of the proposed project.

Design Permit Findings:

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

Community Development Staff and the Planning Commission have reviewed the project. The proposed single-family residence complies with the development standards of the R-1 (Single-Family Residential) zoning district. The proposed project is inconsistent with zoning standards related to accessory dwelling units (ADU) and the maximum allowed floor area ratio. The project approval includes a condition requiring the project to be reduced in size by at least 65 square feet, of which 31 square feet must be reduced from the ADU. Therefore, the project has been conditioned to secure the purpose of the General Plan, and Local Coastal Program, and design policies and regulations adopted by the City Council.

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

Community Development Staff and the Planning Commission have reviewed the application for the proposed residence and attached accessory dwelling unit (ADU). The subject property has a maximum allowed floor area ratio (FAR) of 56% (1,837 square feet). The proposed project includes a Limited Standards ADU, which may exceed the allowed FAR, provided the ADU does not exceed 800 square feet in size and complies with height and setback standards. The project includes a 1,870 square foot primary dwelling and a 831 square foot ADU, for a proposed FAR of 82.3% (2,698 square feet). As proposed, the ADU exceeds the allowed size under a Limited Standards ADU by 31 square feet and with the primary dwelling, the project exceeds the allowed FAR by 865 square feet. The project approval includes a condition requiring the project to be reduced in size by at least 65 square feet, of which 31 square feet must be reduced from the ADU. Therefore, the project has been conditioned to comply with all applicable provisions of the zoning code and municipal code.

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

Section §15303(a) of the CEQA Guidelines exempts a single-family residence and is subject to Section 753.5 of Title 14 of the California Code of Regulations. The project involves the demolition and construction of a single-family. The project is located within the R-1 (Single-Family Residential) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

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

Community Development Staff and the Planning Commission have reviewed the project. The proposed single-family residence will not be detrimental to 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 and determined the proposed residence complies with all applicable design review criteria in Section 17.120.070.

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

Community Development Staff and the Planning Commission have all reviewed the application for the new single-family residence. The project incorporates numerous elements of a classic craftsmen design. As proposed, the project exceeds the scale and development pattern of the neighborhood due to the previously identified inconsistencies with zoning standards relating to accessory dwelling units and the maximum allowed floor area ratio. The project has been conditioned to reduce the scale of the project to comply with code. Therefore, the project has been conditioned to maintain the overall character and scale of the neighborhood.

Limited Standards Accessory Dwelling Unit (ADU) Permit Findings:

A. The ADU provides a minimum rear and side setback of four feet.

The proposed ADU is four feet from rear and side property lines.

B. The ADU does not exceed eight hundred square feet in size.

The proposed ADU is 831 square feet in size, which exceeds the allowed size under a Limited Standards ADU. The project approval includes a condition requiring the ADU to be reduced in size by at least 31 square feet. Therefore, the project has been conditioned to comply with this finding.

C. The ADU has a maximum height of sixteen feet.

The proposed attached ADU is 23 feet and 6 inches in height. However, State law requires local agencies to permit an attached ADU up to 800 square feet in size and up to 25 feet in height, or the zoned height limit for the primary dwelling, whichever is less. The project is located within the R-1 zoning district, which allows a primary dwelling up to 25 feet in height.

Coastal Development Permit Findings:

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

As proposed, the project has inconsistencies with zoning standards relating to accessory dwelling units and the maximum allowed floor area ratio, which are detailed in findings for the Design Permit and Accessory Dwelling Unit Permit. FAR and ADU standards are part of the Local Coastal Plan (LCP). The project approval includes a condition requiring the project to be reduced in size by at least 65 square feet, of which 31 square feet must be reduced from the ADU. Therefore, the proposed development has been conditioned to conform to the City's certified 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 4855 Opal Street. 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 site is not located in an area with natural habitats or natural resources. The project will maintain or enhance vegetation, consistent with the allowed use and will not negatively affect natural habitats or natural resources.

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

The residential project will not negatively impact low-cost public recreational access.

E. The project maintains or enhances opportunities for visitors.

The residential project will not negatively impact visitor serving opportunities.

F. The project maintains or enhances coastal resources.

The project 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.

As proposed, the project has inconsistencies with zoning standards relating to accessory dwelling units (ADU) and the maximum allowed floor area ratio (FAR), which are detailed in findings for the Design Permit and Accessory Dwelling Unit Permit. The project approval includes a condition requiring the project to be reduced in size by at least 65 square feet, of which 31 square feet must be reduced from the ADU. Therefore, the proposed single-family residence and ADU have been conditioned to comply with all applicable design criteria, design guidelines, area plans, and development standards. The operating characteristics are consistent with the R-1 (Single-Family Residential) zone.

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

The project involves a new single-family residence and attached accessory dwelling unit on a residential lot of record. The project has been conditioned for consistency with the LCP goals for appropriate coastal development and land uses. The use is an allowed use consistent with the R-1 zoning district.

Conditions of Approval:

1. The submitted plans, dated September 4, 2024, and reviewed by Planning Commission on December 5, 2024, do not comply with development standards related to accessory dwelling units (ADU) and the maximum FAR. The Design Permit, ADU permit, and Coastal Development Permit are conditionally approved as outlined herein, and as modified through conditions imposed by the Planning Commission during the hearing.
2. The maximum allowed FAR for the 3,280 square foot property is 56% (1,837 square feet). The proposed primary dwelling is 1,870 square feet, which exceeds the maximum FAR by 34 square feet. The applicant is also seeking to apply the ADU guaranteed allowance to the project, however an ADU subject to the guaranteed allowance may not exceed 800 square feet. The submitted plans include a 831 square foot ADU, which exceeds the maximum floor area allowed under the guaranteed allowance by 31 square feet. The plans reviewed by the Planning Commission on December 5, 2024, shall be revised to comply with the maximum FAR in addition to a guaranteed allowance ADU. At time of submittal for building permit review, the construction plans shall reduce the project size by at least 65 square feet, of which at least 31 square feet must be reduced from the ADU. Floor area revisions shall be consistent with Chapter 17.48, to the satisfaction of the Community Development Director, or their designee.
3. At time of submittal for building permit review, the construction plans must show all upper floor windows serving the accessory dwelling unit as clerestory or opaque, unless they are located at least eight feet from all interior side and rear property lines.
4. At time of submittal for building permit review, the construction plans shall include cross-section(s) of the living area noted on the architectural plans demonstrating it does not have an internal height exceeding sixteen feet. Any changes or inconsistencies to internal heights that increase floor area must be offset by equal amount and may be subject to Planning Commission approval.
5. At time of submittal for building permit review, the construction plans shall show the location of all required parking spaces, and their minimum required dimensions are required by the zoning code.
6. Prior to issuance of a building permit, construction plans shall demonstrate the driveway does not exceed 40 percent of the width of the lot at the street line, unless otherwise authorized under Capitola Municipal Code Chapter 12.32.

7. 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 and conditioned by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
8. 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.
9. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
10. 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.
11. 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.
12. 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.
13. Prior to issuance of a Certificate of Occupancy, the applicant shall demonstrate compliance with the tree removal permit authorized by this permit. Replacement tree(s) shall, at maturity, provide 15% canopy coverage as required for new construction. Required replacement trees shall be of the same size, species and planted on the site as shown on the approved plans, unless modified consistent with condition #5.
14. Prior to issuance of building permit, all Planning fees associated with permit #24-0149 shall be paid in full.
15. Prior to issuance of building permit, the developer shall pay Affordable housing impact fees as required to assure compliance with the City of Capitola Affordable Housing Impact Fee Ordinance.
16. 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.
17. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection. Site runoff shall not drain onto adjacent parcels or over sidewalks.

18. Prior to issuance of building permits, the applicant shall submit a site plan that includes temporary construction sediment and erosion control measures (e.g. access to the construction site, equipment and material storage locations and duration of placement, stockpile protection location and detail, wattle locations and detail, inlet protection detail, containment of trash/debris, location of portable toilet and containment/protection, etc.). The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
19. Prior to issuance of a building permit, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
20. The applicant shall notify the Public Works Department 24 hours in advance of the commencement of work. 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.
21. 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.
22. 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
23. 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.
24. 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.
25. 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.
26. 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.
27. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
28. 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.

29. Prior to demolition of the existing structure, a pest control company shall resolve any pest issue and document that all pest issues have been mitigated. Documentation shall be submitted to the City at time of demolition permit application.
30. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties.
31. Prior to a Building Department final and/or issuance of a Certificate of Occupancy, final inspections by the Planning and Public Works Departments are required.
32. Prior to a issuance of a Certificate of Occupancy, the property owner shall file with the county recorder a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:
 - a. The accessory dwelling unit may not be used for vacation rentals; and
 - b. The accessory dwelling unit shall not be sold separately from the primary dwelling; and
 - c. The deed restriction shall lapse upon removal of the accessory dwelling unit.

Attachments:

1. 4855 Opal Street – Plan Set
2. 4855 Opal Street – Floor Area Diagram
3. Design Review Criteria

Report Prepared By: Sean Sesanto, Associate Planner

Reviewed By: Rosie Wyatt, Acting Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director



FOR ALL PROJECTS
TAMARA BRITTON
C.A.P. 00002
E.D. 11-15-2014

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REVISIONS

NO.	DATE	DESCRIPTION

DRVO BUILDERS INC
NEW BUILDERS RESIDENCE
LOT 14 - 4855 OPAL STREET
CAPITOLA, CA 95010
APN: 034-064-24

LOT 14

TITLE SHEET



D	A	T	E	
	09	/	04 / 24	
D	R	A	W	N
	FK			
I	O	B		
	DRVO LOT 14			
S	H	E	E	T

P1

DRVO BUILDERS INC - LOT 14

NEW RESIDENCE

4855 OPAL STREET
CAPITOLA, CA 95010
APN 034-064-24

PROJECT INFORMATION

OWNER: DRVO BUILDERS INC
1568 GLEN UNA CT
MOUNTAIN VIEW, CA 94040

A. P. N.: 034-064-24

ZONING: R-1

OCCUPANCY GROUP: R-3 & U (PER 2022 CRC)

CONSTRUCTION TYPE: VB (SPRINKLERED)

PROJECT DESCRIPTION:
THE DEMOLITION OF AN EXISTING 1,068 SF RESIDENCE AND 572 SF
DETACHED GARAGE CURRENTLY RESIDING ON LOTS 14 AND 15;
TO BE REPLACED WITH TWO RESIDENTIAL STRUCTURES.

LOT 14: A PROPOSED 1,796.5 SF TWO-STORY 2 BEDROOM, 2
BATHROOM RESIDENCE, AN ATTACHED TWO-STORY 792 SF ADU,
AND WITH ATTACHED GARAGE; AND COVERED PORCH.

SEE LOT 15 PLANS PROJECT DESCRIPTION.

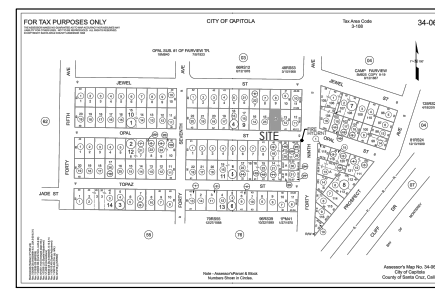
DRVO LOT 14
APN# 034-064-24

ABBREVIATIONS

& L, A @ °	AND ANGLE AT DEGREE	H.B. HDR. HDWR. HORIZ. HT., H. I.D. IN. INSUL. INT. JOINT J.T. K.P. L. LIN. MAX. M.B. MEMB. MFR. MIN. MISC. MTL. MW. N. [N] N.T.S. O/ O.C. O.D. O.H. OV. N.I.C. PL. PLYWD. PKG. P.S.F.	HOSE BIB HEADER HARDWARE HORIZONTAL HEIGHT INSIDE DIAMETER INCH(ES) INSULATION INTERIOR JOINT KING POST LENGTH LINEAR MAXIMUM MACHINE BOLT MEMBRANE MANUFACTURER MINIMUM MISCELLANEOUS METAL MICROWAVE NORTH NEW NOT TO SCALE OVER ON CENTER OUTSIDE DIAMETER OPPOSITE HAND OVEN NOT IN CONTRACT PLATE PLYWOOD PARKING POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH QUANTITY RADIUS R.O. RCP. RE: REF. REFIN. REQ'D. ROOM R.O. R.R. SCHED. SF. SQ. FT. SHTG. SHT SIM. SL. SPKL. SQ. STAGG. STD. STL. STR. STRUC. T&B T&G THK. T.O. T.P. TYP. U.B.C. VERT. W. WD. WH.
A.B. (A) A.C.I. ADJ. A.F.F. A.I.S.C. ALT. ALUM. APPROX. ARCH. A.S.T.M. (B) BD. BLDG. BLKG. BM. B.N. B.O. BOT. BOTT. BTWN. CAB. C.B. C.J. CLG. CLR. COL. CONC. CONC. CONT. CTR. CL DB DBL. DEG. DEMO. DET., DTL. D.W. DWG. DWN. DN. (E) EA. E.N. EL. ELEV. ELEV. ENG. EQ. EXT. E.W. F.B. F.F. FN. F.J. FL. FLR. F.N. FND. F.O. FP. F.R. FT. FTG. FZR. GA. GALV. G.B. GLB. GYP. BD. G.W.B.	ANCHOR BOLT ABOVE AMERICAN CONCRETE INSTITUTE ADJACENT ABOVE FINISH FLOOR AMERICAN INSTITUTE OF STEEL CONSTRUCTION ALTERNATE ALUMINUM APPROXIMATELY ARCHITECTURAL AMERICAN SOCIETY OF TESTING MATERIALS BELOW BOARD BUILDING BLOCKING BEAM BOUNDARY NAILING BOTTOM OF BOTTOM BETWEEN CABINET CEILING BEAM CEILING JOIST CEILING CLEAR COLUMN CONCRETE CONTINUOUS CENTER CENTERLINE BAR DIAMETER DOUBLE DEGREE DEMOLISH DETAIL DISHWASHER DRAWING DOWN EXISTING EACH EDGE NAILING ELEVATION ELEVATOR ENGINEER EQUAL EXTERIOR EACH WAY FLOOR BEAM FINISHED FLOOR FINISH(ED) FLOOR JOIST FLUSH FLOOR FIELD NAILING FOUNDATION FACE OF FIRE RATED FOOT OR FEET FOOTING FREEZER GAUGE GALVANIZED GRADE BEAM GLU-LAM BEAM GYPSUM WALL BOARD G.W.B.		



VICINITY MAP



PARCEL MAP

CODE COMPLIANCE

THIS RESIDENTIAL CONSTRUCTION COMPLIES WITH TITLE 24 AND THE
FOLLOWING CODES:

- 2022 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2022 CALIFORNIA BUILDING CODE (CBC)
- 2022 CALIFORNIA MECHANICAL CODE (CMC)
- 2022 CALIFORNIA PLUMBING CODE (CPC)
- 2022 CALIFORNIA ELECTRICAL CODE (CEC)
- 2022 CALIFORNIA ENERGY CODE (CenC)

FIRE NOTES

- THESE PLANS SHALL COMPLY WITH 2022 CALIFORNIA BUILDING CODE AND 2022 CALIFORNIA FIRE CODE AND DISTRICT AMENDMENTS.
- OCCUPANCY R-3 & U, TYPE V-B, FULLY SPRINKLERED. APPROVED AUTOMATIC SYSTEM COMPLYING WITH THE EDITION OF NFPA 13D CURRENTLY ADOPTED IN CHAPTER 35 OF THE CALIFORNIA BUILDING CODE.
- THE DESIGNER/INSTALLER SHALL SUBMIT TWO (2) SETS OF PLANS, CALCULATIONS, AND CUT SHEETS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM TO THE CENTRAL FIRE PROTECTION DISTRICT.
- ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED AS SHOWN ON THE SITE PLAN. NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
- ROOF COVERING SHALL BE NO LESS THAN CLASS "B" RATED.
- THE JOB COPIES OF THE BUILDING PLANS AND PERMITS MUST REMAIN ON-SITE DURING INSPECTIONS.
- PUBLIC FIRE HYDRANT REQUIRED WITHIN 600 FT. OF ANY PORTION OF THE BUILDING WITH A MINIMUM 1000 GALLON FIRE FLOW, A AVAILABLE FIRE HYDRANT APPROXIMATELY 120' FROM BUILDING (49th & OPAL ST).
- ONE HUNDRED (100) FOOT CLEARANCE TO BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE, WHICHEVER IS SHORTER DISTANCE.

SHEET INDEX

ARCHITECTURAL DRAWINGS

- P1 TITLE SHEET
- P2 SITE PLAN
- P3 FIRST AND SECOND FLOOR PLANS
- P4 BUILDING ELEVATIONS

CIVIL DRAWINGS

- C1 GRADING & DRAINAGE PLAN
- C2 SECTIONS & DETAILS
- C3 COUNTY STANDARD DETAILS
- C4 STORMWATER POLLUTION CONTROL PLAN

SURVEY

- SU1 SURVEY PLAN

LANDSCAPE

- L1 LANDSCAPE PLAN



REV. 14 05/2024
TANIA, CRRP
C.A. 95082
95114 95084

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DRYO BUILDERS INC.

REVISIONS

DRYO BUILDERS INC
NEW BUILDERS RESIDENCE
LOT 14 - 4855 OPAL STREET
CARTOLA, CA 95010
APN: 034-064-24

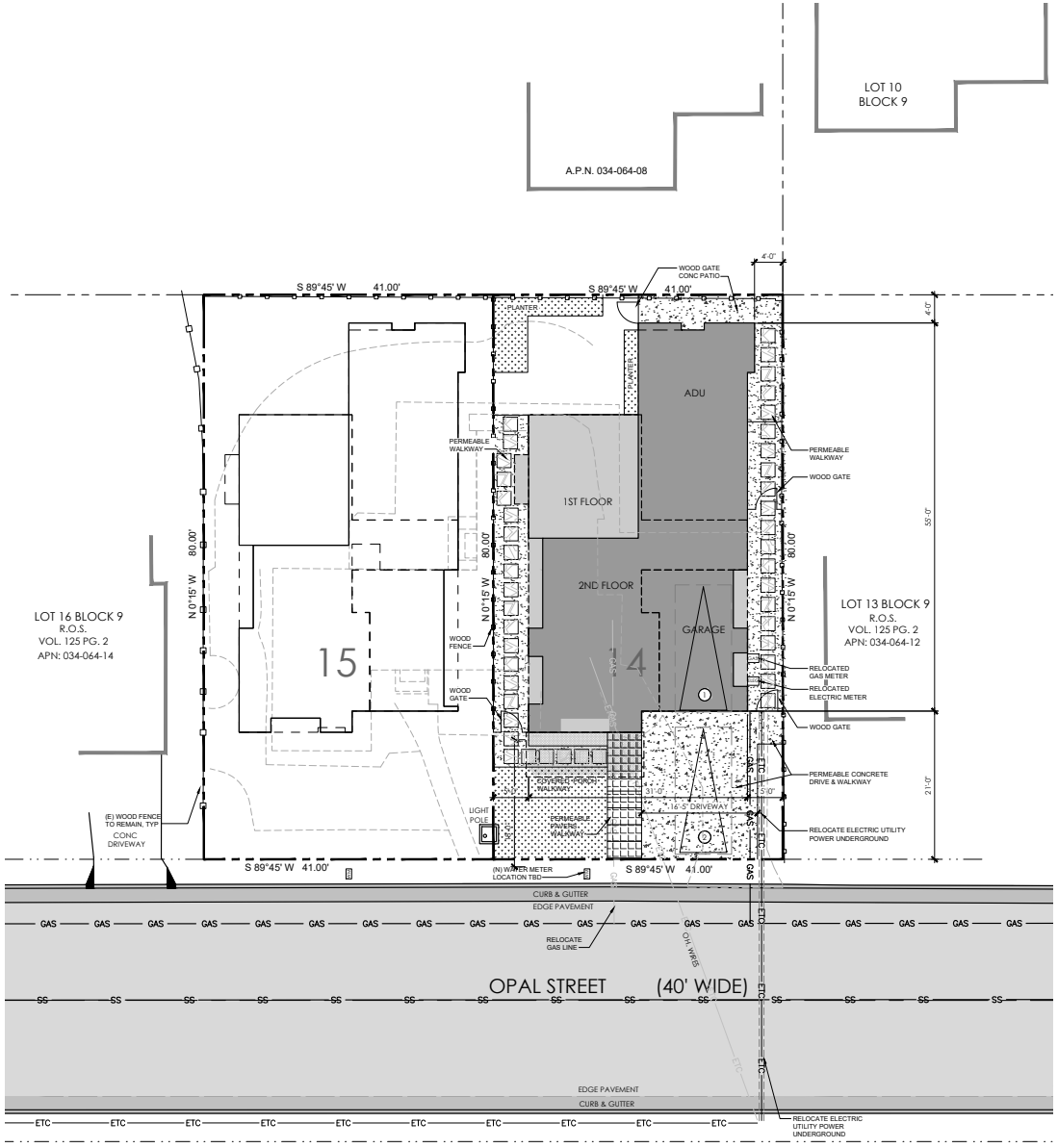
LOT 14

SITE PLAN



D	A	T	E
09 / 04 / 24			
D	R	A	W
FK			
J	O	B	
DRYO LOT 14			
S	H	E	E

P2



SITE LEGEND

	PROPERTY LINE
	PROPOSED BUILDING 1ST FLOOR
	PROPOSED BUILDING 2ND FLOOR
	PROPOSED COVERED PORCH
	LINE OF EXISTING WOOD FENCE
	LINE OF EXISTING IRON FENCE AND GATES
	EXISTING TREES, LANDSCAPING, WALLS, RETAINING WALLS, LAWN & CURBED PLANTING AREAS TO REMAIN
	EXISTING BUILDING, UTILITIES, HARDSCAPE AND LANDSCAPE TO BE REMOVED/DISCONTINUED
	PERMEABLE PAVERS
	PERMEABLE CONCRETE DRIVE, PATIO & WALKWAY

SITE PLAN NOTES

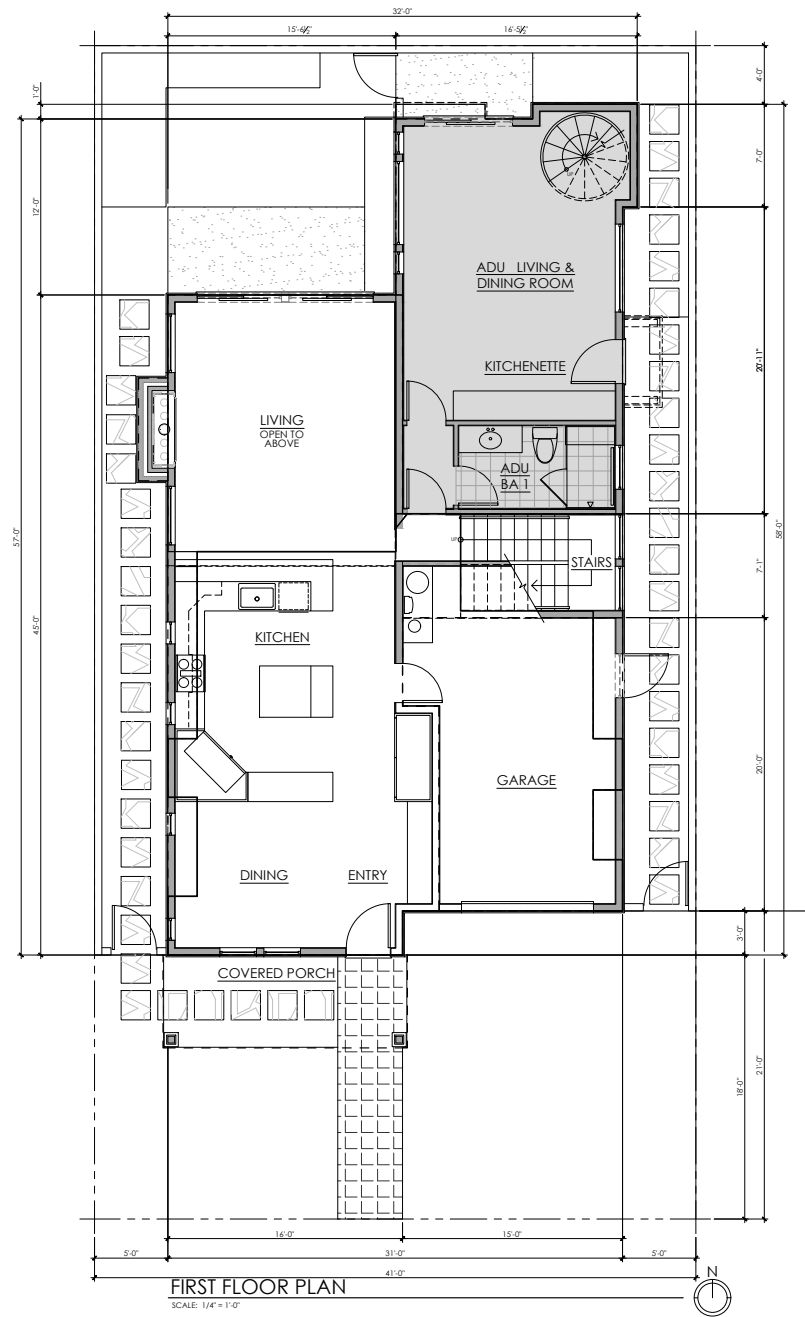
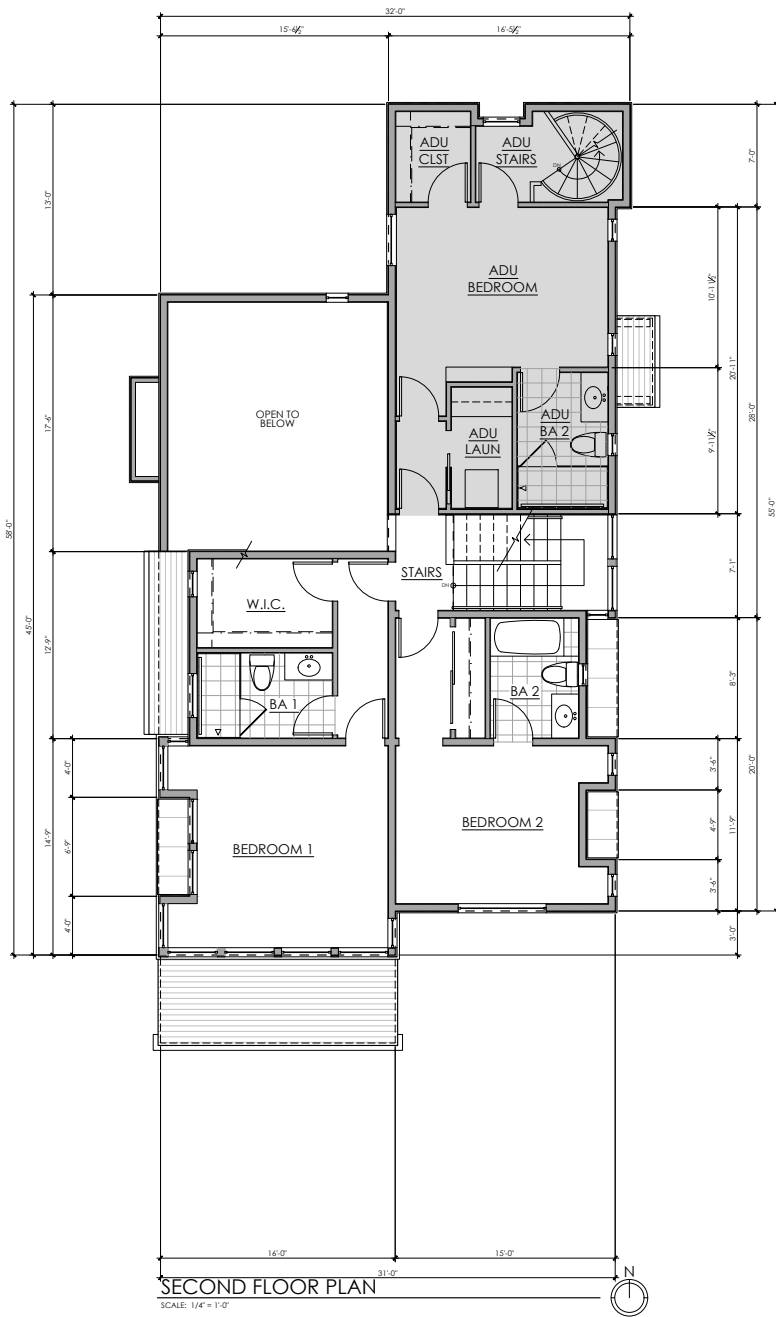
1. PROJECT REQUIRES MINIMAL GRADING.
2. UNNECESSARY GRADING AND DISTURBING OF THE SOIL SHALL BE AVOIDED.
3. ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF SITE OR STOCKPILED IN A MANNER TO AVOID RUNOFF ONTO ADJOINING PROPERTIES.
4. ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.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

DRAINAGE NOTES

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

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





DRYD BUILDERS INC
TANIA, 6877
C.A. 95062
951-455-0544

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REVISIONS

DRYO BUILDERS INC
NEW BUILDERS RESIDENCE
LOT 14 - 4855 OPAL STREET
CARPINTERIA, CA 95010
APN: 034064-24

LOT 14

FLOOR PLANS



D A T E	09 / 04 / 24
D R A W N	FK
I D B	
DRYO LOT 14	
S H E E T	

P3



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



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



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



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



DRYVO BUILDERS INC.
TANIA GERR
C.A. 09082
P.O. BOX 24
95115-0024

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NEW BUILDERS RESIDENCE
LOT 14 - 4855 OPAL STREET
CARTERSVILLE, GA 30103
APN: 03406424

LOT 14

EXTERIOR ELEVATIONS



D	A	T	E	
09	/	04	/	24
D	R	A	W	N
FK				
J	O	B		
DRYVO LOT 14				
S H E E T				

P4

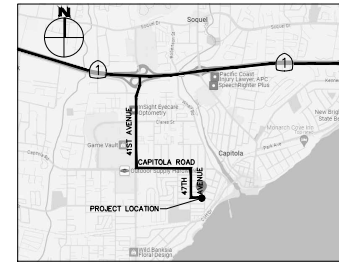
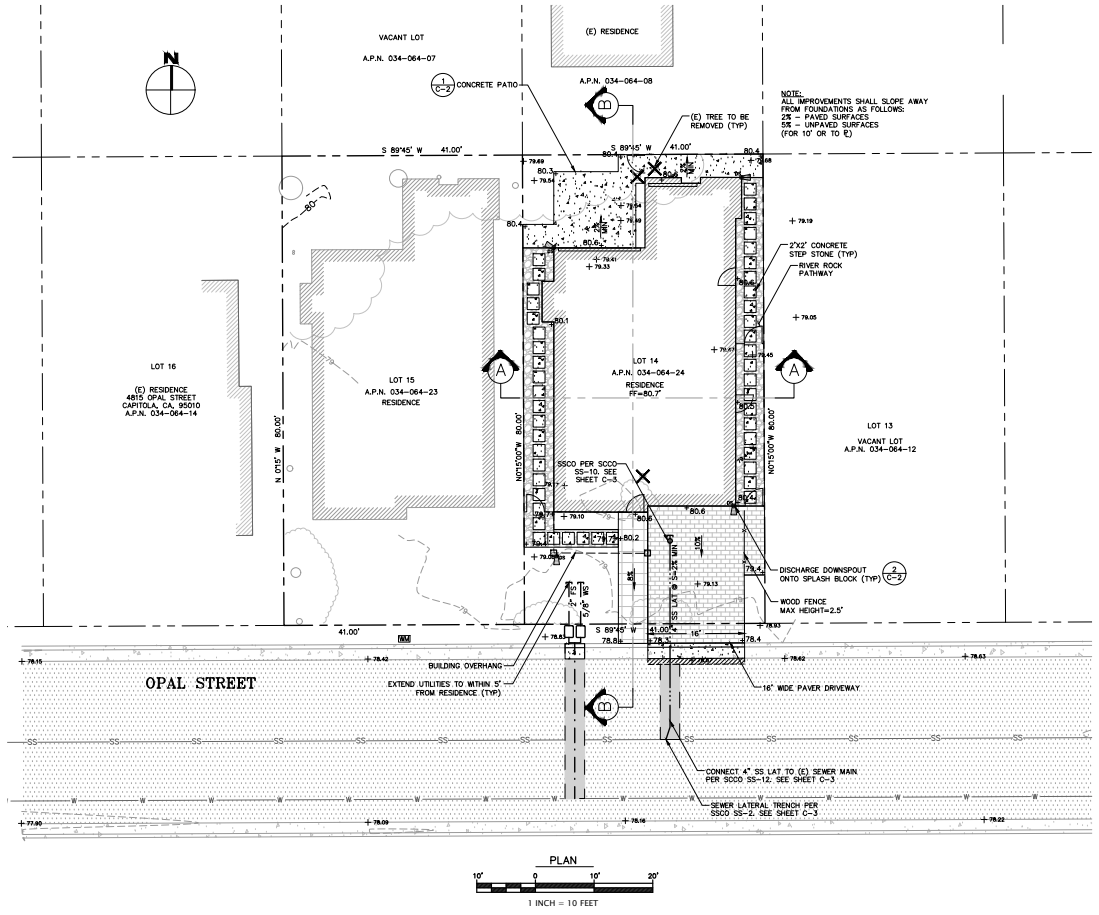
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M&B, Inc.

GENERAL NOTES

1. THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. THE CONTRACTOR IS TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. THE CONTRACTOR IS ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.
2. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER AND THE CITY OF CAPITOLA DEPARTMENT OF PUBLIC WORKS.
3. ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH, FOR REVIEW, BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.
4. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM RECORD DRAWINGS AND MAY NOT REPRESENT TRUE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.
5. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE CITY OF CAPITOLA PRIOR TO THE START OF WORK.
6. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS RESPONSIBILITY SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD PROJECT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.
7. GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATIONS AND THE REQUIREMENTS OF THE CITY OF CAPITOLA.
8. THE CONTRACTOR SHALL NOTIFY THE CITY GRADING INSPECTOR, GEOTECHNICAL ENGINEER, THE CIVIL ENGINEER, & THE CITY CONSTRUCTION ENGINEER AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
9. WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. WEDNESDAYS. NON-NOISE PRODUCING ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.
10. NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS THE PLANNING DIRECTOR APPROVES A SEPARATE WINTER EROSION CONTROL PLAN.
11. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
12. THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.
13. WHILE IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TAPERS.
14. PURSUANT TO SECTIONS 16.40.040 AND 16.42.100 OF THE COUNTY CODE, IF AT ANY TIME DURING SITE PREPARATION, EXCAVATION, OR OTHER GROUND DISTURBANCE ASSOCIATED WITH THIS DEVELOPMENT, ANY ARTIFACT OR OTHER EVIDENCE OF AN HISTORIC, ARCHAEOLOGICAL, RESIDUE OR A NATIVE AMERICAN CULTURAL SITE IS DISCOVERED, THE RESPONSIBLE PERSONS SHALL IMMEDIATELY CEASE AND DESIST FROM ALL FURTHER SITE EXCAVATION AND NOTIFY THE SHERIFF-CORONER IF THE DISCOVERY CONTAINS HUMAN REMAINS, OR THE PLANNING DIRECTOR IF THE DISCOVERY CONTAINS NO HUMAN REMAINS. THE PROCEDURES ESTABLISHED IN SECTIONS 16.40.010 AND 16.41.010, SHALL BE OBSERVED.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF CONSTRUCTION QUANTITIES PRIOR TO BIDDING ON ANY ITEM. QUANTITY REFERENCES SHOWN ON THESE PLANS OR ENGINEER'S ESTIMATES ARE FOR ESTIMATING PURPOSES ONLY AND SHALL NOT BE CONSIDERED AS A BASIS FOR CONTRACTOR PAYMENT. CONSULTANT SHALL NOT BE RESPONSIBLE FOR ANY FLUCTUATIONS IN SUCH QUANTITIES AND ESTIMATES.
16. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
17. UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY UTILITY AGENCIES, AND ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL DETECTED UTILITY LINES PRIOR TO ANY WENCHING OR EXCAVATING AND POTENTIAL THOSE AREAS WHERE POTENTIAL CONFLICTS EXIST OR WHERE DATA IS OTHERWISE INCOMPLETE. FOR LOCATION, CALL USA 1-800-624-1444.
18. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE OWNER'S EXPENSE.



LEGEND

- (E) AC
- (E) CONCRETE
- PROPOSED CONCRETE
- RIVER ROCK
- PROPOSED AC
- PERMEABLE DRIVEWAY (SEE L/S ARCH DETAILS)
- PERMEABLE WALKWAY (SEE L/S ARCH DETAILS)
- SAWCUT
- (E) SANITARY SEWER
- (E) WATER MAIN
- PROPERTY LINE
- SD
- SANITARY SEWER
- WATER SERVICE
- TREE REMOVAL
- SSCO
- CB

ABBREVIATIONS

- BW BOTTOM OF WALL
- CB CATCH BASIN
- CONSTR CONSTRUCTION
- CITY CITY OF CAPITOLA
- CONSP CONSP
- DIAM DIAMETER
- DS DOWNSPOUT
- DETAL DETAIL
- DWY DRIVEWAY
- (E) EXISTING
- ELEV ELEVATION
- EQP EDGE OF PAVEMENT
- FF FINISH FLOOR
- FG FINISH GRADE
- FS FIRE SERVICE
- HP HIGH POINT
- INVERT INVERT
- LF LINEAR FEET
- MAX MAXIMUM
- MIN MINIMUM
- N.T.S. NOT TO SCALE
- RETAINING WALL RETAINING WALL
- RM ROOM
- ROW RIGHT OF WAY
- SC40 SANTA CRUZ COUNTY SOILS CLASSIFICATION
- SC40D SANTA CRUZ COUNTY STORM DRAIN CLEANOUT
- SSCO SANITARY SEWER CLEANOUT
- SSCO TYPICAL
- TOP OF WALL TOP OF WALL
- TR WATER SERVICE
- WS

DRAINAGE CONDITIONS AND NOTES

RI ENGINEERING HAS REVIEWED THE EXISTING AND PROPOSED DRAINAGE PATTERS. EXISTING DRAINAGE CONDITIONS WILL REMAIN UNCHANGED. RUNOFF FROM THE PROPERTY FLOWS TOWARDS OPAL STREET WHICH RUNS ALONG THE SOUTHERN PROPERTY LINE. LEAVING THE PROPERTY, STORMWATER TRAVELS ALONG OPAL STREET, WITH AVE. AND DOWN CLAY DRIVE, APPROX 0.4 MILES, PRIOR TO DISCHARGING INTO THE MONTEREY BAY. NO FORESEEN ADVERSE IMPACT TO THE PUBLIC RIGHT OF WAY OR NEIGHBORING PROPERTIES IS ANTICIPATED.

THE PROJECT WILL RESULT IN LOSS OF NEW/REPLACED IMPERVIOUS AREA. THE INCREASE IN STORMWATER RUNOFF WILL BE MITIGATED BY DISCHARGING DOWNSPOUTS ONTO SPLASH BLOCKS THROUGH GRASS SWALES, INTO A CATCH BASIN THAT THEN DRAINS THROUGH THE CURB ONTO OPAL STREET.

TOPOGRAPHIC SURVEY

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

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS MAP IS BETWEEN FOUND MONUMENTS PER RECORD OF SURVEY FILED IN VOLUME 125 OF MAPS AT PAGE 2 IN THE SANTA CRUZ COUNTY RECORDS.

BASIS OF ELEVATION

SANTA CRUZ COUNTY BENCHMARK #62, A HOLE IN TOP OF A MANHOLE AT THE INTERSECTION OF 48TH AVENUE AND OPAL STREET. BM EL=79.47' NAAD 88

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

APPROXIMATE EARTHWORK QUANTITIES

SITE GRADING	CUT		CUBIC YARDS		FILL	SET
	CU	CU	CU	CU		

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



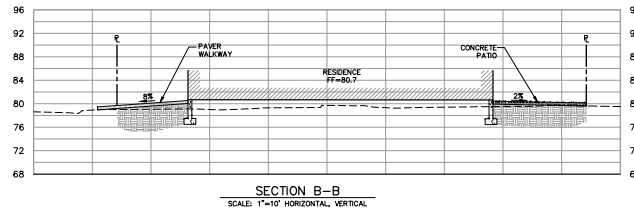
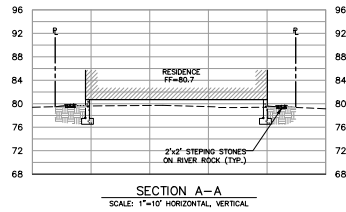
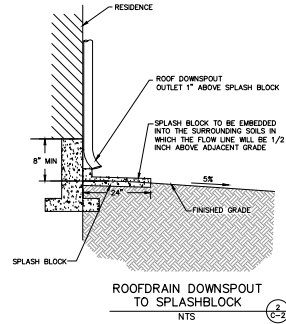
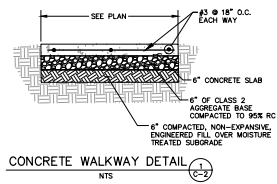
RI Engineering Inc.
 303 Palomero St., Suite 42-202, Santa Cruz, CA 95060
 831-425-3901 www.riengineering.com

GRADING & DRAINAGE PLAN

project no. 24-011-1
 date SEPTEMBER 2024
 scale AS SHOWN
 dwg name CIVIL3 - LOT14.DWG

C-1

PLANNING SUBMITTAL

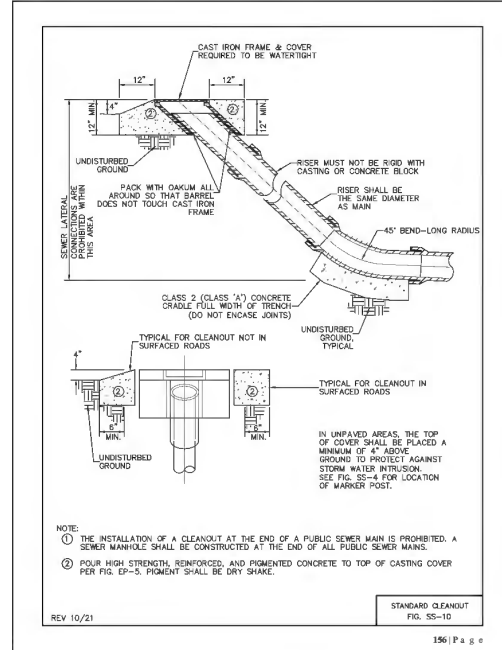
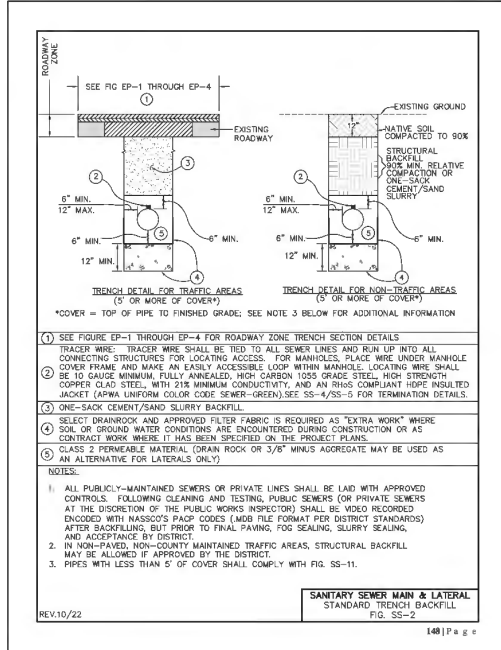
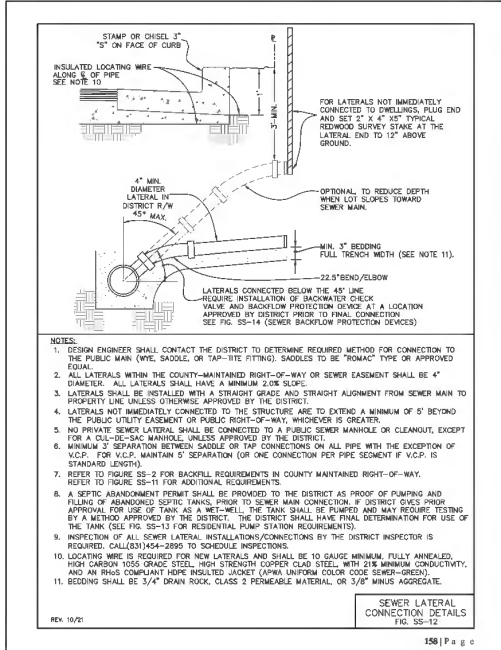


RJI Engineering, Inc.
303 Palero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rjengineering.com

NEW RESIDENCE
FOR
STEPHEN DORRICH
LOT 14, CORTOLA, CA
APN 034-064-24

DETAILS
project no. 24-011-1
date SEPTEMBER 2024
scale AS SHOWN
dwg name CIVIL3 - LOT14.DWG

C-2



**City of Capitola
Storm Water Permit Project Application**

All projects must comply with the City's Storm Water Post Construction Requirements (CMC 15.16.090). Complete the following information in order for the Public Works Department to determine the applicable requirements for a project. Once this has been submitted the applicant will be notified and provided guidance on achieving compliance.

PROJECT ADDRESS: 4855 Opal Street, Capitola, CA 95010, APN 034-064-24

OWNER:	REPRESENTATIVE:
Contact Name: Steven Dorcich	Contact Name: Richard Irish, PE
Address: 1568 Glen Una Court	Address: 303 Potrero Street, Suite 42-202
City: Mountain View Zip: 95010	City: Santa Cruz Zip: 95060
Phone: 408-858-2240	Phone: 831-425-3801
Fax:	Fax:
Email: drvblders@sbcglobal.net	Email: richard@riengineering.com

Project Type: Residential Commercial Industrial

Project is a: New Development Redevelopment

Project Description: Construct new single family residence.

Stormwater Project Information	
Parcel Size	3,280 sq. ft.
Amount of existing (pre-project) impervious surface area (e.g., existing buildings, parking, hardscape)	1,885 sq. ft.
Amount of replaced impervious surface area (e.g., parking lot replaced by a building)	1,885 sq. ft.
Amount of new impervious surface area created (e.g., new building addition and/or patio)	0 sq. ft.
Total proposed (post-project) impervious surface area	1,885 sq. ft.

I hereby affirm that this information is accurate and understand it will be used to determine compliance with the City's Storm Water Post Construction Requirements for this project.

Property Owner or Authorized Agent
Richard Irish, PE July 9, 2024
Print Name Signature Date

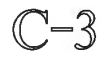
©Waterworks Program/Final Construction/Construction Permit Application, per 6.4.17.000



RI Engineering, Inc.
303 Potrero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3801 www.riengineering.com

NEW RESIDENCE
PROJECT
STEVEN DORCICH
LOT 14
CITY OF CAPITOLA, CA
CITY USE ONLY
STANDARD DETAILS 2 OF 2

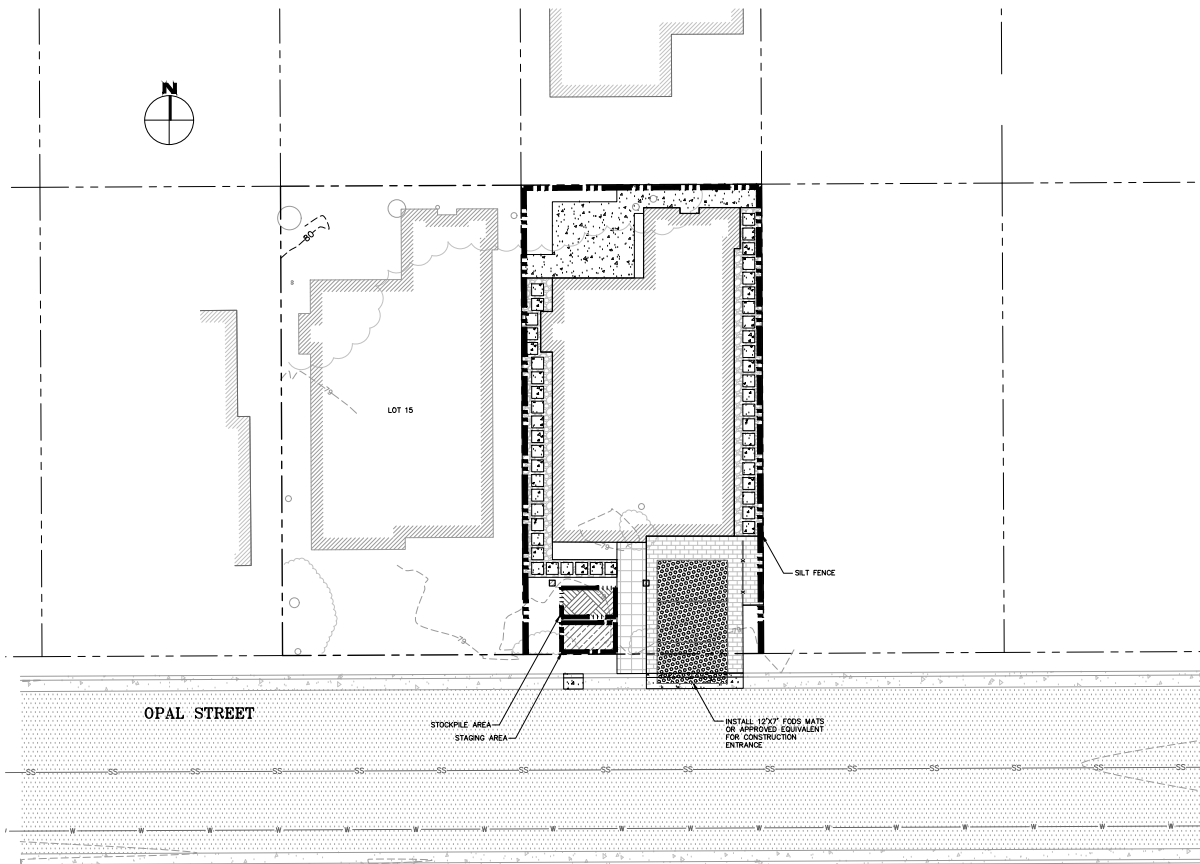
project no.
24-011-1
date
SEPTEMBER 2024
scale
AS SHOWN
dwg name
CIVIL3 - LOT14.DWG



TOTAL AREA OF DISTURBANCE = 0.075 ACRES
= 3,280 SF

SITE HOUSEKEEPING REQUIREMENTS

- CONSTRUCTION MATERIALS**
- ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPILLS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BRIMED.
 - ALL CHEMICALS SHALL BE STORED IN WATER-TIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
 - EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRIGGS, ETC.).
 - BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.
- LANDSCAPE MATERIALS**
- CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
 - CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
 - DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIOD OF PRECIPITATION.
 - APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURER RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
 - STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.
- VEHICLE STORAGE AND MAINTENANCE**
- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
 - ALL EQUIPMENT OR VEHICLES WHICH ARE TO BE REPAIRED, MAINTAINED AND STORED ON-SITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE RAMP.
 - LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.
- WASTE MANAGEMENT**
- DISPOSE OF ANY WASTE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
 - SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
 - SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
 - COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
 - DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
 - STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
 - PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
 - EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OR PROPERLY, AND CONCRETE WISKOUT AREAS AND OTHER WISKOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.



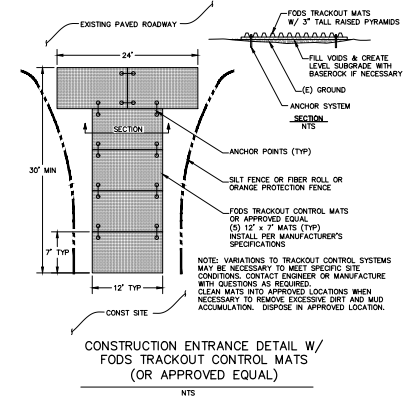
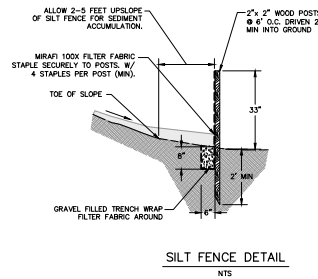
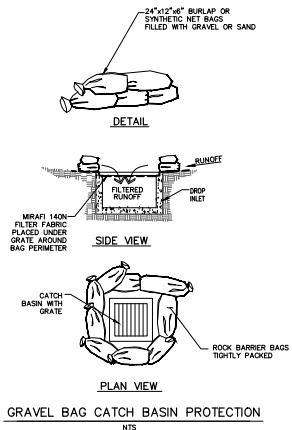
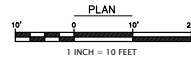
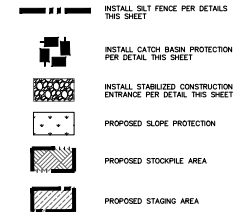
EROSION CONTROL MEASURES

- EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BY OCTOBER 15.
 - UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THIS PLAN, ALL COLLECTED RUNOFF SHALL BE CARRIED TO DRAINAGE COURSE IN UNID COURSE. DISCHARGE SHALL BE IN THE LOCATIONS SHOWN ON THE PLANS.
 - THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF THE SITE. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY ADDITIONAL MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. FIELD INSPECTIONS BY COUNTY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES MAY BE REQUIRED.
 - ALL DISTURBED AREAS NOT CURRENTLY BEING USED FOR CONSTRUCTION SHALL BE SEEDED WITH THE FOLLOWING SEED MIXTURE:
WINTER BARLEY 25#/ACRE
 - AFTER SEEDING, STRAW MULCH WILL BE APPLIED IN 4" (AVG.) LAYERS.
 - AMMONIUM PHOSPHATE FERTILIZER, 0-3-3, SHALL BE APPLIED AT A RATE OF 30 LBS. PER ACRE ON SLOPES GREATER THAN 20% EROSION CONTROL BLANKET (NORTH AMERICAN GREEN) SHALL BE APPLIED.
 - SILT BARRIERS SHALL BE PLACED END TO END AND STAKED DOWN ALONG THE BOTTOM OF ALL GRADED SLOPES.
- ALL EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO SILT FENCES, FIBER ROLLS AND SLOPE PROTECTION SHALL BE IN PLACE BY OCTOBER 15. THE ENGINEER OF RECORD SHALL INSPECT ONCE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

EXPOSED SLOPE MEASURES

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

EROSION CONTROL LEGEND

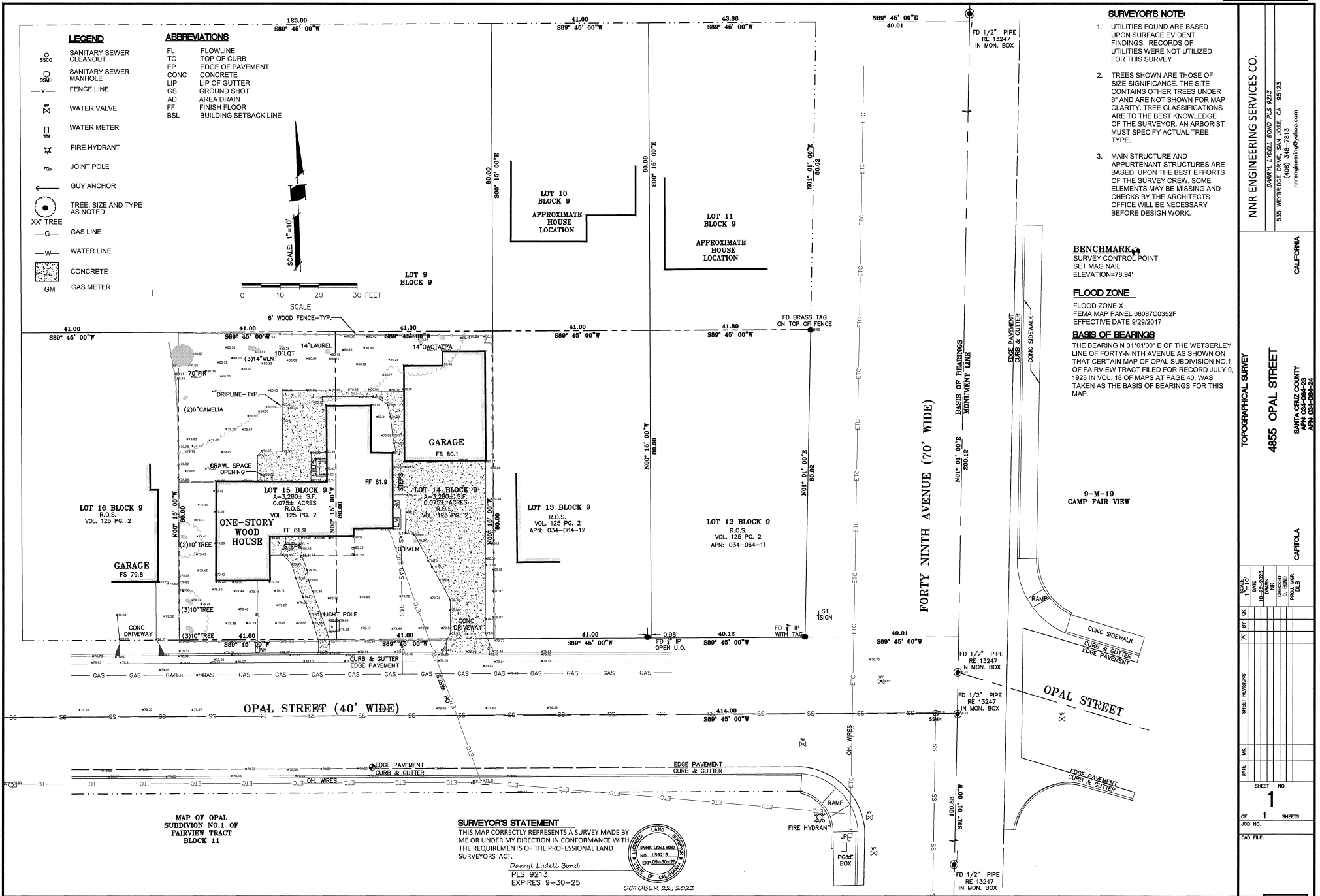


R.J. Engineering, Inc.
303 Palomero St., Suite 42-202, Santa Cruz, CA 95060
831-425-3901 www.rjenr.com

NEW RESUBMITTAL FOR
STEPHEN DORRICH
LOT 14, COUNTY OF SANTA CRUZ, CA
APN 034-054-024

STORMWATER POLLUTION CONTROL PLAN
project no. 24-011-1
date: SEPTEMBER 2024
scale: AS SHOWN
dwg name: CIVIL3 - LOT14.DWG

C-4

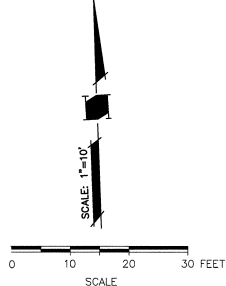


LEGEND

- SSO SANITARY SEWER CLEANOUT
- SMH SANITARY SEWER MANHOLE
- X-F FENCE LINE
- X-W WATER VALVE
- W-M WATER METER
- H-FH FIRE HYDRANT
- J-P JOINT POLE
- G-A GUY ANCHOR
- XX-TREE TREE, SIZE AND TYPE AS NOTED
- G-GAS LINE
- W-WATER LINE
- GM CONCRETE
- GM GAS METER

ABBREVIATIONS

- FL FLOWLINE
- TC TOP OF CURB
- EP EDGE OF PAVEMENT
- CONC CONCRETE
- LIP LIP OF GUTTER
- GS GROUND SHOT
- AD AREA DRAIN
- FF FINISH FLOOR
- BSL BUILDING SETBACK LINE



SURVEYOR'S NOTE

1. UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY.
2. TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6' AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE.
3. MAIN STRUCTURE AND APURTENANT STRUCTURES ARE BASED UPON THE BEST EFFORTS OF THE SURVEY CREW. SOME ELEMENTS MAY BE MISSING AND CHECKS BY THE ARCHITECT'S OFFICE WILL BE NECESSARY BEFORE DESIGN WORK.

BENCHMARK
SURVEY CONTROL POINT
SET MAG NAIL
ELEVATION=78.94'

FLOOD ZONE
FLOOD ZONE X
FEMA MAP PANEL 06087C0352F
EFFECTIVE DATE 9/29/2017

BASIS OF BEARINGS

THE BEARING N 01° 01' 00" E OF THE WETSERLEY LINE OF FORTY-NINTH AVENUE AS SHOWN ON THAT CERTAIN MAP OF OPAL SUBDIVISION NO. 1 OF FAIRVIEW TRACT FILED FOR RECORD JULY 9, 1923 IN VOL. 18 OF MAPS AT PAGE 40, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS MAP.

SURVEYOR'S STATEMENT
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT.

Dorothy Lydell Bond
PLS 9213
EXPIRES 9-30-25



OCTOBER 22, 2023

NINR ENGINEERING SERVICES CO.

ZARRYE LYDELL BOND PLS 9213
10000 WILSON AVENUE, SUITE 100
SAN DIEGO, CALIFORNIA 92123
619 584-7913
ninrengineering@yahoo.com

TOPOGRAPHICAL SURVEY

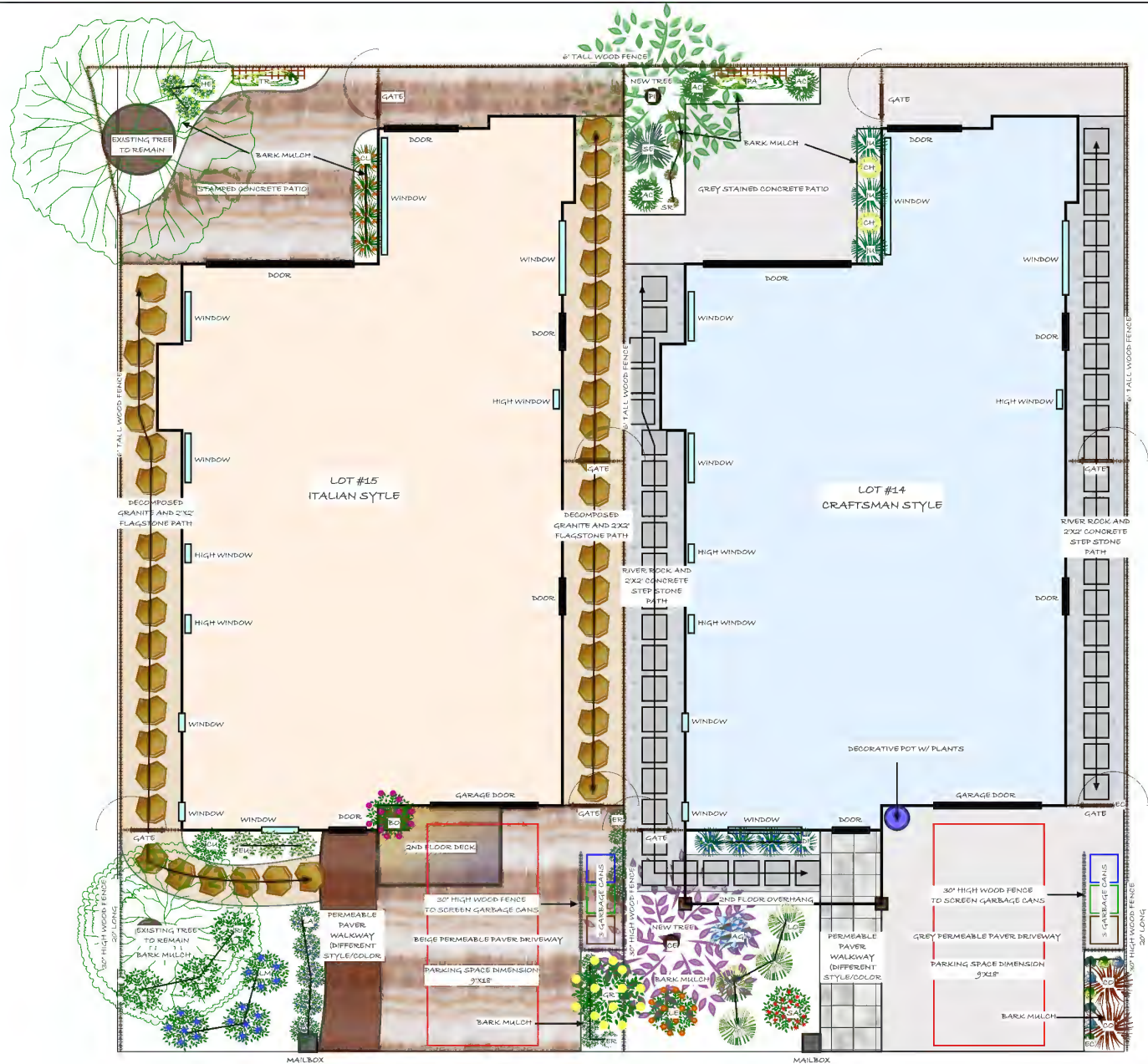
4855 OPAL STREET

SANTA CRUZ COUNTY
APN 034-064-23

CARTOLA

REV.	DATE	BY	CHK	DESCRIPTION

SHEET NO.	1
TOTAL SHEETS	1
JOB NO.	
CAD FILE	



SITE ADDRESS: 4855 OPAL ST. CAPITOLA, CA 95010		
CLIENT: DRVO BUILDERS - STEPHEN DORCICH		
DRAWN BY:	CATHLEEN'S garden creations Owner: Cathleen Quinn 831-325-9137 www.cathleensgardencreations.com	
DRAWING # 1/1	DATE: REVISED: JUNE 2024	Produced on a 24"x36" size sheet Scale: 1/4" = 1'



UNIT #14 PLANT LIST

CODE	PLANT	#	SIZE
AC	ACACIA C. 'COUSIN ITT'	3	1'
AG	AGAVE 'BLUE FLAME VARIEGATED'	1	5'
CE	CERCIS C. 'FOREST PANSY' (STD. TREE)	1	10'
CH	CHRYSANTHEMUM 'AUREUM'	2	1'
CO	CORBYLINE 'RED SENSATION'	2	1.5'
DI	DIANELLA TASMANICA	4	1.5'
EO	BOHNERIA ASSORTED MIX	2	4"
JK	JUNGAS PATENS	3	1'
LE	LEUCOSPERMUM PATERSONII 'BROTHERS'	1	5'
LO	LOMANDRA C. 'INESCAPE'	4	1'
PA	PANDORA JASMINOIDES 'VARIEGATA' - STAKED	1	5'
PI	PISTACIA C. KEITH DAVEY' (STD. TREE)	1	1.5'
SA	SALVIA M. 'KILLER ORANGE BERRY'	1	1'
SE	SENECIO 'BARBERTONICUS'	1	1'
SR	SEDUM E. 'ANGELINA'	4	1'

UNIT #15 PLANT LIST

CODE	PLANT	#	SIZE
CL	CLIVIA MINATA	4	1'
CA	CAMPANULAS S. 'TINY TOWERS'	1	1.5'
BO	BORGANVILLEA 'SAN DIEGO RED'	1	1.5'
ER	ERIGERON KARVINSKIANSKIUS	7	1'
BU	BUDNYMIUSJ. 'SILVER KING'	3	5'
GR	GREVILLEA 'MOONLIGHT'	1	5'
HE	HELLEBORUS ARGENTIFOLIUS	3	1'
LA	LAVANDULA 'GROSSO'	5	1'
LM	LANTANA MONTEVIDENSIS	3	1'
RI	ROSA 'CEBUJCA'	3	5'
TR	TRACHELOSPERMUM JASMINOIDES - STAKED	1	5'

NOTES AND SPECIFICATIONS

- LOT #14**
NEW DRIVEWAY AND WALKWAYS
 * NEW DRIVEWAY SHALL BE INSTALLED AT LOCATION INDICATED ON DESIGN. SUGGEST GREY COLOR PERMEABLE PAVERS.
 * A SLIGHTLY DIFFERENT SHADE AND/OR DESIGN OF PERMEABLE PAVERS SHALL BE INSTALLED AS WALKWAY TO FRONT DOOR AT LOCATION INDICATED ON DESIGN TO DELINEATE BETWEEN DRIVEWAY AND WALKWAY.
 * 2X2 CONCRETE STEP STONES WITH 2" RIVER ROCK EDGING SHALL BE INSTALLED AS WALKWAYS TO BACK YARD ON EITHER SIDE OF THE HOUSE AT LOCATIONS INDICATED ON DESIGN.
- LOT #15**
NEW DRIVEWAY AND WALKWAYS
 * NEW DRIVEWAY SHALL BE INSTALLED AT LOCATION INDICATED ON DESIGN. SUGGEST BEIGE COLOR PERMEABLE PAVERS.
 * A SLIGHTLY DIFFERENT SHADE AND/OR DESIGN OF PERMEABLE PAVERS SHALL BE INSTALLED AS WALKWAY TO FRONT DOOR AT LOCATION INDICATED ON DESIGN TO DELINEATE BETWEEN DRIVEWAY AND WALKWAY.
 * 2X2 BEIGE FLAGSTONES EMBEDDED INTO BEIGE DECOMPOSED GRANITE SHALL BE INSTALLED AS WALKWAYS TO BACK YARD ON EITHER SIDE OF THE HOUSE AT LOCATIONS INDICATED ON DESIGN.

- BOTH LOT #14 & #15**
NEW FENCES AND GATES
 * NEW 6' TALL FENCES AND GATES SHALL BE INSTALLED AT LOCATIONS INDICATED ON DESIGN.
 * NEW 30" TALL FENCES SHALL BE INSTALLED AT LOCATIONS INDICATED ON DESIGN. BOTH SHALL BE 20' IN LENGTH.
- PLANTS**
 * ALL EXISTING TREES SHOWN ON DESIGN SHALL REMAIN.
 * ALL NEW PLANTS SHALL BE INSTALLED IN Gopher BASKETS AT LOCATIONS INDICATED ON DESIGN.
 * 6X6 WOOD TRELLIS FOR VINES SHALL BE INSTALLED AGAINST FENCE AT LOCATIONS INDICATED ON DESIGN.
- SOIL AND BARK MULCH**
 * COMPOSTED SOIL AMENDMENT (SUGGEST 50/50 BLEND) SHALL BE FILLED IN WITH NATIVE SOIL AT ALL NEW PLANTING LOCATIONS.
 * DECORATIVE BARK MULCH SHALL BE INSTALLED IN ALL PLANTING AREAS AT A 3" DEPTH.
- IRRIGATION**
 * A NEW DRIP IRRIGATION SYSTEM INCLUDING IRRIGATION CONTROLLER SHALL BE DESIGNED AND INSTALLED BY CONTRACTOR.
- DECORATIVE POT FOR LOT #14**
 * SUGGEST A DECORATIVE POT APPROXIMATELY 32" HIGH AND 24" WIDE BE PLACED AND PREPARED FOR PLANTING INCLUDING IRRIGATION AT LOCATION INDICATED ON DESIGN.



728 N BRANCI FORTE
SANTA CRUZ
CA 95062
831-425-0544

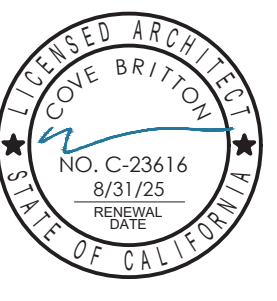
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MATSON ARCHITECTS A CALIFORNIA CORPORATION

REVISIONS

DRVO BUILDERS INC
NEW BUILDERS RESIDENCE
LOT 14 - 4855 OPAL STREET
CAPITOLA, CA 95010
APN: 034-064-24

LOT 14

FLOOR PLANS



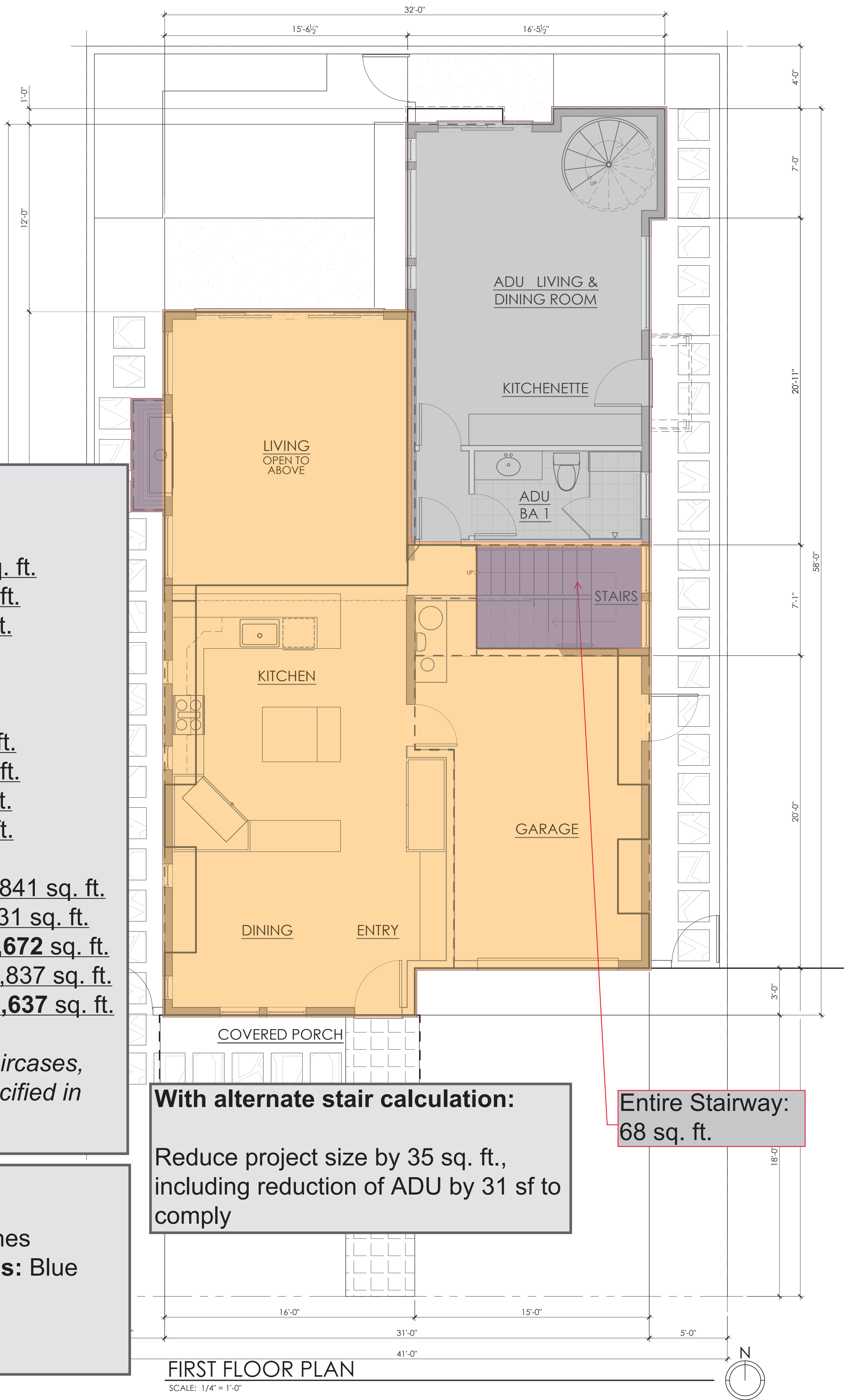
D A T E
09 / 04 / 24

D R A W N
FK

J O B
DRVO LOT 14

S H E E T

P3



Floor Area Calculations

First Floor

Primary Dwelling: 1,153 sq. ft.
 ADU: 432 sq. ft.
 Exemptions, Primary: -82 sq. ft.
 Exemptions, ADU: -0

Second Floor

Primary Dwelling: 804 sq. ft.
 ADU: 437 sq. ft.
 Exemptions, Primary: -34 sq. ft.
 Exemptions, ADU: -38 sq. ft.

Subtotal, Primary Dwelling: 1,841 sq. ft.
 Subtotal, ADU: 831 sq. ft.
Total: 2,672 sq. ft.
Max FAR (56%): 1,837 sq. ft.
Max FAR + 800 ADU: 2,637 sq. ft.

Exemptions shown include staircases, alcoves, and fireplaces as specified in Chapter 17.48

Color Legend:

Primary Dwelling: Yellow Zones
Primary Dwelling Exemptions: Blue

ADU: Grey Zones
ADU Exemptions: Orange

With alternate stair calculation:
 Reduce project size by 35 sq. ft.,
 including reduction of ADU by 31 sf to
 comply

Entire Stairway:
 68 sq. ft.

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: December 5, 2024

From: Community Development Department

Address: 709 Riverview Drive

Project Description: Application #24-0429. APN: 035-042-28. Design Permit, Coastal Development Permit, Tree Removal Permit for a new two-story residence and attached Accessory Dwelling Unit (ADU) within the R-1 (single-family) zoning district. This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission.

Environmental Determination: Categorical Exemption

Recommended Action: Staff recommends the Planning Commission approve application #24-0429 based on the Findings and Conditions of Approval.

Property Owner: Brad Suchomel

Representative: Dennis Norton, Filed: 11.01.2024

Background: The property at 709 Riverview Drive is a 5,367 square foot, mid-block rectangular lot within the Riverview neighborhood that is surrounded by one- and two-story single-family residences. The lot currently contains a modest ranch-style home built in 1952 with an attached garage. At the rear of the property is City owned land, and Soquel Creek lies about 80 feet downslope from the rear property line.

On October 3, 2024, the Planning Commission denied a proposal to remove a healthy 85-inch diameter Monterey Cypress tree from the property. The property owner had proposed to remove the tree without a defined development project and the accompaniment of development plans.

On November 20, 2024, Development and Design Review staff reviewed the application and provided the applicant with the following direction:

Public Works, Erika Senyk: Discussed the need for 3/8th inch joints for permeable pavers. Confirmed that the applicant intends to install two rain barrels. Informed the applicant that a replacement sidewalk, curb, and gutter will be a condition of approval. Confirmed that the applicant intends to relocate the rear property fence back to the property line.

Building Department, Robin Woodman: Had no comments.

Senior Planner, Brian Froelich: Reviewed the public noticing requirements and schedule.

The project representative responded to comments by providing an updated plan set that incorporated the Public Works comments.

Development Standards: The following table outlines the zoning code requirements for development of a two story ADU in the R-1 Zoning District. The project complies with all quantitative development standards.

Development Standards			
Building Height			
R-1 Regulation	Existing		Proposed
25 ft. ridge 28 ft. cupola	Proposed for demolition		23 ft. 8 in. 26 ft. 8 in.
Floor Area Ratio (FAR)			
	Existing		Proposed
Lot size	5,367 sq. ft.		No change
Maximum Floor Area Ratio	49% (Max 2,630sq. ft.)		49% (Max 2,630 sq. ft.)
First Story Floor Area	Proposed for demolition		1,102 sq. ft.
Second Story Floor Area			1,005 sq. ft.
Attached Garage			401 sq. ft.
Total FAR			49% (2,630 sq. ft.)
ADU	N/A		363 sq. ft. (241 sq. ft. exempt)
Setbacks			
	R-1 regulation		Proposed
Front Yard 1 st Story	15 ft.		15 ft.
Front Yard 2 nd Story	20 ft.		22 ft.
Side Yard 1 st Story South	10% lot width	Lot width 40 ft. 5 ft. 4 in. min.	5 ft. 6 in.
Side Yard 2 nd Story South	15% of width	Lot width 40 ft. 8 ft. 1 in. min	11 ft. 5 in.
Side Yard 1 st Story North	10% lot width	Lot width 40 ft. 5 ft. 4 in. min.	6 ft. 1in.
Side Yard 2 nd Story North	15% of width	Lot width 40 ft. 8 ft. 1 in. min	8 ft. 2 in.
Rear Yard	20% of depth	Lot depth 100 ft. 20 ft. min	31 ft. 5 in.
Side Yard ADU	4 ft.		5 ft. 6 in.
Rear Yard ADU	4 ft.		65 ft.
Encroachments	None		
Parking			
Residential (2,001 – 2,600 sf.) Limited Standards ADU exempt from parking.	Required		Proposed
	3 spaces total 1 covered 2 uncovered		3 spaces total 1 covered (garage) 2 uncovered (driveway)
Underground Utilities: Required with 25% increase in area			Required

Discussion: The lot includes an approximately 1,200-square-foot single-story home with an attached garage, proposed for demolition. The new two-story residence with an attached ADU and garage complies with all measurable development standards.

Design Permit: The new home includes a covered entryway and a street-facing garage. It features a metal seam roof and a combination of horizontal lap and board-and-batten siding. The internal ADU is not architecturally distinguishable from the main residence. A cupola over the stairway provides natural light and complies with the standard permitting architectural appurtenances to extend up to three feet above the height limit.

To address privacy concerns from the second floor, the design incorporates clerestory windows and setbacks for other windows from property boundaries.

The primary residence and garage most of the allowable floor area ratio (FAR). However, ADUs are permitted to exceed the maximum FAR if they comply with the following requirements as specified in Section 17.74.040(H):

- The ADU is less than 800 square feet in area.
- The ADU is less than 16 feet in height.
- The ADU maintains a minimum of four-foot side and rear setbacks.

Design Review Criteria: When considering design permit applications, the city shall evaluate applications to ensure that they satisfy the design review criteria, comply with the development standards of the zoning district, conform to policies of the general plan, the local coastal program, any applicable specific plan, and are consistent with any other adopted policies or guidelines. To obtain design permit approval, projects must satisfy the criteria to the extent they apply. Planning staff notes that criteria F (privacy) has been well addressed in the design. The complete list of Design Review Criteria is included as Attachment #4.

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

The project has upper floor windows sized and located in areas that minimize privacy impacts. The upper floor deck is similarly recessed into the first-floor roof structure and provides a solid exterior wall along the side.

Upper Floor Deck: The proposal includes an upper floor deck accessed off the master bedroom. The deck is less than 150 square feet and does not factor into the floor area. The deck complies with the 10-foot side yard setback requirement and proposes a solid six-foot tall exterior wall along the side that is parallel with the side property line. The open side of the deck faces the rear of the property.

Parking: The 2,230-square-foot habitable area of the primary residence requires three on-site parking spaces, one of which must be covered. The proposal includes two driveway spaces and one space in the attached single-car garage, meeting the requirement. The ADU, classified as a “Limited Standards ADU” under Section 17.74.050, does not require additional parking.

Tree Removal: The existing landscape includes a 14-inch Live Oak Tree near the rear property line that provides a canopy of approximately 500 square feet (9%), a juniper bush next to the driveway, and an 85-inch Monterey Cypress tree in the rear yard that is proposed for removal. The Planning Commission has full authority to approve or deny tree removal in conjunction with development projects and is not bound by required findings.

Considerations

- The tree is a large specimen at 85 inches diameter and has a canopy spread of 60 feet.
- General ISA (International Society of Arboriculture) practices define the critical root zone as following the drip line (canopy).
- The property’s buildable area (lot area excluding setback area) is 2,695 square feet.

- The critical root zone covers 1,100 square feet or 41% of the buildable area.
- Accommodation of the tree would require major efforts to design around the tree and/or the use an atypical foundation type (piers) to minimize impacting the critical root zone.
- The tree is past the mid-point of its typical lifespan.
- Solar access and orientation are considerations in the Tree Ordinance (12.12.020k & 12.12.070C).

Planning staff is recommending that the tree be removed based on the following analysis related to buildable area, solar access, age, and alignment with the City's canopy goal.

In analyzing the request, staff evaluated the buildable area of the property. The buildable area is the center lot area that is not encumbered by setbacks. This area is approximately 2,750 square feet or 51% of the lot area. The critical root zone of the tree covers an area of approximately 1,550 square feet or 56% of the buildable area leaving an irregularly shaped footprint of approximately 1,200 square feet to locate structures. The property's maximum floor area is 2,630 square feet, which is incompatible with a building footprint of 1,200 square feet and any conceivable redevelopment of the property.

Solar exposure is another factor that was evaluated. The property is oriented relatively true to the east-west axis with the front of the property facing east and rear of the property facing west. The Monterey Cypress tree is located toward the southwest corner of the property and effectively blocks out the midday and afternoon sun. The rear of the residence and most of the rear yard do not have any access to sunlight. Additionally, the southwest is the primary orientation for solar panels, which would be ineffective if the tree were to remain. The owner has communicated an intent to install solar panels.

Additional consideration was given to the age of the tree and useful life of structures. The existing structure is in poor condition and at the end of its useful life. A new structure is expected to have a useful life of 50-75 years. Monterey Cypress trees typically live about 100 years and pursuant to the arborist, the tree is approximately 50-60 years old. A new building is expected to outlive the tree. Removal of the tree in conjunction with the new development minimizes risk in the actual removal operation and allows the property owner to select new landscaping that is compatible with the new development.

Pursuant to Section 12.12.180D, the city's goal is to maintain at least 15% canopy coverage for individual properties. Staff reviewed the existing and proposed tree canopy during the plan review process. The existing canopy coverage is 2,745 square feet, which is 51% of the property. If the Monterey Cypress tree were removed the canopy coverage would be reduced to 9%. The applicant acknowledges that the tree is large and is proposing mitigation that will increase the canopy coverage to 30% at maturity. The replacement plantings include three, 24-inch box Manzanita trees.

Underground Utilities: New construction requires underground utilities per Section 17.96.120. Condition #13 has been included to ensure this requirement is enforced.

CEQA: §15303(a) of the CEQA Guidelines exempts one single-family residence and accessory structures in a residential zone. No adverse environmental impacts were discovered during the review of the proposed project.

Design Permit Findings:

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

Community Development Staff and the Planning Commission have reviewed the project. The proposed single-family residence and ADU comply with the development standards of the R-1 zoning district. The project is consistent with 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 a new single-family residence and ADU. As conditioned the project complies with all applicable provisions of the zoning code and municipal code.

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

Section §15303(a) of the CEQA Guidelines exempts one single-family residence and accessory structures in single family zones. This project involves a single-family residence within the Single-Family Residential (R-1) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

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

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

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

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

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

Community Development Staff and the Planning Commission have reviewed the application for the single-family residence and attached ADU. The design of the structures with standing metal seam roof, and horizontal and batten board siding will fit appropriately with the existing neighborhood. The project will maintain the character, scale, and development pattern of the neighborhood.

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 709 Riverview Drive. The project will not negatively impact public landmarks and/or public views.

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

The proposed project is located at 709 Riverview Drive in the Riverview Terrace neighborhood. The home is not located in an area with natural habitats or natural resources. The project, as conditioned, will mitigate vegetation and tree removal with new plantings and maintain the tree canopy goal defined by the City’s Community Forest Management goals.

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

The project involves the construction of a single-family residence and ADU in a developed neighborhood and will not negatively impact low-cost public recreational access.

E. The project maintains or enhances opportunities for visitors.

The project involves the construction of a single-family residence and ADU in a developed neighborhood and will not negatively impact visitor serving opportunities.

F. The project maintains or enhances coastal resources.

The project involves the construction of a single-family residence and ADU in a developed neighborhood and will not negatively impact coastal resources.

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

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

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

The project involves a new single-family residence and ADU 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.

Accessory Dwelling Unit Design Permit Findings:

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

The proposed ADU exterior design matches all existing primary dwelling materials and colors.

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

The proposed ADU utilizes materials and is on the first floor of the proposed residence. The exterior design is in harmony with and maintains the scale of the neighborhood.

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

The proposed project includes a studio ADU on a site that has compliant parking facilities. The ADU will not create excessive noise, traffic, or parking congestion.

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

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

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

The proposed project provides adequate open space for the accessory dwelling unit and the primary residence. The yard provides ample outdoor open space for both units.

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

The proposed ADU is internal with the primary structure. Potential impacts to privacy, light, air, solar access, and parking have been considered and mitigated in design and with conditions of approval. The location and design of the ADU maintain a compatible relationship with adjacent properties.

G. The accessory dwelling unit generally limits the major access stairs, decks, entry doors, and major windows to the walls facing the primary residence, or to the alley if applicable. Windows that impact the privacy of the neighboring side or rear yard have been minimized. The design of the accessory dwelling unit complements the design of the primary residence and does not visually dominate it or the surrounding properties.

The proposed ADU is located on the first floor of the primary dwelling and minimizes privacy impacts to the greatest degree possible. The design of the ADU is indistinguishable from the design of the primary residence with siding materials matching the primary residence.

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

The location of the proposed ADU complies with the development standards in CMC §17.74.080. The project is within the coastal zone and complies with the local coastal plan.

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

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

Conditions of Approval:

Planning

1. The project approval consists of construction of a new 2,508 square-foot single-family dwelling and 363 square-foot Accessory Dwelling Unit (ADU). The maximum Floor Area Ratio for the 5,367 square foot property is 49% (2,630 square feet). The project utilizes the Guaranteed Maximum

Allowance to allow the ADU to exceed the maximum Floor Area allowance. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on December 5, 2024, except as modified through conditions imposed by the Planning Commission during the hearing.

2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. Prior to making any changes to the approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
5. Prior to issuance of building permit, all Planning fees associated with permit #24-0429 shall be paid in full.
6. Prior to issuance of a building permit, the developer shall pay Affordable housing impact fees as required to assure compliance with the City of Capitola Affordable Housing Impact Fee Ordinance.
7. Prior to issuance of a building permit, the applicant plan approval may be required by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
8. 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.
9. 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.
10. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
11. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
12. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.

13. 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.
14. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties. Please provide all exterior lighting manufacturer's specifications on the plans for Building permit plan check.
15. Prior to demolition of the existing structure, a pest control company shall resolve any pest issue and document that all pest issues have been mitigated. Documentation shall be submitted to the City at time of demolition permit application.
16. To the extent practicable, tree removal shall be performed from September 1 through January 31 to avoid the general nesting period for birds. If tree removal cannot be performed during this period, precutting surveys will be performed no more than two days prior to beginning work activities to locate any active nests as follows: The owner/applicant shall be responsible for the retention of a qualified biologist to conduct a survey of the project site and surrounding 300' for active nests—with particular emphasis on nests of migratory birds—if tree cutting will begin during the bird nesting season, from February 1 through August 31. If active nests are observed on either the project site or the surrounding area, the project owner/applicant, in coordination with the appropriate city staff, shall establish no-disturbance buffer zones around the nests, with the size to be determined in consultation with the California Department of Fish and Wildlife (usually 100' for perching birds and 300' for raptors). The no-disturbance buffer will remain in place until the biologist determines the nest is no longer active or the nesting season ends. If construction ceases for three days or more and then resumes during the nesting season, an additional survey will be necessary to avoid impacts on active bird nests that may be present.
17. Prior to issuance of Building Permits for an accessory dwelling unit, the property owner shall file with the county recorder a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:
 - a. The accessory dwelling unit may not be used for vacation rentals; and
 - b. The accessory dwelling unit shall not be sold separately from the primary dwelling.

Public Works

18. Prior to project final, the applicant shall install new curb, gutter, and sidewalk along the property frontage to city standard 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.
19. Prior to issuance of building permits, submit a utility plan and sidewalk improvement plan that shows the location of utility vaults, proposed curb cut, cross slope, running slope and elevation of the driveway.
20. 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.
21. 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).

22. Applicant shall notify the Public Works Department 24 hours in advance of the commencement of work. A pre-construction inspection must be conducted by the grading official, or appointed staff to verify compliance with the approved erosion and sediment control plan. All BMPs, sediment and erosion control measures shall be installed prior to the start of construction and shall be maintained throughout project duration.
23. 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.
24. 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.

Attachments:

1. 709 Riverview Drive – Plan Set
2. Arborist Report
3. Owner's Statement
4. Design Criteria

Report Prepared By: Brian Froelich, Associate Planner

Reviewed By: Rosie Wyatt, Acting Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director

SUCHOMEL RESIDENCE

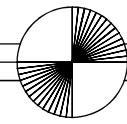
GENERAL INFORMATION:	
SITE AREA:	ZONE:
5,367 SQ. FT.	R-1
BUILDING:	
EXISTING:	
HOUSE	1,205 SQ. FT.
PROPOSED:	
1ST FLOOR LIVING	1,102 SQ. FT.
2ND FLOOR LIVING	1,005 SQ. FT.
GARAGE	401 SQ. FT.
TOTAL:	2,508 SQ. FT.
ATTACHED ADU	363 SQ. FT.
2ND FLOOR DECK	74 SQ. FT.
LOT=5,367 SF X495'-2,629 MAX SF	

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

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

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

PROJECT DESCRIPTION:
 REMOVE EXISTING HOUSE & TREE, BUILD NEW 2 STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE.



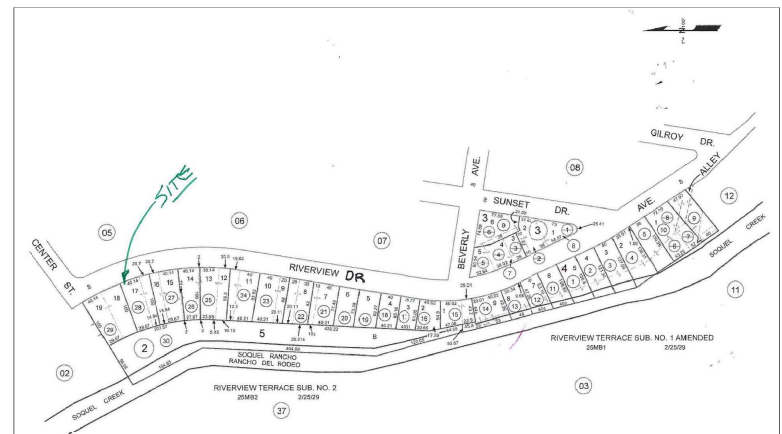
LEGEND OF SHEETS	
PAGE	TITLE
1	COVER SHEET, PROJECT INFO
1A	GENERAL NOTES
2	SET PLAN
3	PROPOSED LOWER FLOOR PLAN
4	PROPOSED UPPER FLOOR PLAN
5	ELEVATIONS PROPOSED
6	ROOF PLAN PROPOSED
9	1ST PLANNING DETAILS
10	SECTIONS
11	ELECTRICAL PLAN
BMP	BEST MANAGEMENT PRACTICES
S	SURVEY

REVISIONS:	BY:

OWNER:
 BRAD SUCHOMEL
 709 RIVERVIEW DR
 CAPITOLA, CA 95010
 316-416-6279

SUCHOMEL RESIDENCE
 709 RIVERVIEW DR
 CAPITOLA, CA 95010
 APN 035-042-28

DENNIS NORTON
 HOME DESIGN AND PROJECT PLANNING
 775 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
 PH: 316-416-6279
 WWW.DENNISNORTON.COM



VICINITY MAP

COVER SHEET
 LEGEND OF SHEETS

DRAWN:	GG
CHECKED:	
JOB NO.:	709RIV
DATE:	11/22/24
SHEET	1
OF # SHEETS	

Quinn Essential Gardens

by Cateleen Quinn
 cateleen75@gmail.com
 831-430-9852

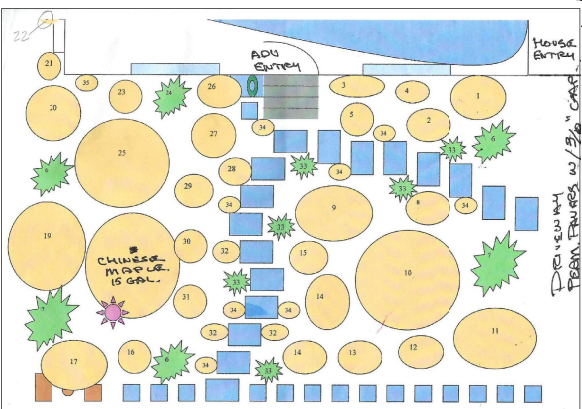
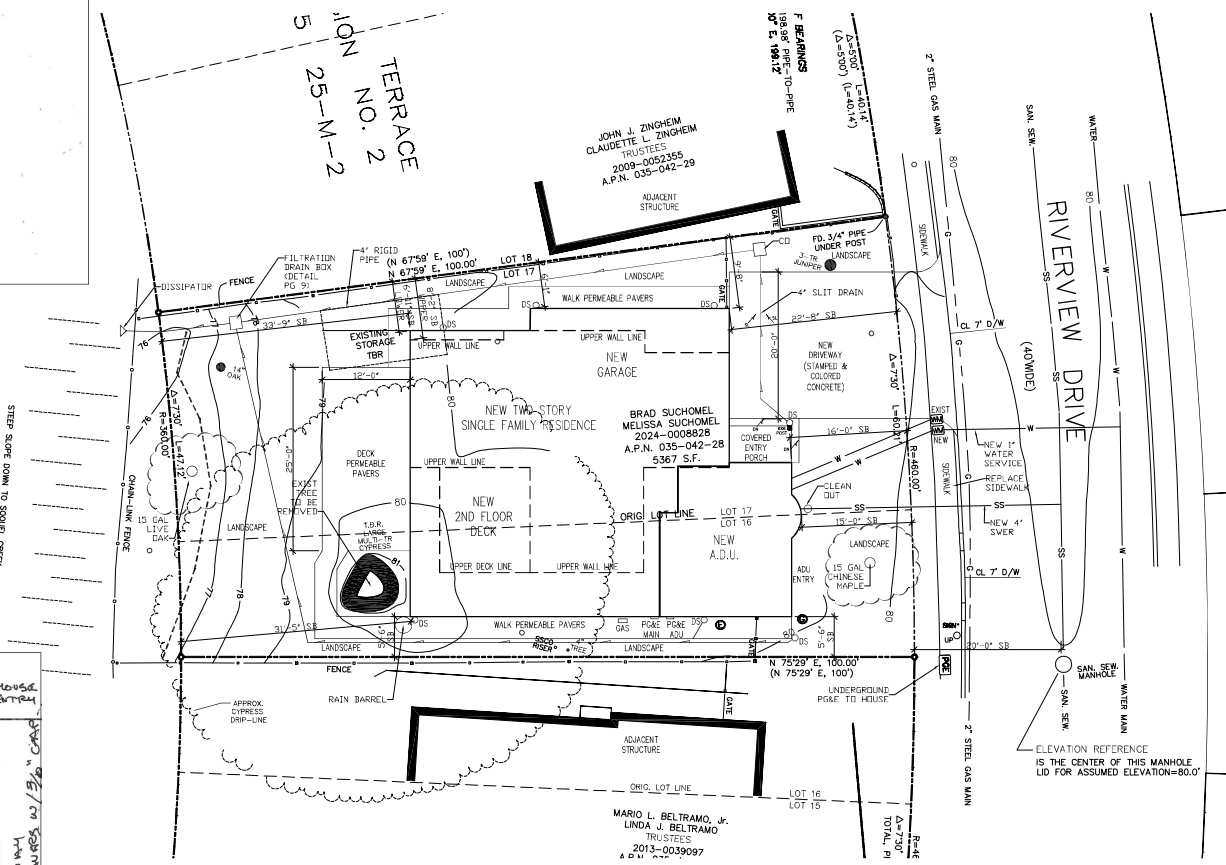
This landscape is designed for low water use and has incorporated many varieties of California native plants (some of them specifically native to coastal areas) that will require low maintenance and give a "natural beach garden" look. You will also notice a number of plants from South Africa such as the Leucadendrons, Leucospermums, and Chondropetalums. These plants, I feel, add a bold statement to the garden while keeping with the theme of drought tolerant landscapes.

Below is a list with the botanical names of the plant with correlating numbers on the design. Please feel free to take a copy of this list and learn more about these plants on the internet (I recommend doing a Google Image search).....or feel free to email me with any questions. I offer a free 1 hour garden consultation, just call or email to set up an appointment. You too can grow a more interesting and unique garden while helping to conserve our water!

- | | |
|--------------------------------------|---|
| 1- Isocoma menziesii | 19- Lessingia fraginifolia |
| 2- Eriogonum latifolium | 20- Lupinus artoceus |
| 3- Mimulus puniceus | 21- Trichostema lanatum |
| 4- Euphorbia amygdaloides 'Purpurea' | 22- Heterotheca villosa 'San Bruno Mt.' |
| 5- Salvia 'Gracias' | 23- Solanum umbelliferum |
| 6- Juncus patens | 24- Festuca idahoensis |
| 7- Chondropetalum tectorum | 25- Leucadendron 'Red Gem' |
| 8- Erigeron 'Eistead Pink' | 26- Mimulus aurantiacus |
| 9- Leucospermum 'Veldfire' | 27- Salvia clevelandii 'Winnifred Gilman' |
| 10- Artostaphylos 'John Dourley' | 28- Sedum 'Tricolor' |
| 11- Cernisomia cheiranthifolia | 29- Achillea millefolium |
| 12- Sedum 'Purple Emperor' | 30- Erigeron 'Seabreeze' |
| 13- Artemisia 'Silver Mound' | 31- Rudbeckia occidentalis |
| 14- Galvesia speciosa | 32- Sedum reflexum 'Blue Spruce' |
| 15- Eriogonum grande rubescans | 33- Carex pansa |
| 16- Verbena lilacina 'De La Mina' | 34- Frageria chionensis |
| 17- Epilobium canum | 35- Erigeron karvinskianus |

18- *Penstemon laevis* 'horizontalis'
 'Wildland Heights'

LOT B
 25-M-2



NOTE: ALL UTILITIES TO BE UNDERGROUND

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

LOT TO ACHIEVE OVER 30% TREE CANOPY OVER LIFE OF 4 YEARS

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

REVISIONS	BY

OWNER
 BRAD SUCHOMEL
 709 RIVERVIEW DR
 CAPITOLA, CA 95010
 916-416-4271

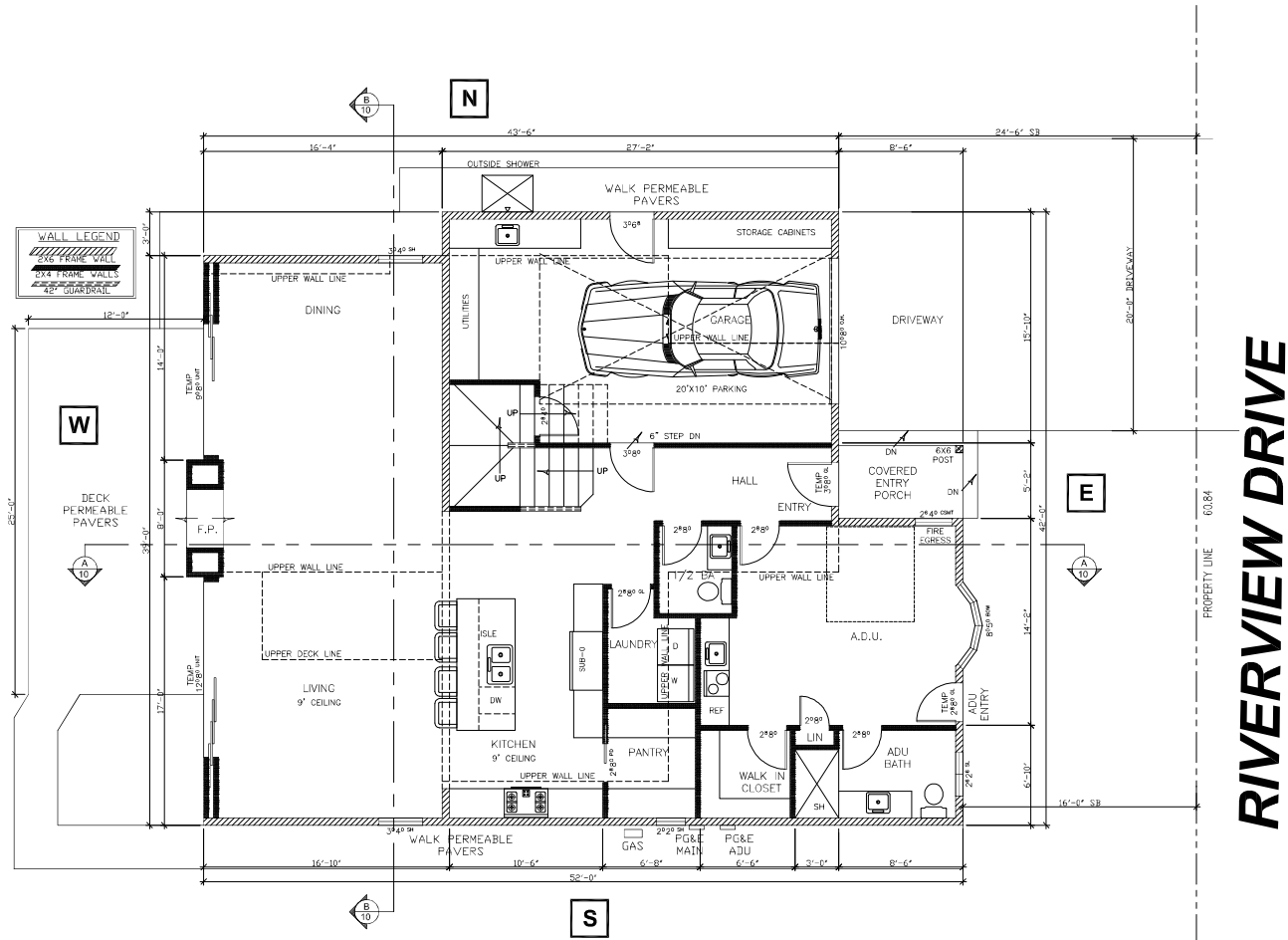
SUCHOMEL RESIDENCE
 709 RIVERVIEW DR
 CAPITOLA, CA 95010
 APN 035-042-28

DENNIS NORTON
 HOME DESIGN AND PROJECT PLANNING
 1712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
 PHONE: 916-416-4271
 WEBSITE: www.dennisonortondesign.com

SITE PLAN

DRAWN: GG
 SCALE: 1/8"=1'-0"
 JOB NO. 709RIV
 DATE: 11/22/24

SHEET
 2



LOWER FLOOR

RIVERVIEW DRIVE

NOTE:
THE CAL GREEN MANDATORY REQUIREMENTS
ARE LOCATED ON SHEET 00.1

PROPOSED S.F.
1ST FLOOR GARAGE = 401 S.F.
1ST FLOOR LIVING = 1,102 S.F.
2ND FLOOR LIVING = 1,005 S.F.
TOTAL = 2,508 S.F.
ATTACHED ADU = 303 S.F.
2ND FLOOR DECK = 74 S.F.

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

REVISIONS:	BY:

OWNER:
BRAD SUTCHOMEL
709 RIVERVIEW DR
CAPITOLA, CA 95010
916-416-4278

SUCHOMEL RESIDENCE
709 RIVERVIEW DR
CAPITOLA, CA 95010
APN 035-042-28

DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING
112 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
PHONE: 916-416-4278
WWW.DENNISNORTON.COM

PROPOSED LOWER
FLOOR PLAN

DRAWN: GG

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

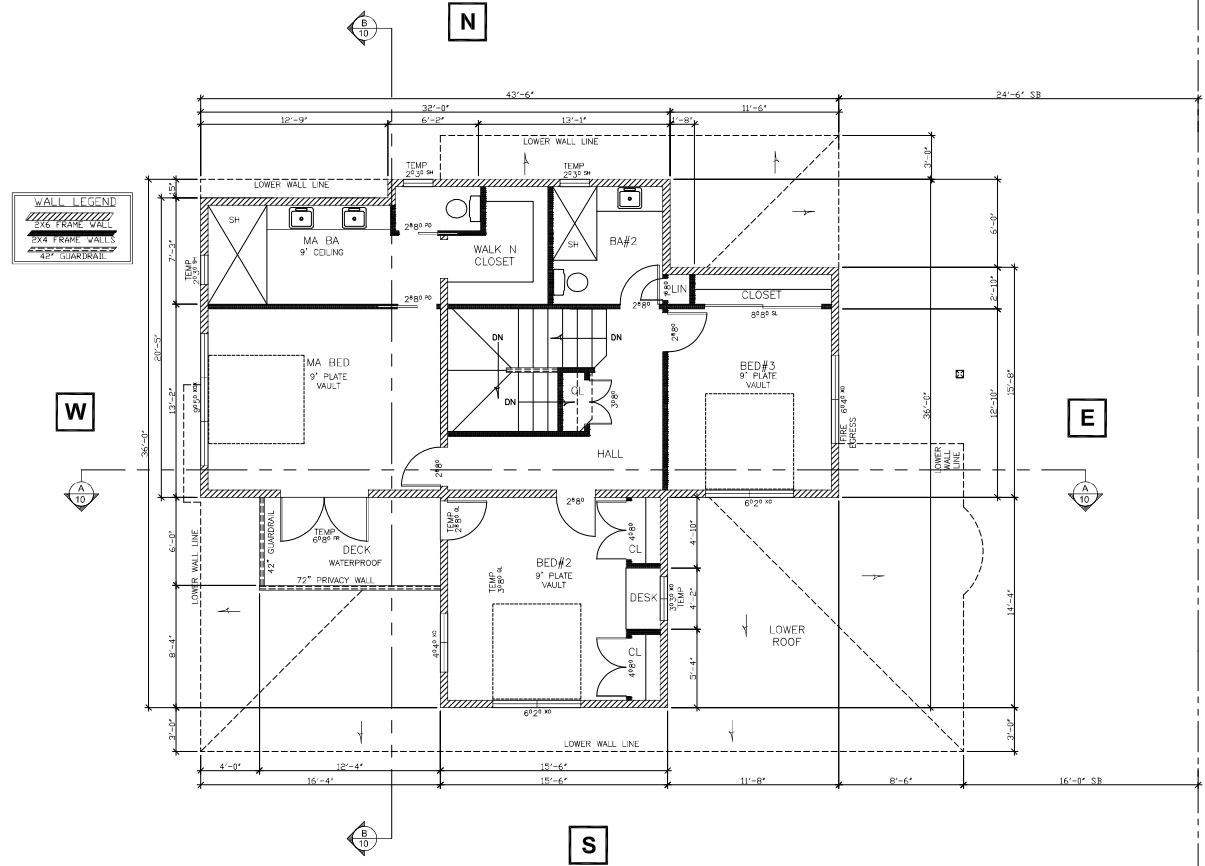
JOB NO. 709RIV

DATE: 11/22/24

SHEET

3

OF SHEETS



RIVERVIEW DRIVE

PROPOSED S.F.:
 1ST FLOOR GARAGE = 401 S.F.
 1ST FLOOR LIVING = 1,102 S.F.
 2ND FLOOR LIVING = 1,008 S.F.
 TOTAL = 2,508 S.F.
 ATTACHED HOU = 83 S.F.
 2ND FLOOR DECK = 74 S.F.

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

REVISIONS	BY

OWNER:
 BRAD SUTCHOMEL
 709 RIVERVIEW DR
 CAPITOLA, CA 95010
 916-416-4277

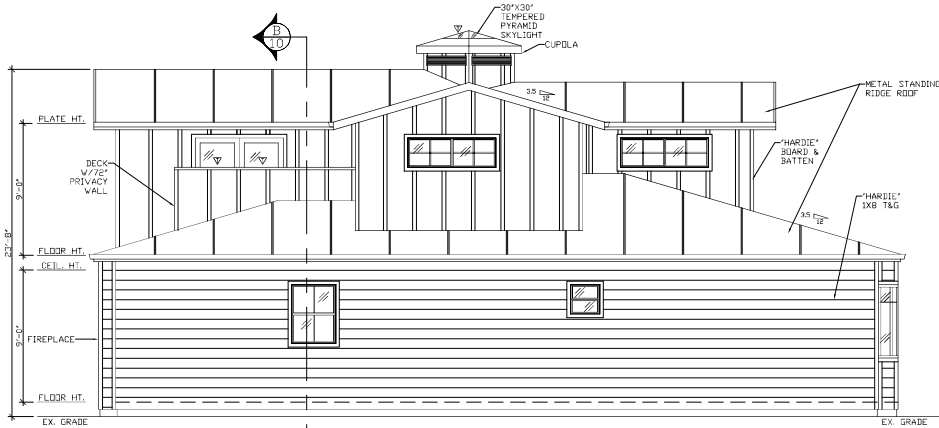
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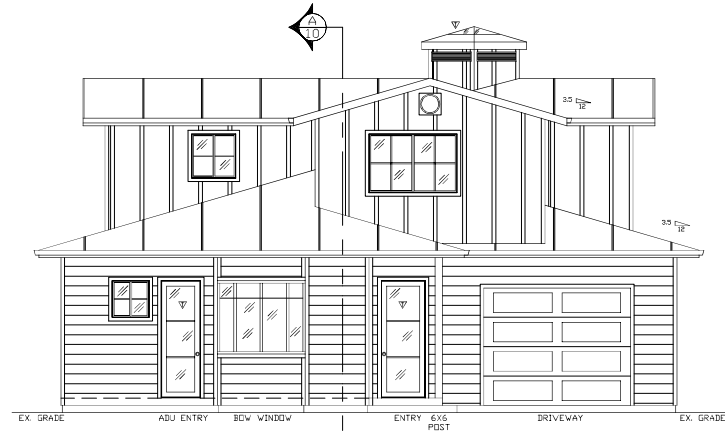
PROPOSED UPPER FLOOR PLAN

DRAWN: GC
SCALE: 1/4"=1'-0"
JOB NO.: 709RIV
DATE: 11/22/24

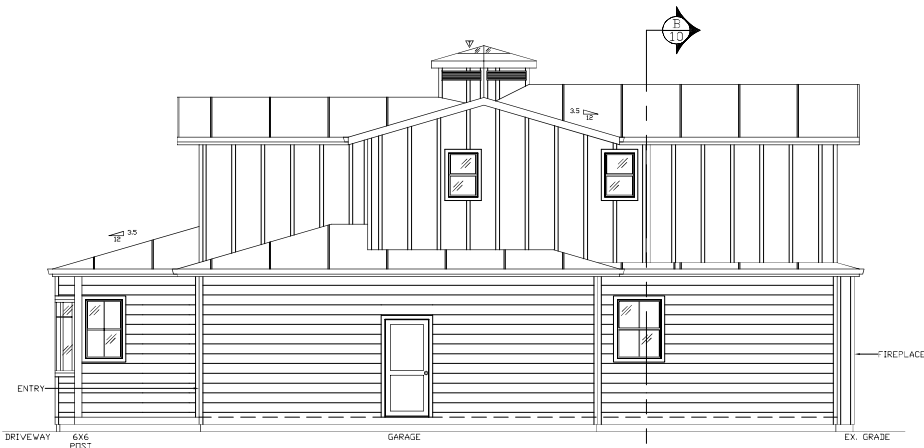
SHEET
 4
 OF # SHEETS



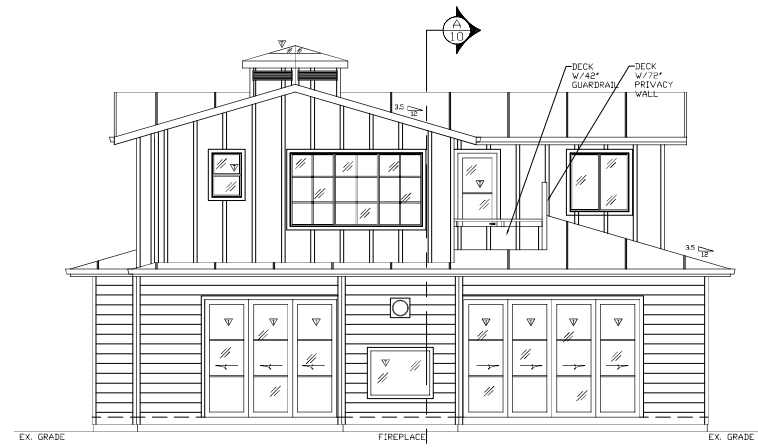
SOUTH



EAST



NORTH



WEST

NOTE: ▽ = TEMPERED GLASS

REVISIONS	BY

OWNER
BRAD SUTCHOMEL
709 RIVERVIEW DR
CAPITOLA, CA 95010
916-416-4272

SUCHOMEL RESIDENCE
709 RIVERVIEW DR
CAPITOLA, CA 95010
APN 035-042-28

DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING

112 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
PHONE: 831-335-1111
WEBSITE: www.dennisonorton.com



ELEVATIONS

DRAWN: GG

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

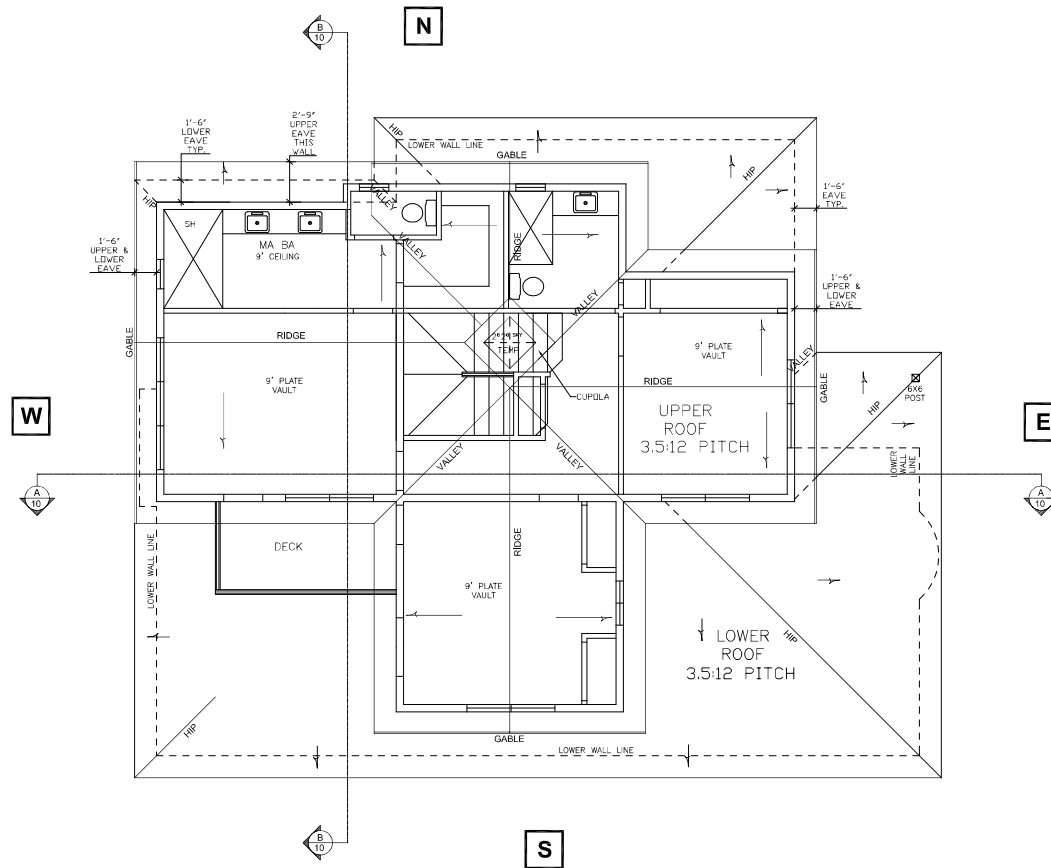
JOB: 709RIV

DATE: 11/22/24

SHEET

5

OF SHEETS



NOTE:
ALL ROOF DRAINAGE
DOWNSPOUTS TO SPASHBLOCKS
TO VEGETATED AREAS

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

REVISIONS	BY

OWNER
BRAD SUCHOMEL
709 RIVERVIEW DR
CAPITOLA, CA 95010
316-416-4277

SUCHOMEL RESIDENCE
709 RIVERVIEW DR
CAPITOLA, CA 95010
APN 035-042-28

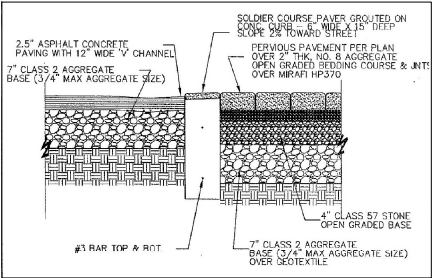
DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING
775 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
PHONE: 316-416-4277
WEBSITE: www.dennisonorton.com

ROOF PLAN

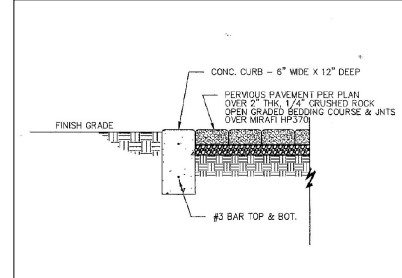
DRAWN: GG
SCALE: 1/4"=1'-0"
JOB NO. 709RIV
DATE: 11/22/24

SHEET
OF # SHEETS

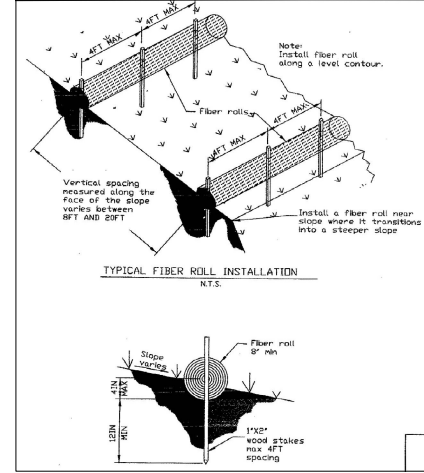
1 SEMI-PERMEABLE PAVERS (DRIVEWAY)



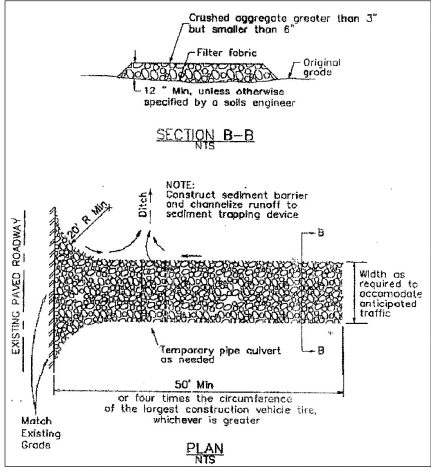
2 SEMI-PERMEABLE PAVERS (PATIOS & WALKWAYS)



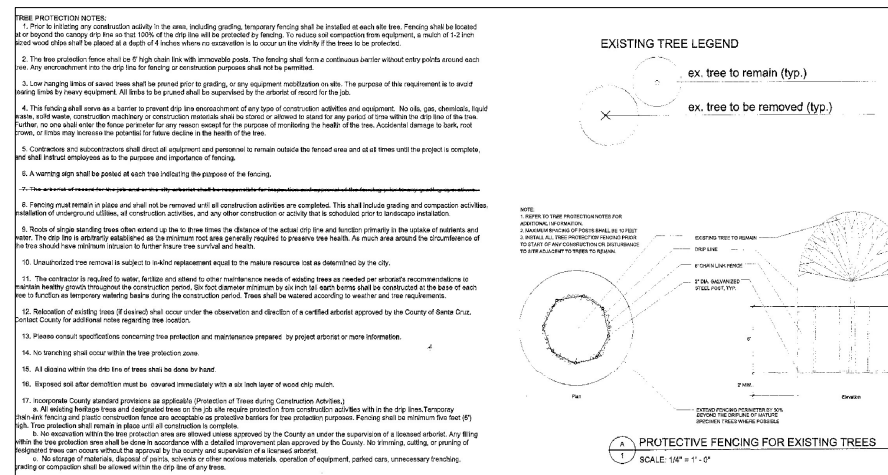
3 FIBER ROLL



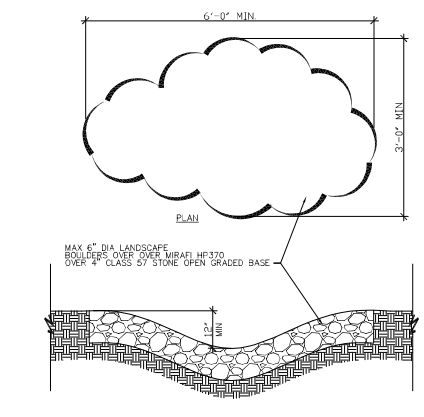
4 CONSTRUCTION ENTRANCE



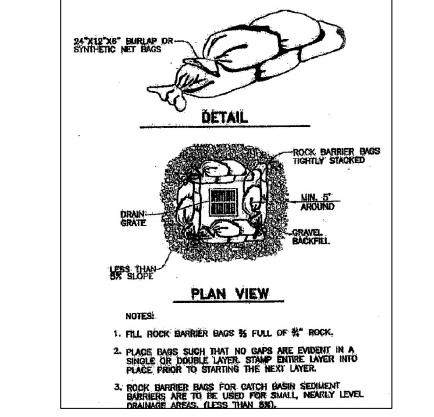
5 TREE PROTECTION PLAN



6 BIOSWALE



7 STORM DRAIN INLET PROTECTION



8 SITE HOUSEKEEPING REQUIREMENTS: CONSTRUCTION MATERIALS

ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOILS, SPOILS, AGGREGATE, FL-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERNED.

ALL CHEMICALS SHALL BE STORED IN WATER-TIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).

EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUITS, INSULATORS, BRICKS, ETC.).

BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

9 SITE HOUSEKEEPING REQUIREMENTS: WASTE MANAGEMENT

DISPOSAL OF ANY RINSE OR WASH WATER OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.

SAFETY FACILITIES SHALL BE CONTAINED (E.G. PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.

SAFETY FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.

COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.

DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.

STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.

PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.

EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.

CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

10 SITE HOUSEKEEPING REQUIREMENTS: VEHICLE STORAGE & MAINTENANCE AND LANDSCAPE MATERIALS

MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.

ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ON-SITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMP'S.

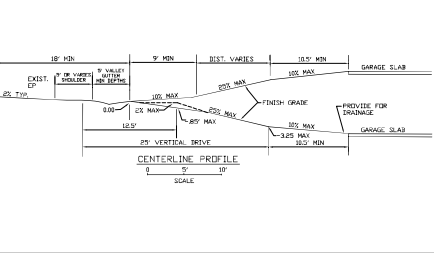
LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.

CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED. DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.

APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURER RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.

STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

11 TYPICAL DRIVEWAY



REVISIONS	BY

OWNER:
BRAD SICHOMEL
709 RIVERVIEW DR
CAPITOLA, CA 95010
916-416-4277

SUCHOMEL RESIDENCE
709 RIVERVIEW DR
CAPITOLA, CA 95010
APN 035-042-28

DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING
1715 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
PH: 916-416-4277
WWW.DENNISNORTON.COM

SITE PLANNING
DETAILS

DRAWN:	GG
SCALE:	N/A
JOB NO.:	709RIV
DATE:	10/28/24
SHEET:	9
OF	SHEETS

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 streets or storm drains they can damage sensitive creek habitats and end up polluting our bay and ocean.

In order to reduce the amount of pollutants loading 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 remodeled residential, commercial, retail, and industrial projects.

In addition to the following 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 Facilities 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 Underdrain Filtration (LUFs) 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 waterways) 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/stormwater/consent/permits.shtml

◆ **General Construction & Site Supervision**
The rainy season referred to herein applies to the dates October 1 to April 30, the dry season spans May 1 to September 30. Compliance with the CGP and other BMPs is required year round however, different requirements may be needed for the rainy and non-rainy seasons.

- General Principles**
- Keep an orderly site and engage 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 that 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 let them know 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 (BMPs) Handbook, California Stormwater Quality Association (CSQA)
 - Constructor Site Best Management Practices (BMPs) Manual, Storm Water Quality Handbook, California

- Good Housekeeping Practices**
- Designate the area of the site located away from storm drains, drainage swales, and creeks for auto parking and heavy equipment storage, vehicle refueling and routine equipment maintenance.
 - To prevent off-site tracking of dirt, provide site entrances with a stabilized aggregate surface or provide a tire wash area on the site, but away from storm inlets or drainage channels. Mud, dirt, gravel, sand and other materials tracked or dropped 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 conformation from the site. Store materials, stockpiles and excavation soils under cover and protect them from wind, rain and runoff. Cover exposed soils and excavated materials or soil with plastic sheeting or temporary roofs. Before rainfall events, sweep and remove material from surfaces that drain to storm inlets and/or drainage channels.
 - Place trash cans around the site to reduce litter. Dispose of non-hazardous construction wastes in covered dumpsters or recycling facilities.
 - Keep dumpsters lids closed and secured. For dumpsters or bins that don't have a lid, cover them with tarps or plastic sheeting, 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	STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION	DRAWN 2/14	REV:
DRAWN BY: M.P.			
CHECKED BY: S.E.J.	STEVEN JENSEN, PUBLIC WORKS DIRECTOR	DRAWING No. BMP-STRM-1	

- Clean up leaks, drips and other spills immediately so that they do not contaminate the soil or runoff to leave residue on paved surfaces. Use dry clean up methods whenever possible. Water may only be used in minimum quantities to prevent dust.
 - If portable toilets are used, ensure that the leasing 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 the berming.
- Advanced Grading**
- Site development shall be fitted to the topography and soils in order to minimize the potential for erosion.
 - Soil grading/bearing limits, easements, setback sensitive or critical lines, trees, drainage courses, and buffer zones must be delineated on site to prevent excessive 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 other erosion controls 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, clearing, excavation and grading shall not be conducted during rainy weather. All rainy season grading shall be in accordance with Capitola Municipal Code Chapter 16.29.
 - 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 contaminant "Source Reduction" by estimating carefully and minimizing waste when ordering materials.
- Recycle excess materials used 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 waste materials or leave them in the street or near a creek or drainage channel.

◆ **Landscaping, Gardens & Ponds/Fountains/Pool/Spa Maintenance**
Many landscaping activities and practices expose and increase the likelihood of rain runoff that will transport earth sediments and patches of dirt to the storm drains during rainy season events. Other exterior surfaces such as ponds, pools and spas require regular maintenance using a clean and/or oxygen based algicide. Water treated with these chemicals is toxic to aquatic life and should never be discharged to the storm drain.

Landscaping & Garden Maintenance

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

Ponds/Fountains/Pool/Spa Maintenance

- When cleaning a pond, fountain, pool 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 an increase of sediment in the area's storm water discharge relative to pre-construction levels. During the rainy season, erosion control measures must also be installed at all aggregate locations along the site 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 Manual of Standards for Erosion and Sediment Control, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition August 2002, and the most recent versions of the Manual of Standards for Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG), and Construction Best Management Practices (BMPs) Handbook, California Stormwater Quality Association (CSQA).

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

- Effective filtration devices, barriers, and settling devices shall be selected, installed and maintained properly.
- Filt fences must be installed so that the drainage around each fence does not create additional erosion and fills down slope of the fence.
- If straw bales 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 temporary surface roughening (e.g. with a subsoiler) and energy dissipator (such as riprap, sand bags and rocks) on slopes to reduce runoff velocity and trap sediments. Do not use asphalt robes or other cementitious debris for slope stabilization.
- 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, odors, 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 which checks down or roughened floor surfaces. Often, earth moving activities require use and storage of heavy equipment. Poorly 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, inspect frequently for leaks, and repair leaks immediately upon discovery.
 - Perform major auto or vehicle equipment maintenance, repair jobs and vehicle or equipment washing off-site.
 - If you must drain and replace motor oil, radiator coolant or other fluids on site, use drip pans, plastic sheeting or drop cloths to catch drips and spills. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste. Recycle whenever possible.
 - Do not use diesel oil to lubricate equipment parts or clean equipment. Only use water for on-site cleaning.
 - Cover exposed fifth wheel hitch and other oily or greasy equipment during 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 riprap courses, creeks and storm drains with wattles or temporary drainage swales.
- Use check dams or ditches to divert runoff around excavations. Refer to the Erosion & Sediment Control Field Manual, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition August 2002, and the most recent versions of the Manual of Standards for Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG), and Construction Best Management Practices (BMPs) Handbook, California Stormwater Quality Association (CSQA).
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

Spill Clean Up

- Contain a spill immediately on site.
- Clean up spills immediately. Use dry cleaning methods if possible.
- Never hose down oily pavement or impervious surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, call litter and/or rug) 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.
- If the spill is not immediately contained for dust control, it never is used, ensure it does not leave soil 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 to the State Office of Emergency Services.

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

◆ **Painting, Varnish & Application of Solvents & Adhesives**
Paints, varnishes, 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 fluids should be recycled when possible or properly disposed to prevent these substances from entering the storm drains and watercourses.

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 drains 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 residues, chips and dust from marine paints or varnishes, or paints containing lead, mercury or beryllium must be disposed of as hazardous waste. 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 gutters, street, storm drain, French drain or creek.
- For water based paints, paint out brushes to the extent possible 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, glue and cleaning fluids must be disposed of as hazardous waste.
- When the job is completed, collect all unusable or waste materials and dispose of properly. Never save 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.
- Dried, saw cut slurry must be cleaned up and properly disposed so that it will not be carried into the storm drain system by wind, traffic, or rainfall.
- 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 curing construction, divert runoff around work areas and cover materials.
- Rain paving machines use drip pans or absorbent materials.
- Never wash sweepings from exposed aggregate concrete into a street or a storm drain inlet. Collect and return to aggregate base or recycle 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.

NOT TO SCALE	STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION	DRAWN 2/14	REV:
DRAWN BY: M.P.			
CHECKED BY: S.E.J.	STEVEN JENSEN, PUBLIC WORKS DIRECTOR	DRAWING No. BMP-STRM-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 amount 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. Excess 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 transit mixer is used, it includes saw cut box, excavation or self-washing mixer able to contain waste material that be provided on-site.
- Never wash or rinse mixing containers and tools into the gutter, street, storm drain inlet, drainage ditch 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.
- When the job is completed, collect all unused or waste materials and dispose of properly. Never leave or abandon materials onsite. Ensure that nothing has drifted towards the street, gutter or catch basin.

◆ **Site Clean Up**

- 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.
- If conducting road or sidewalk work, materials stockpiles must be removed and cleaned up by the end of each work day.
- Discard building materials and demolition wastes must never be left in a street, gutter, or roadway. Dispose of all wastes properly including leftover paint and chemicals. Materials that cannot be reused or recycled must be taken to the landfill or disposed of as hazardous waste.

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

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

REVISIONS:	BY:

OWNER:
BRAD SICHOMEL
709 RIVERVIEW DR
CAPITOLA, CA 95010
916-416-4272

SUCHOMEL RESIDENCE
709 RIVERVIEW DR
CAPITOLA, CA 95010
APN 035-042-78

DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING
1710 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
WWW.DENNISNORTON.COM
WWW.HOMEDSIGNANDPROJECTPLANNING.COM

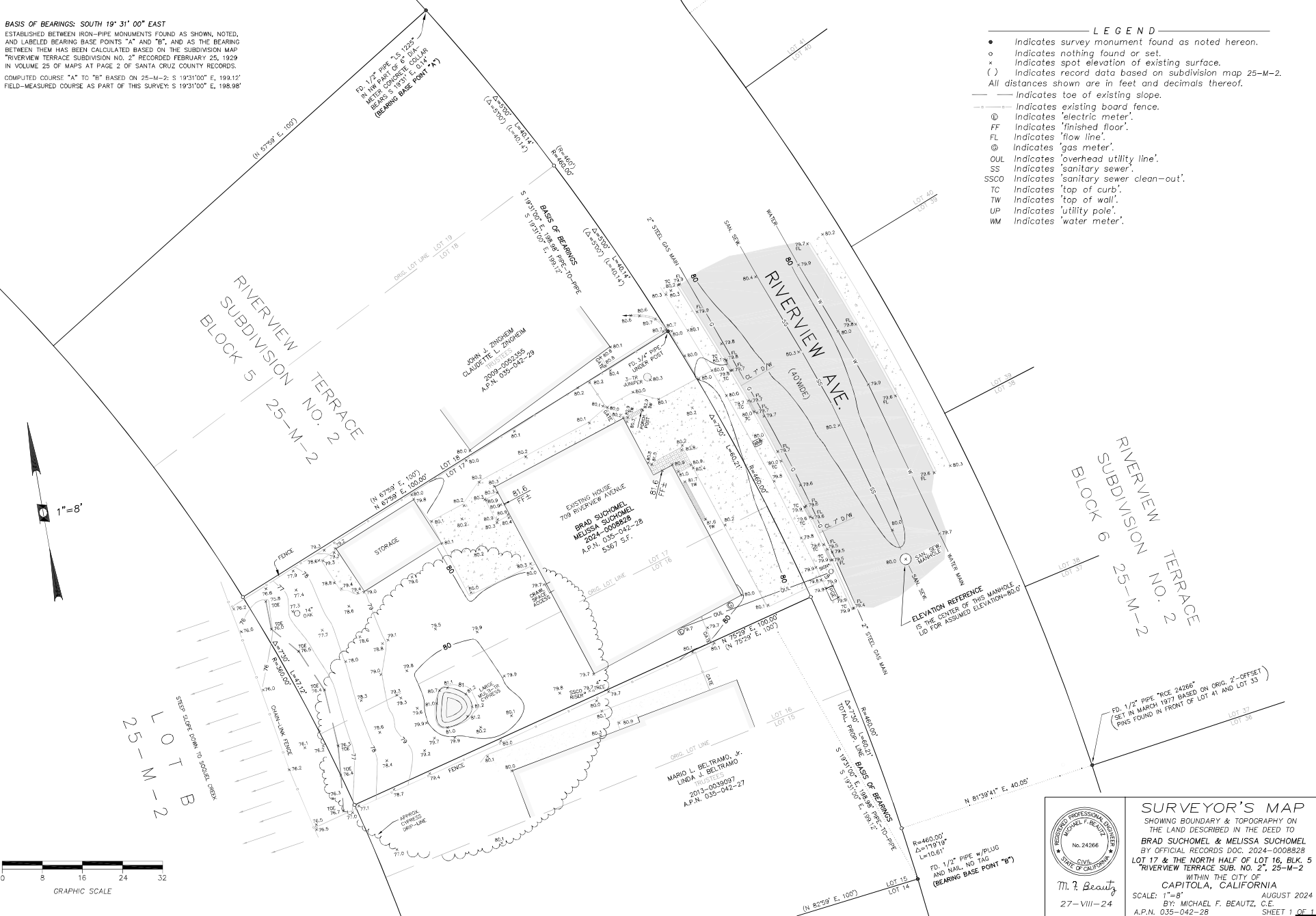
BEST MANAGEMENT
PRACTICES

DRAWN:	GG
SCALE:	NONE
JOB NO.:	709RIV
DATE:	10/28/24
SHEET:	

BMP
OF SHEETS

BASIS OF BEARINGS: SOUTH 19° 31' 00" EAST
 ESTABLISHED BETWEEN IRON-PIPE MONUMENTS FOUND AS SHOWN, NOTED, AND LABELED BEARING BASE POINTS "A" AND "B", AND AS THE BEARING BETWEEN THEM HAS BEEN CALCULATED BASED ON THE SUBDIVISION MAP "RIVERVIEW TERRACE SUBDIVISION NO. 2" RECORDED FEBRUARY 25, 1929 IN VOLUME 25 OF MAPS AT PAGE 2 OF SANTA CRUZ COUNTY RECORDS. COMPUTED COURSE "A" TO "B" BASED ON 25-M-2; S 19°31'00" E, 193.12' FIELD-MEASURED COURSE AS PART OF THIS SURVEY; S 19°31'00" E, 198.96'

- LEGEND**
- Indicates survey monument found as noted herein.
 - o Indicates nothing found or set.
 - x Indicates spot elevation of existing surface.
 - () Indicates record data based on subdivision map 25-M-2.
 - All distances shown are in feet and decimals thereof.
 - Indicates toe of existing slope.
 - Indicates existing board fence.
 - Ⓢ Indicates 'electric meter'.
 - FF Indicates 'finished floor'.
 - FL Indicates 'flow line'.
 - Ⓢ Indicates 'gas meter'.
 - OUL Indicates 'overhead utility line'.
 - SS Indicates 'sanitary sewer'.
 - SSCO Indicates 'sanitary sewer clean-out'.
 - TC Indicates 'top of curb'.
 - TW Indicates 'top of wall'.
 - UP Indicates 'utility pole'.
 - WM Indicates 'water meter'.



SURVEYOR'S MAP
 SHOWING BOUNDARY & TOPOGRAPHY ON THE LAND DESCRIBED IN THE DEED TO
BRAD SUCHOMEL & MELISSA SUCHOMEL
 BY OFFICIAL RECORDS DOC. 2024-0008828
 LOT 17 & THE NORTH HALF OF LOT 16, BLK. 5
 "RIVERVIEW TERRACE SUB. NO. 2", 25-M-2
 WITHIN THE CITY OF
CAPITOLA, CALIFORNIA
 SCALE: 1"=8'
 BY: MICHAEL F. BEAUTZ, C.E.
 A.P.N. 035-042-28 SHEET 1 OF 1

M. F. Beautz
 27-VIII-24

REGISTERED PROFESSIONAL SURVEYOR
 MICHAEL F. BEAUTZ
 No. 24266
 CIVIL
 STATE OF CALIFORNIA

ARBORIST REPORT-
Evaluation of a Monterey Cypress

709 Riverview Drive
Capitola, CA 95010

9/9/2024

Prepared for:

Brad Suchomel
709 Riverview Drive
Capitola, CA, 95010

Prepared by:



ISA Certified Arborist WE0681A
ISA Tree Risk Assessment Qualification (TRAQ)

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- Assumptions and Limiting Conditions

Background

I was contacted by Mr. Brad Suchomel, to give a general evaluation of a Monterey Cypress tree growing on his property at 709 Riverview Drive, Capitola, address any areas of concern, and provide management recommendations. Mr. Suchomel is planning site improvements to the property and wants to know if the cypress is suitable for inclusion in his project.

On 8/6/2024, I examined the tree onsite.

Summary of Findings

The mature Monterey cypress is in good health, limbs are well attached, the tree appears stable, and is a good candidate for retention in the development project.

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

OBSERVATIONS

The mature Monterey cypress, (*Hesperocyparis macrocarpa*), has a trunk diameter of 85-inches, is 75-feet tall and has a diameter canopy spread of 60-feet. Based on its trunk diameter the cypress meets the City of Capitola criteria as a *protected tree*, and is regulated by the city. Such trees are protected and require submittal of a tree removal permit application if removal of the tree is desired.

Growing conditions for the cypress are close to optimal with no competition from other trees and a good water source, (Soquel Creek), nearby. Because of these conditions, the cypress appears vigorous and likely grows at a fast rate. Based on these observations, I estimate that the age of the tree is between 50 – 60 years old.

The tree grows in the back yard of the home, (Image #1).



Image #1 – Cypress tree canopy growing above home. View from the front yard.

The tree grows on level ground. West of the tree, the property slopes down to the rear fence line. The cypress grows about 8-feet from the southern property line and is the same distance from the existing home. The canopy overhangs the adjacent property by about 15-feet, (Image #2).



Image #2 – Cypress tree, looking east, with existing home in background. Note canopy overhangs adjacent home. West of the tree, the property slopes down.

A dense groundcover of English ivy grows under the tree's canopy, (Image #3). The tree has a large rooting area of undisturbed soil to collect water and sustain its growth.



Image #3 – Cypress with English ivy ground cover growing beneath the canopy area.

Several surface roots from 4" to 10" in diameter were seen growing on the east, south and west sides of the tree.

Health - The tree has a dense foliar canopy, with a minor amount of dieback in the interior of the tree, most likely due to shading from a lack of sunlight. I noted new tip growth throughout the tree.

No significant insects or fungal pathogens were found. The cypress is growing vigorously, and overall, on a scale of (good, fair, or poor), I rate the tree's health as good.

Structure - The cypress has multiple trunks. The trunks are layered against each other, with one set of trunks originating near the base of the tree, and a second set beginning at about 5 – 6-feet above grade. Multiple trunks are considered a structural defect; however this growth habit is typical of the species, and I did not note other defects that when combined with multiple trunks would create a cause for concern, (Image #4).



Image #4 – Note multiple trunks growing near the base of the tree and a second set higher up.

The lower trunks tended to grow more laterally, with their lowest branches 10 – 12-feet above grade. Most of the trunks that originated higher on the tree grow more vertically.

I inspected the limb to trunk attachments on the larger scaffolds and they appeared sound. The limbs had ample amounts of attachment wood, and the angles of attachment were proper for good stability, (Image #5).



Image #5 – Note the extra attachment wood around the limb, (circled).

I noted a large, (14" diameter X 5-feet), deadwood stub in the center of the tree, (Image #6).



Image #6 – Note deadwood stub, (circled).

This stub was pruned many years ago and any live growth that remained on its lower limbs has since died back, or been removed.

I also noted several limb stubs (limbs with no live growth), from 4" – 6" in diameter and between 2 – 6- feet in length.

Using a rubber mallet, I did a sounding, (tapping on the trunk), around the circumference of the tree in the lower trunk area. I perform a sounding to listen for hollow sounds indicating cavities. No cavities were noted, and I did not find any significant decay that could affect the integrity of this tree.

I noted that some recent pruning cuts were made in limbs from 4 to 8-inches in diameter. The pruning cuts were in the lower part of the tree, and were most likely made to provide better ground clearance. The cuts were well executed, and made to industry standards.

I noted that the more horizontal growing limbs have been shortened, (to decrease mechanical stress), and the canopy outline was even throughout, with no limbs growing beyond the general canopy outline.

Overall, I rate the structure of the tree as fair to good, on a scale of (good, fair, or poor).

DISCUSSION

The cypress is in good health, limbs are well attached, the tree appears stable, and is a good candidate for retention in the development project.

Some pruning work should be done to improve the trees long term health, to provide clearance from the neighboring home, (Image #7), and may be necessary to create clearance for the proposed development.



Image #7 – Note limb growth on or near neighbors roof. The limbs growing close to the home should be shortened.

The large stub shown in image #5 should be inspected for signs of decay. If none are found it can be retained, or if pruned, a cut should be made above the live branch growing to the north. The other deadwood stubs I noted, should be pruned back to a live side branch.

If any of the new development encroaches closer to the tree than the existing home, mitigation to offset the loss of roots should entail hand digging and root pruning.

RECOMMENDATIONS

1. Have the large deadwood stub in the center of the tree inspected for decay.
2. Perform minor tree pruning. Remove deadwood stubs, and clearance prune tree a minimum of 5-feet from neighboring home.
3. If any of the new development encroaches closer to the tree than the existing home, mitigation to offset the loss of roots should entail hand digging and root pruning.

Respectfully submitted,

Kurt Fouts

Kurt Fouts ISA Certified Arborist WE0681A
 ISA Tree Risk Assessment Qualification (TRAQ)



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.



Froelich, Brian

From: Brad Suchomel <brad@weareflagship.com>
Sent: Friday, November 22, 2024 11:25 AM
To: Froelich, Brian
Cc: Dennis Norton
Subject: 709 Riverview Dr tree removal

Brian,

Below find my write up on the removal of the tree at 709 Riverview Dr. let me know if you have any questions.

Regarding the matter of the removal of the Monterey Cypress at 709 Riverview Drive, initially I wanted to keep the tree, but I started to think about what would happen if the tree of that size blew over or dropped a large limb and I became concerned about its potential to cause serious injury and damage. It should be my right as a property owner to decide to remove the tree especially when the tree has the potential to do damage to life and property. The responsibility will be mine if the tree causes harm so it is only fair that I should have control over the decision to keep or remove it.

After removing the cypress, we plan on adding three additional trees that, when mature, will provide the property with even more canopy coverage than currently exists. We will be able to place the new trees in locations on the property that won't block the southern exposure. This means we will be able to add solar panels on the south facing roof which is optimal for solar power production. The carbon that will be offset from years of solar power production along with the three new trees will more than mitigate the loss of the cypress tree.

It is our intention to address the issue of the tree removal thoughtfully and responsibly and hope you will support our effort.

Brad

Sent from my iPhone

Design Permit Design Review Criteria

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

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

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

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

Capitola Planning Commission

Agenda Report



Meeting: December 5, 2024

From: Community Development Department

Topic: Chapter 12.12 Community Tree and Forest Management

Project Description: Chapter 12:12 Community Tree and Forest Management Ordinance overview and discussion.

Recommended Action: Accept the presentation on Chapter 12:12 Community Tree and Forest Management and provide feedback on the existing ordinance.

Background: Chapter 12:12 Community Tree and Forest Management Ordinance was adopted on 2004 and amended in 2011. Since 2011, the ordinance has been in its current format (Attachment 1). Commissioner Wilk requested that a discussion on the tree ordinance, specifically tree removals, be placed on an agenda for discussion.

Discussion: Within Chapter 12.12 Community Tree and Forest Management Ordinance, tree removal in Capitola follows two different processes; one due to circumstances related to the tree and the second due to a development application.

Tree Removal Due to Circumstances Related to Tree

When a tree removal application is received staff will inspect the tree(s) to determine if they are damaging structures or present an immediate danger. The full findings for tree removal can be found at 12.12.180C and include the health or conditions of tree concerning disease infestation, or danger of falling, safety consideration, or situations where a tree has caused, or has the potential to cause, unreasonable property damage and/or interference with existing utility services. If staff cannot make the required findings, then an arborist report is commissioned to provide an expert opinion.

Tree Removal Due to Development Application

When tree removal is proposed in conjunction with a development application, the Planning Commission has full authority to approve or deny the tree removal and is not bound by the same findings. The Planning Commission routinely evaluates canopy coverage, proposed landscape, and development plans in a holistic approach to reach a determination for proposed tree removal in the context of the proposed development project. The Planning Commission may also consider other factors such as the age of existing trees, useful lifespan of proposed structures, best arboricultural practices, and better outcomes for a project and the community.

Attachments:

1. Chapter 12:12 Community Tree and Forest Management Ordinance

Report Prepared By: Katie Herlihy, Community Development Director

Reviewed By: Rosie Wyatt, Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director

Chapter 12.12

COMMUNITY TREE AND FOREST MANAGEMENT

Sections:

Article I. Purpose, Goals, and Authority

- 12.12.010 Purpose.
- 12.12.020 Goals and policies.
- 12.12.030 Definitions.
- 12.12.040 Authority and duties.

Article II. Tree Planting

- 12.12.050 Community forest program.
- 12.12.060 Description of existing canopy coverage.
- 12.12.070 Tree planting.
- 12.12.080 Environmental and socio-economic benefits of trees.

Article III. Maintenance and Protection Strategy

- 12.12.090 Heritage tree historic context.
- 12.12.100 Heritage tree list and nomination process.
- 12.12.110 Permit process for removal and pruning of heritage trees.
- 12.12.120 Harming trees unlawful.
- 12.12.130 Tree protection, management and maintenance.
- 12.12.140 License – Tree pruning business.
- 12.12.150 Educational programs.

Article IV. Tree Removal and Replacement

- 12.12.160 Permit requirements.
- 12.12.170 Exceptions.
- 12.12.180 Permit process for removal of non-heritage trees.
- 12.12.190 Tree replacement.
- 12.12.200 Removal by the city of hazardous trees on private property.
- 12.12.210 Emergency removal.
- 12.12.220 Americans with Disabilities Act compliance.

Article V. Enforcement and Evaluation

- 12.12.230 Enforcement.
- 12.12.240 Monitoring conditions of approval.
- 12.12.250 Citizen complaints.
- 12.12.260 Tree trimmers.
- 12.12.270 Penalty for violation.
- 12.12.280 Performance evaluation.

Article I. Purpose, Goals, and Authority

12.12.010 Purpose.

The city council finds that protection and enhancement of existing tree cover throughout the city serves several public interests: reducing local air pollution by absorbing carbon dioxide and producing oxygen; reducing soil erosion; enhancing the visual and aesthetic qualities of the city that attract visitors and businesses and serve as a source of community image and pride; and providing habitat for birds and other wildlife.

The city council finds that trees are a valuable asset and have a positive economic effect on the city by enhancing property values and making the city a more attractive place to visit and do business. The protection and enhancement of trees helps safeguard and enhance the property values of public and private investments, and preserves and protects the unique identity and environment of Capitola. Healthy trees of the appropriate size and species, growing in the appropriate places, enhance the value and marketability of property and promote the stability of desirable neighborhoods.

In order to protect existing tree cover, increase tree cover, and enhance the natural beauty of the city, the city council, therefore, adopts this chapter in the interest of public health and safety. The purpose of this chapter is to establish regulations relating to the protection, planting, maintenance, removal, and replacement of trees, and to set forth the process for development of a comprehensive plan for the planting and maintenance of a sustained community forest within the city. (Ord. 863 § 2, 2004)

12.12.020 Goals and policies.

A. The overall goals of this chapter are to protect and increase the level of tree cover on public and private lands within the city, maintain trees in a healthy and non-hazardous condition, and promote planting of additional trees to increase tree cover (hereby referred to as canopy coverage) throughout the city.

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

C. It is the policy of the city to encourage new tree planting on public and private property and to cultivate a flourishing community forest.

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

E. On individual lots, it is the goal of the city to maintain fifteen percent coverage of tree canopy, consisting of flowering, deciduous, and evergreen trees, to be enforced on an on-going basis via the design review process.

F. It is the goal of the city to establish a community tree fund to pay for tree replacement planting in suitable locations in city parks, sensitive habitat areas, or along city streets, as set forth in a “community forest program,” to be completed and adopted within three years from adoption of the ordinance codified in this chapter.

G. It is the goal of the city to develop partnerships with the owners of heritage trees to provide technical and financial help for the maintenance of such trees, as funds become available in the community tree fund.

H. It is the policy of the city to pursue grants to fund a monitoring program to evaluate the performance of this chapter, every three years after the adoption of the ordinance codified in this chapter.

I. It is the policy of the city to encourage community efforts such as the “Heritage Tree Walk,” and promote education programs to increase the awareness of trees and their benefits.

J. It is the policy of the city to help counteract carbon dioxide (CO₂) emissions by planting trees, as trees absorb CO₂ from the air, and store it in their branches, roots and trunks and then release oxygen into the atmosphere.

K. It is the policy of the city that the regulations of this chapter regarding tree planting, maintenance, removal and replacement take into consideration the protection of view sheds and solar orientation and exposure, in relation to all affected properties. (Ord. 863 § 2, 2004)

12.12.030 Definitions.

A. “Canopy coverage” shall mean the area covered by the projection of branches and leaves of a tree over the drip-line or the outermost area of canopy.

B. “Certified arborist” shall mean an individual who has demonstrated knowledge and competency through obtainment of the current International Society of Arboriculture (ISA) Arborist Certification, and/or who is a

member of the American Society of Consulting Arborists and has achieved a level of knowledge in the art and science of tree care through at least three years of experience and continued education.

C. “City” shall mean the city of Capitola situated in the county of Santa Cruz, California.

D. “Commission” shall mean the city planning commission.

E. “Community forest” shall mean all public or private trees within the city.

F. “Community forest program” shall mean a program implemented by the public works director, to guide the tree planting on public properties, streets, parks, and sensitive habitat areas. Refer to Section 12.12.050 for specific provisions.

G. “Community tree and forest management account” shall mean a fund or account where tree and canopy coverage in-lieu fees are deposited. This account is created for the specific function of accumulating funds to pay for replacement of trees, to provide incentives for the maintenance of heritage trees, and related canopy coverage purposes, by the public works department. This account is being established upon approval of the ordinance codified in this chapter.

H. “Council” shall mean the city council.

I. “Cutting” shall mean the removal, from a living tree, by any method, of foliage, branches or trunks, including removal of the entire tree, except for pruning allowable by Section 12.12.160, Permit requirements.

J. “Damage” shall mean any action undertaken which may cause the death or significant injury, or which places a tree in a hazardous condition or in an irreversible state of decline. This includes, but is not limited to, tree cutting, excessive foliar crown removal, topping/cropping, girdling, or poisoning of, or trenching, excavating or compacting.

K. “Department” shall mean the city community development department.

L. “Director” shall mean the community development department director of the city or designee.

M. “Environmental and Socio-Economic Benefits of Trees” shall mean a city brochure that may be available at the community development department, including current statistical figures, results of scientific studies and of surveys to show the benefits of an urban forest.

N. “Heritage tree” shall mean any locally significant, scenic and mature tree growing on public or private property that is listed on the city’s adopted heritage tree list as set forth in Sections 12.12.090 through 12.12.110.

O. “Heritage tree list” shall mean a list of those “heritage trees” approved by the city council to be protected for future generations. Refer to Section 12.12.100 for the nomination process for heritage status.

P. “List of certified arborists, certified tree climbers and landscape contractors” shall mean a list of tree experts, contractors and landscape businesses who provide tree work service in the city that have received certification in accordance to the provisions of this chapter, and/or a city permit to operate in Capitola according to requirements as described in the community forest program.

Q. “Owner” shall mean the legal owner of real property as shown on the most recent county assessor’s roll.

R. “Person” shall mean any individual, firm, business, partnership, association, public utility, corporation, legal entity, and/or agent, employee or representative thereof.

S. “Planting, pruning and maintaining trees” shall mean a city brochure that may be available at the community development department, to provide specific guidelines on how and where to plant and take care of trees.

T. “Private property” shall mean all property within the boundaries of the city, as shown on the most recent county assessor’s roll to be owned by persons, firms, corporations other than the city or another public agency within the tree’s root zone.

U. “Pruning” shall mean the removal of branches or foliage in a manner and to the extent that does not jeopardize the health or longevity of a tree.

V. “Public property” shall mean all property owned by any governmental agency, except those legally exempt from this chapter, within the boundaries of the city including those noncontiguous areas incorporated by the city.

W. “Public street” or “streets” shall mean all roads, streets, avenues, boulevards, alleys, park ways, public rights-of-way or any portion thereof, of the city.

X. “Recommended tree list” shall mean a list of suitable trees for Capitola, available at the community development department to help property owners select new trees for their property. The list shall be consistent with Section 17.72.030. The list should reflect different city natural habitats and neighborhoods, and may be included into the community forest program.

Y. “Tree.” For the purpose of this chapter, “tree” shall mean a usually tall woody plant, distinguished from a shrub by having, at maturity, comparatively greater height and characteristically, a single trunk rather than several stems, and a minimum six-inch diameter measured at forty-eight inches above existing grade or at average breast height (abh). Exception: Within the boundaries of a “biologist certified environmentally sensitive habitat area” identified pursuant to Chapter 17.64, all sizes of trees, even seedlings, are subject to this chapter and all degrees of trimming shall be defined as “cutting” and shall require a permit. A healthy sensitive habitat has young and small, medium size, large and/or old samples of each species.

Z. “Topping” shall mean the reduction of a tree’s size using heading cuts that shorten limbs or branches back to stubs. Topping is not an acceptable pruning practice. Refer to Section 12.12.160(C)(1) and (C)(2).

AA. “Stub” shall mean an undesirable short length of a branch remaining after a break or incorrect pruning cut is made. Refer to Section 12.12.130(C)(7).

AB. “Utility” shall mean a public utility or private utility and includes any pipeline corporation, gas company, electrical corporation, telephone, telegraph or other communications corporation, water corporation, sewer system or heat corporation, or railroad and power companies, the services of which are performed for, or the commodity delivered to, the general public or any portion thereof. (Ord. 863 § 2, 2004)

12.12.040 Authority and duties.

A. Community Development Director. The community development director or designee shall be responsible for administering and enforcing this chapter. The community development director or designee shall have the following powers and duties:

1. Grant or deny applications for non-heritage tree removal permits as set forth in Section 12.12.180 and make recommendations on permit applications involving heritage trees that are reviewed by the planning commission;
2. Provide technical information to assist owners in maintaining heritage trees on private property;
3. Review all development and construction applications for the purpose of determining canopy coverage requirements and any development impacts on the community forest;
4. Make recommendations to the planning commission pertaining to the management of the city’s community forest;
5. Help process and pursue grants to implement the community forest program;
6. Require applicants to cover the costs to prepare an independent arborist report to support the findings under Section 12.12.110(D) or deny an application under this section.

B. Public Works Director. The public works director shall have the following powers and duties:

1. Abate public nuisances pursuant to Title 4 of this code;

2. Develop the community forest program in conjunction with the community development director;
3. Order the alteration or removal of hazardous trees when they are found to pose a threat to other trees or to the community, as set forth in Section 12.12.210; and administer tree replacement and planting per the community forest program, for the planting, sitting, location and placement of all trees along the public streets or on public property of the city, and shall likewise have supervision, direction and control of the care, protection, pruning, removal, relocation and replacement thereof.

C. Planning Commission Powers and Duties. The planning commission shall have the following powers and duties:

1. Grant or deny applications for heritage tree removal permits pursuant to Section 12.12.110, Permit process for removal and pruning of heritage trees, of this chapter;
2. Grant or deny permit applications on appeal pursuant to Section 12.12.180, Permit process for removal of nonheritage trees, of this chapter;
3. Make recommendations to the city council concerning policies, programs and decisions relating to the city's urban forest, and regarding all related matters, documents, and policies; and
4. Approve nominations for heritage tree status.

D. City Council.

1. Review appeals of planning commission decisions;
2. Approve the heritage tree list, and removals of trees from the list;
3. Approve Capitola recommended tree list;
4. Approve the program and allocate funding for implementation of the community forest program. (Ord. 954 § 1, 2011; Ord. 863 § 2, 2004)

Article II. Tree Planting

12.12.050 Community forest program.

The director, with the advice and participation of the public works director, planning commission, and city council, may prepare a "community forest program" to guide tree replanting efforts throughout the city, including planting on public properties, streets, parks and sensitive habitat areas. This program would be established as a result from the collection of fees and potential grant funding.

A. Program Elements. The program shall incorporate the following elements: mapping identification of tree planting sites; prioritized planting plan and schedule; standards and lists of trees for tree selection, including the Capitola recommended tree list; guidelines for sitting, planting and pruning of trees on public property; maintenance plan; inspection requirements and specific licensing requirements for tree trimmers.

B. Program Incentives. The community forest program should provide for financial and technical incentives, and eligibility criteria, for activities such as:

1. Maintenance and problem solving for heritage trees, such as arborists' evaluations, are possible mitigations to save a heritage tree, including selective removal of roots, branches and/or special trimming;
2. Planting incentives to encourage increased canopy coverage and neighborhood identity;
3. Other incentives to encourage educational efforts similar to the heritage tree walk.

C. Program Provisions. The community forest program should include several planting and maintenance items including, but not limited to:

1. Specific city permit requirements for tree trimmers/tree climbers needed to obtain a “city permit to operate,” such as relationship with or employment of a certified arborist and certified tree climber; insurance and contractor’s license; low noise producing equipment; and commitment to follow provisions of city ordinance;
2. Retain a certified arborist under a city contract to perform tree evaluation and reports on heritage and nonheritage trees for a flat fee, paid for by the applicant. The contract certified arborist should be retained as soon as the ordinance codified in this chapter is effective.
3. Specific provisions for public works department staff to monitor compliance with project conditions of approval and supervise/monitor replacement trees on public property.

D. Flowering Trees. The program would encourage the planting of large and/or small flowering trees, according to different neighborhoods. Deciduous flowering trees would allow sun exposure in the winter months and provide color in the spring and other seasons. Flowering trees can create neighborhood identity. A tree expert should review the program prior to its adoption.

E. Neighborhood Entries. The program would incorporate a section regarding the selection of at least two suggested flowering trees per neighborhood, and provisions for a neighborhood entry sign with a few of those colored trees being planted around the sign to establish the neighborhood program. Property owners would be encouraged to plant similar trees on their properties with the objective of creating a special identity for their neighborhood. Suggested flowering trees would reflect specific neighborhood characteristics, such as view shed issues, character protection, and soils. The city may provide an incentive to property owners, by supplying young trees for “free” to accelerate the show of specific neighborhood colors. The approval of the selected neighborhood flowering trees shall be subject to a regularly scheduled public hearing so as to inform the residents and welcome participation. There is no obligation on the part of the resident to plant a selected tree.

F. Funding. In addition to resources of the tree and canopy replacement in-lieu fees to be deposited in the community tree and forest management account, the program would pursue potential grant funding to pay for educational efforts, monitoring and evaluation of this chapter. (Ord. 863 § 2, 2004)

12.12.060 Description of existing canopy coverage.

The canopy coverage throughout the city includes all trees on public and private properties, including street trees, parks, and habitat areas. Habitat areas include riparian corridors and monarch butterfly habitat, as identified in the general plan, local coastal program and the city’s environmentally sensitive habitats ordinance (Chapter 17.64 of this code).

On individual lots, canopy coverage shall be evaluated as part of tree removal permit or development application requests as set forth in Section 12.12.190. (Ord. 863 § 2, 2004)

12.12.070 Tree planting.

A. Recommended Tree List.

1. Development of the Capitola Recommended Tree List. The director, with the advice and participation of the planning commission and city council, shall prepare a “Capitola recommended tree list” to identify types and species of trees suitable and desirable for planting along streets and on private property, and determine the areas in which and conditions under which such trees shall be planted in or which may overhang the public streets or public property. The list should reflect the different city natural habitats and neighborhoods; and should encourage use of California natives and drought-tolerant species. Such determination shall be made by the planning commission, which may consult with landscape architects and arborists. The planning commission may report its findings in writing to the city council, and the council may approve the “Capitola recommended tree list,” which may be filed and available to the public from the community development department, or as part of the community forest program.
2. Purpose. The purpose of the Capitola recommended tree list is to help property owners to select new trees for their properties. The list shall include, but not be limited to, the following information: botanical and common names; suitability as a street tree; height; physical characteristics (deciduous or evergreen, required exposure);

decorative features (flowering and/or scented); and tolerances to drought, insects, diseases, saline environment, and irrigation watering. Recommended flowering trees for identified neighborhoods may also be included.

B. Trees Discouraged from Planting. Please refer to the Capitola recommended tree list.

C. Considerations Related to Solar Orientation. The planting, and replacement of trees shall take into consideration solar orientation for the benefit of the property in question as well as adjacent properties. For more information, please refer to brochures available at the community development department regarding considerations related to solar orientation and planting locations for trees in order to maximize sun exposure in the winter and shaded areas in the summer. (Ord. 863 § 2, 2004)

12.12.080 Environmental and socio-economic benefits of trees.

Tree provisions covering planting, maintenance, and removal of trees on public and private land help to maintain maximum tree cover/canopy coverage. As tree size and canopy coverage increase the benefits derived from the urban forest increase. The benefit/cost ratio of urban trees for a community is as high as seven and nine-tenths to one, and well worth the investment. Property values of landscaped homes are five to twenty percent higher than those of non-landscaped homes (International Society of Arboriculture). A city brochure on the “Environmental and Socio-Economic Benefits of Trees” is available to provide information regarding energy conservation, air quality, prevention of water run-off, flooding and soil erosion, enhancement of community identity and well-being, and protection of city hardscape. (Ord. 863 § 2, 2004)

Article III. Maintenance and Protection Strategy

12.12.090 Heritage tree historic context.

Capitola has a rich heritage in its trees. Residents have been committed to their cultivation and preservation since the city’s inception as Camp Capitola in 1874 on lands owned by Frederick A. Hihn, on which tree removal was prohibited and an extensive tree-planting program was undertaken. Heritage trees help define the character of the city. By virtue of their historic significance, size, beauty, age or value to wildlife, heritage trees offer intrinsic benefits to the entire city as well as individual properties. (Ord. 863 § 2, 2004)

12.12.100 Heritage tree list and nomination process.

A. Definition. “Heritage tree” shall mean any locally significant, historic, scenic and/or mature tree growing on public or private property, that is listed on the city’s adopted heritage tree list as set forth in this section, that is supported by the property owner and by the city council. A heritage tree list should be adopted no longer than six months from the approval of the ordinance codified in this chapter.

B. Heritage Tree List.

1. Nomination. Nominations of trees for inclusion on the heritage tree list may be made from any person to the community development department if it meets one or more of the following criteria. Upon receiving consent of the owner of the property on which the tree is located, the community development director submits the nominated tree(s) to the planning commission for consideration and approval.

- a. Any tree which has a trunk with a circumference of forty-four inches approximately fourteen inches in diameter or more, measured at forty-eight inches above existing grade or at average breast height (abh);
- b. Any tree, or grove of trees, which has historical significance, including, but not limited to, those which were/are:
 - i. Planted as a commemorative,
 - ii. Planted during a particularly significant historical era, or
 - iii. Marking the spot of a historical event;
- c. Any tree, or grove of trees, which has horticultural significance, including, but not limited to, those which are:

- i. Unusually beautiful or distinctive,
 - ii. Old (determined by comparing the age of the tree in question with other trees of its species within the city),
 - iii. Distinctive specimen in size or structure for its species (determined by comparing the tree to average trees of its species within the city),
 - iv. A rare or unusual species for the Capitola area (to be determined by the number of similar trees of the same species within the city),
 - v. Providing a valuable wild life habitat, or
 - vi. Identified by the city council as having significant arboricultural value to the citizens of the city.
 2. Property Owner Support. No tree shall be considered by the planning commission or included on the heritage tree list by the planning commission unless written property owner consent has been obtained, agreeing to the nomination and designation.
 3. Approval of Heritage Trees. The planning commission shall review and approve nominations for heritage trees via a public hearing properly noticed. The main function of the public hearing is to announce the trees nominated and to educate the community regarding heritage trees.
 4. Removal of Tree from Heritage Tree List. A tree or trees shall be removed from the heritage tree list upon approval of a heritage tree removal permit by the planning commission, and/or the adoption of a resolution by the city council in case a removal permit is not applicable, based on findings by a qualified arborist that:
 - a. The tree is a hazard to public health and safety or to other trees as per Section 12.12.210 of this chapter; or
 - b. The tree no longer retains or holds the values and the community interest for which it was placed upon the heritage tree list.
- C. Protection of Heritage Trees. No person shall allow any condition to exist, which may be harmful to any heritage tree, including, but not limited to, any of the following conditions:
1. Existence of any tree, heritage or otherwise, within the city limits that is irretrievably infested or infected with insects, scale or disease detrimental to the health of any heritage tree;
 2. Paving and/or filling up the ground area around any heritage tree so as to shut off air, light or water to its roots;
 3. Piling building materials, parking equipment and/or pouring any substance, which may be detrimental to the health of any heritage tree;
 4. Posting any sign, poster, notice or similar device on any heritage tree;
 5. Driving metal stakes, tying ropes, wire or metal braces and similar restricting devices, into the heritage tree or their root area for any purpose other than supporting and healing the heritage tree, except if recommended by a certified arborist;
 6. Causing a fire to burn near any heritage tree;
 7. Excessive pruning of the tree to cause its death;
 8. "Choking" trees with undergrowth (heavy ivy).

D. Incentives. It is the goal of the city to develop partnerships with owners of heritage trees and provide incentives for maintenance, such as technical and financial assistance to maintain heritage trees as funds accumulate in the community tree and forest management account. Owners of heritage trees are eligible, according to certain criteria, to apply for city financial incentives/grants from the community tree and forest management account for maintenance and preservation of heritage trees. These criteria include, but are not limited to: having the tree listed on the adopted heritage tree list; needing the services of an arborist to address invasive root problems; needing special pruning services to clear tree branches due to utility lines; needing to diagnose disease problems, and having no code violations within the subject property; as listed in the community forest program. (Ord. 863 § 2, 2004)

12.12.110 Permit process for removal and pruning of heritage trees.

A. Permit Required. No person shall prune, trim, cut off, or perform any work, on a single occasion or cumulatively, over a three-year period, affecting twenty-five percent or more of the crown and/or the volume of foliage and branches of any heritage tree without first obtaining a permit pursuant to this section. No person shall root prune, relocate or remove any heritage tree without first obtaining a permit pursuant to this section. No permits are required for maintenance trimming.

B. Application. All persons, utilities and any department or agency located in the city shall submit a permit application, together with the appropriate fee as set forth by city council resolution, to the community development department prior to performing any work requiring a permit as set forth in this section. The permit application shall include the number, species, size, and location of each subject tree, a clear description of the work being proposed, and the reason for the requested action. An arborist report must also be submitted.

C. Process. Permits for heritage tree removal or pruning over twenty-five percent within a three-year period are discretionary and are approved by the planning commission only in accordance with CEQA and if the findings in this section can be made.

D. Findings and Conditions.

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 or infestation; or
 - b. For safety considerations or danger of falling on persons or property; or
 - c. In situations where a tree has caused, or has the potential to cause, unreasonable property damage.
2. Pruning, root removal, and all other feasible alternatives to removal have been applied and were not sufficient to resolve the problem.
3. Replacement trees and locations have been identified, and as a last resort in-lieu fees were paid as a condition of the permit in accordance with Section 12.12.190, especially subsections D and E of Section 12.12.190.
4. The removal of the tree would not be contrary to the purposes of this chapter or Chapter 17.64.
5. The approved pruning of heritage trees shall be conducted in the presence of a licensed certified arborist.

E. Hearing Notice. All public hearing notices for a heritage tree removal permit shall be posted in three public places, including the site, at least ten working days prior to hearing date, and shall be published in at least one local newspaper. (Ord. 954 § 2, 2011; Ord. 863 § 2, 2004)

12.12.120 Harming trees unlawful.

It is unlawful for any person to break, injure, deface, mutilate, kill or destroy any street tree (heritage or non-heritage tree) or set fire or permit any fire to burn where such fire or the heat thereof will injure any portion of any tree in any public street in the city, nor shall any person place, apply, attach or keep attached to any such tree or to the guard of stake intended for the protection thereof any wire, rope, (other than one used to support a young or broken tree) sign, paint, or any other substance, structure, thing or device of any kind whatsoever, without having first obtained a permit so to do. (Ord. 863 § 2, 2004)

12.12.130 Tree protection, management and maintenance.

A. Protection of Trees. New residential or commercial development, including driveways and parking areas, shall be sited and designed to minimize cutting of trees, especially trees that provide screening from neighboring properties or provide buffer between different uses. A plan for tree protection and preservation may be required at the time the development application is submitted.

B. Tree Planting, Pruning and Maintenance. The city may make available to the public a “planting, pruning, and maintenance brochure,” and may provide technical assistance as funds become available in the community tree and forest management account. This brochure should also include guidelines for where not to plant trees, such as under power lines, too close to the neighboring property lines, and so forth.

C. Safeguarding Trees During Construction, Demolition or Tree Removal. For the purpose of safeguarding trees during construction, demolition or tree removal, the following conditions should apply to all trees other than trees for which a removal permit has been issued:

1. Pre-construction Guidelines. Prior to the commencement of construction, demolition or tree removal, all trees on the building site should be inventoried by the owner or contractor or project arborist as to size, species and location on the lot, and the inventory should be submitted on a topographical map to the community development director. This condition may be waived by the community development director for tree removal and minor demolition.
2. The property owner, contractor or project arborist shall be required to erect protective barricades around the dripline of all trees to be retained on the site to provide protection during construction. These barricades must be in place prior to the start of any construction or demolition activities. Under certain conditions where soil compaction is probable, fences may also be required around a tree or grouping of trees.
3. Earth surfaces within the dripline of any tree should not be changed or compacted. All equipment, construction material, and soil storage shall be kept beyond the dripline of trees.
4. Wires, signs and other similar items should not be attached to trees.
5. Cutting and filling around the base of trees should be done only after consultation with a certified arborist. Wherever cuts are made in the ground near the roots of trees, appropriate measures shall be taken to prevent exposed soil from drying out and causing damage to tree roots.
6. Pruning cuts shall conform to ANSI arboricultural standards and should not cut into the branch bark ridge or collar, or leave a stub. Please refer to the “Tree, Shrub, and Other Woody Plant Maintenance – Standard Practices (Pruning)” published by the American National Standards Institute, Inc. (ANSI) for pruning practices. In cases of conflict between pruning standards, the standards in this chapter shall apply.
7. Damage to any tree during construction, demolition or tree removal should be immediately reported by the person causing the damage, the responsible contractor or the property owner to the community development director, and the contractor and/or owner should treat the tree for damage in the manner specified by the city’s contract arborist, and/or public works director.
8. The property owner is responsible for care of all trees that are to remain on the site.
9. Failure to protect or maintain trees on construction/demolition sites is a violation of this code and grounds for suspension of the building permit.

D. Safeguarding Trees that are Required to be Planted as a Condition of Tree Removal Permit Approval.

1. Trees required to be kept on a building site and trees required to be planted as a condition of tree removal permit approval shall be maintained according to accepted arboricultural practices. If the tree dies the applicant shall be required to replace the tree as many times as necessary.
2. At no time shall these trees be moved without the issuance of a valid permit.

3. Nothing contained in this section shall be deemed to replace or revoke any requirements for the safeguarding of trees found elsewhere in this code or in the ordinances and procedures of the city. (Ord. 863 § 2, 2004)

12.12.140 License – Tree pruning business.

Any tree service company employed by an owner or public utility to carry out any act for which a permit is required under Section 12.12.110 or Section 12.12.180 shall comply with the city’s tree pruning guidelines, obtain a city operation permit, a clearance from the community development director, and shall include the services of certified arborist, a certified tree climber/trimmer, proof of contractor’s license and insurance. Refer to list of city approved tree pruning businesses, tree trimmers, licensed contractors and certified arborists. Property owners pruning their own trees shall also comply with the provision of this chapter. (Ord. 863 § 2, 2004)

12.12.150 Educational programs.

The community development director may make available to interested persons, copies of:

- A. The community forest management ordinance;
- B. Summary handouts regarding the ordinance;
- C. The “Capitola recommended tree planting list;”
- D. The “Capitola heritage tree list;”
- E. The “Heritage Tree Walk” brochure;
- F. The community forest program;
- G. Pamphlets describing where, when, how and what tree to plant, listing the various choices for size, architectural, structural, leaf and bark color, and other elements of the trees;
- H. The city’s “list of certified arborists, tree trimmers, and licensed contractors;”
- I. The “Planting, Pruning and Maintaining Trees” brochure; and
- J. The “Environmental and Socio-Economic Benefits of Trees” brochure. (Ord. 863 § 2, 2004)

Article IV. Tree Removal and Replacement

12.12.160 Permit requirements.

A. Permit Required. Except as herein provided, no person may, in the city, cause the cutting or intentional killing of any tree within the city unless a tree removal permit has been obtained and has been prominently displayed in the area of the cutting for the time provided in this chapter. As part of any development application considered by it, the planning commission, or the community development director, may allow tree removal or pruning, as applicable. All trees within environmentally sensitive habitat areas shall require a tree removal permit, and issuance of such permits for tree removals, pruning, cutting and trimming shall be consistent with Chapter 17.64, the environmentally sensitive habitats ordinance. Any tree removal or pruning activity must be specifically allowed in the permit. Refer to Section 12.12.110 for permit process for removal and pruning of heritage trees.

B. Pruning Allowable without Permit.

- 1. Non-heritage trees located on lots used solely as a single-family residence or duplex and not located within environmentally sensitive habitat areas may be pruned as follows:
 - a. One-fourth or not more than twenty-five percent of the tree’s height;
 - b. One-fourth or not more than twenty-five percent of the volume of its foliage and branches;
 - c. Within environmentally sensitive habitat areas as described in Chapter 17.64, Environmentally Sensitive Habitat Areas, all degrees of pruning shall be defined as “cutting” and shall require a permit.

2. The foregoing measurements are based on the largest size ever obtained by the existing tree. If that size cannot be precisely determined, then the community development director's best estimate of largest size shall be utilized. In the later case, the community development director would utilize average tree size information from standard landscape books, such as the Sunset Book and take into consideration local soil and other circumstances to make the final decision.

3. Pruning of trees should be done only as needed, but not more often than every two years, to ensure pruning is not causing a hardship for the tree.

C. Topping/Heading Cuts Prohibited. Topping, heading cuts to public and private trees is prohibited. Topping/heading cuts are often done to reduce a tree's size by shortening of limbs or branches back to a predetermined crown limit. It can result in indiscriminate cutting back of major limbs to stubs or to lateral branches that are not large enough to assume the terminal/leader role. It weakens the tree structure, causes inappropriate and rapid growth, and may result in reduced vigor, disease, decay, decline, or sudden death of the tree.

1. Alternative to Topping/Heading. There are times when a tree must be reduced in height or spread. Pruning methods approved by the International Society of Arboriculture such as "crown reduction" is recommended in these instances. "Crown reduction" is the selective removal or reduction of major limbs to proper lateral branches to decrease height and spread. "Thinning cuts," "drop-crotch pruning" and "end weight reduction" are used to reduce the length and weight on the ends of branches. These pruning methods result in healthier more natural appearing trees, where new branches will not be hanging and attached only to the outside of the tree trunk but will structurally grow from the tree itself.

2. Providing Clearance for Utility Lines. There are recommended techniques for line clearance by the ISA, such as "directional pruning." This method includes the removal of branches with proper cuts to direct the growth of the crown and limbs away from and around conductors. If a branch must be shortened, it should be cut back to a significant lateral that is large enough to assume the terminal role or the "leader" role. A rule of thumb for this is to cut back to a lateral that is at least one-third the diameter of the limb being removed, so the lateral can take over the structural role of the central or lateral leader. For more information refer to brochures from the International Society of Arboriculture available at the community development department.

D. Permit – Public Utility or Agency. Any person doing business as a public utility subject to the jurisdiction of the Public Utilities Commission of the state and constituted public agency authorized to provide and providing utility service, shall apply for an annual permit for trimming and/or other tree related work; such permit shall include specific guidelines and conditions reflecting requirements in this chapter, permitting such person to trim, brace, remove or perform such other acts with respect to trees growing adjacent to the public streets of the city or which grow upon private property, to the extent that they encroach upon such public streets as may be necessary to comply with the safety regulations of said commission and as may be necessary to maintain the safe operations of its business, as well as be in compliance with the provisions of this chapter. (Ord. 863 § 2, 2004)

12.12.170 Exceptions.

Fruit-bearing trees are exempted from the provisions of this chapter, with exception of large and mature fruit trees that could fit the definition of a heritage tree. (Ord. 863 § 2, 2004)

12.12.180 Permit process for removal of non-heritage trees.

A. Application. All persons, utilities and any department or agency located in the city shall submit a permit application, together with the appropriate fee as set forth by city council resolution, to the community development department prior to performing any work requiring a permit as set forth in this section. The permit application shall include the number, species, size, and location of each subject tree, description of replacement trees, location and schedule of planting, and the reason for the requested action. An arborist report may be required, and if approved, notice of the tree removal shall be posted on site and at City Hall ten working days prior to the removal.

B. Process. Permits for non-heritage tree removal or pruning are ministerial and are approved by the community development director or designee. A staff in the public works department can approve the removal of a non-heritage tree only if the findings of subsections (C)(1) through (C)(4) of this section can be made. If these finding cannot be made, the application shall be transferred to the planning staff for further review and canopy coverage evaluation. The city may require the applicant to pay for services of an arborist under contract to the city, to provide

recommendations and/or a written evaluation or report regarding the tree. Then, based on the city's evaluation or report, the director would make a decision as to whether or not the tree should be removed. The community development director shall make all findings listed below prior to a tree removal determination. The director may require planning commission review and approval of the permit.

C. Findings.

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;
 - b. Safety considerations; or
 - c. In situations where a tree has caused, or has the potential to cause, unreasonable property damage and/or interference with existing utility services.
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.
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).
4. The removal of the tree would not be contrary to the purposes of this chapter and Chapter 17.64.
5. Replacement trees in a ratio of two to one as needed to ensure that with replacement trees a canopy coverage of at least fifteen percent will result, and location(s) for tree replanting are selected, and/or as a last resort, in-lieu fees have been paid as a condition of the permit in accordance with Section 12.12.190. Replacement trees and/or in-lieu fees are not required if post-removal tree canopy coverage on the site or parcel will be thirty percent or more.

D. Canopy Coverage Review. On individual lots, it is the goal of the city to maintain a fifteen percent coverage of tree canopy, consisting of flowering, deciduous trees and evergreen trees. Canopy coverage goals shall be evaluated as part of: (a) tree removal requests for trees that are not found to be diseased, infested, or hazardous; (b) as part of review of development applications on vacant properties; and (c) as part of tree replacement requirements that cannot be met on site. Tree removal requests may be approved for trees that do not meet the findings in relation to canopy coverage as stated in Section 12.12.180(C)(5), if it is determined that the site canopy coverage goal will be maintained or exceeded with removal of the tree. Replacement trees and/or in-lieu fees are not required if post-removal tree canopy coverage on the site or parcel will be thirty percent or more. If other city regulations such as the 41st Avenue Design Guidelines establish a different and/or higher tree-planting standard than the requirement of fifteen percent canopy coverage, the higher standard shall apply.

E. Effective Date of Permit. The decision of the community development director shall be final unless appealed to the planning commission by the permit applicant or any other aggrieved person pursuant to this section. Unless appealed, the permit shall take effect ten working days after it is issued, except where the tenth day occurs on a Saturday, Sunday or holiday, in which case the effective date shall be extended to the next following business day. All work performed on any trees, including designated heritage trees pursuant to a permit as provided in this section shall be completed within forty-five days from the effective date of the permit, or within such longer period as the director may specify, and in case of replacement trees work shall be completed in accordance with Section 12.12.190(F).

F. Appeals. Any person aggrieved by any act or determination, contained, provided or granted in this chapter shall have the right to appeal the director's decision within ten working days from approval or denial, to the planning commission, and the planning commission's decision to the city council of the city, whose decision, after public hearing on said matter, shall be final.

All appeals must be in writing, state the reasons therefore, and must be made within ten working days of permit approval and delivered to the office of the city clerk. Community development director decisions are appealable to the planning commission. Planning commission decisions are appealable to the city council. However, the city

council, at its sole discretion, may determine whether to hear or not to hear any such appeal. If the council decides not to hear or consider the appeal, the planning commission decision shall be final. All appeal hearings shall be de novo. Any tree related permit which has been issued and which has been appealed shall, during any appeal period, be suspended. (Ord. 863 § 2, 2004)

12.12.190 Tree replacement.

A. Tree Replacement Ratio. An approval for tree removal under this chapter shall be conditioned upon the applicant planting, at some other location on the subject property, replacement trees to compensate for the removed tree(s) on a ratio of at least two trees or more for each one tree removed, as determined by the director. Replacement trees and/or in-lieu fees are not required if post-removal tree canopy coverage on the site or parcel will be thirty percent or more. Native trees grown from locally or regionally collected stock are preferred, in the case where a native tree is not appropriate as determined by the community development director, a non-invasive exotic tree may be planted.

B. Tree Replacement Size to be Planted On Site. The community development director and/or his or her designee shall approve the type and size of replacement trees. Generally, twenty-four-inch box or larger trees should replace trees located upon properties zoned or used in whole or in part for commercial purposes. Fifteen gallon or larger trees should replace those located upon residential properties. Size of tree could vary per recommendation of a certified arborist and acceptance by the community development director and/or designee. For replacement selection, the applicant should refer to Section 17.72.030, and/or to the community forest program. Trees to be planted on public property or on sensitive habitat zone shall be based on the community forest program guidelines and performance standards developed pursuant to Section 12.12.050, Community forest program. Replacement of canopy coverage calculations can be determined on the basis of the size of the subject trees removed, or based on standard landscape guides, such as the Sunset Book.

C. Replacement of Canopy Coverage Related to Development Applications. New construction and major remodels of residential and commercial structures shall trigger a canopy coverage review. The goal of the city is to reach and maintain at least fifteen percent tree coverage per lot on an on-going basis. Project conditions of approval shall require planting or replacement of all or part of the trees necessary to meet the city goal per discretion of the community development director and/or the planning commission as applicable. Planting and replacement should be done within the same lot, possibly in different locations. As a last resort, should tree planting on site not be possible due to existing, nonself-imposed hardship and/or topographic conditions, a variation of this requirement may be considered with the payment of in-lieu fees.

Nonself-imposed hardship shall mean the unusual form or shape of a lot, existing rock outcroppings on the property, or other topographic feature desired to be protected, or any site physical circumstance that does not allow the applicant to enjoy the same privileges as neighbors have by planting a tree, and/or a circumstance which negatively affects adjacent properties. Circumstances may also include needed sun exposure, visibility of business signs, and other such fundamental reasons that would not justify the planting of a replacement tree on site. If the trees are found to be diseased, infested or hazardous, then canopy coverage replacement is not activated. Replacement trees and/or in-lieu fees are not required if post-removal tree canopy coverage on the site or parcel will be thirty percent or more.

D. In-Lieu Fees for Trees and Canopy Coverage Replacement. An approval for tree removal under this chapter is conditioned upon the applicant planting, at some location on the subject property, replacement trees and canopy coverage, or as a last resort if all other locations on site are found infeasible, pay in-lieu fees to compensate for the planting and maintenance of those trees by the public works director somewhere else off site.

E. In-Lieu Fee Structure. The applicant shall pay the in-lieu fees in effect at the time as established by city council resolution. In-lieu fees would include a deposit and be based on a cost recovery system for the planting and maintenance of trees and canopy percentage to be planted and/or replaced. The cost recovery system is to be approved by the public works director and/or be based on the tree guide published by the International Society of Arboriculture. The fees shall be deposited in the community tree and forest management account administered by the public works director.

In-lieu fees shall be established by city resolution and include the following:

1. For tree replacements off site; and

2. For canopy coverage replacements in relation to healthy trees removed or to conditions on new development applications.

F. Time Limits for Replacement. Permits for tree removal shall not be issued until five hundred dollars have been deposited with the city to secure the applicant's obligation of planting the replacement tree, unless the director receives proof that the replacement tree has been planted prior to tree removal or will be planted at the same time as tree removal. If the replacement tree is not planted as required, the city may utilize the money for the expenses (including, but not limited to, staff time) in effecting the planting of the replacement trees.

G. Maintenance of Replacement Trees. Whenever a permit has been issued on the basis that the applicant will be planting a replacement tree, the applicant must agree to maintain those trees, and to refrain from destroying such trees regardless of the size of the tree. If the tree dies, the applicant shall be required to replace the tree as many times as necessary.

H. Tree Removal and Replacement Fees. The applicant shall pay a permit fee for tree removals and in-lieu fees as applicable, and set forth in the city council fee resolution. The fees would include a deposit and would recover all staff costs for processing, planting, and maintaining trees to replace lost canopy coverage. (Ord. 954 § 3, 2011; Ord. 863 § 2, 2004)

12.12.200 Removal by the city of hazardous trees on private property.

A. Declaration of Public Nuisance. Based on recommendations of the community development director or the public works director, the city council by resolution may declare tree (heritage and non-heritage tree) to be a public nuisance to be abated as set forth in this section if it is found that any tree growing on private property, when infested by any insect or infected by reason of such infestation or infection, endangers the life or growth or healthful existence of other trees within the city not so infested or infected, or any trees determined to be a danger to persons or property.

B. Notice to Abate Public Nuisance. After the passage of such resolution, the community development director shall cause to be conspicuously posted on the property upon which such public nuisance is alleged to exist, not less than ten working days prior to abatement, not less than three notices headed "notice to abate public nuisance," such heading to be in letters not less than one inch in height and substantially in the following form:

NOTICE TO ABATE PUBLIC NUISANCE

Notice is hereby given that on the _____ day of _____, 20____, the City Council of the City of Capitola passed a resolution declaring that certain (trees) located upon (description of property) are infested with insects, infected with disease, or a clear and present danger to persons or property, and that the same constitute a public nuisance which must be abated by the removal of the same, otherwise they will be removed and the nuisance abated by the City, in which case the cost of such removal shall be assessed upon the property from which such (trees, or other plants) are removed, and such cost will constitute a lien upon such property until paid. Reference is hereby made to said resolution for further particulars.

Any person objecting to the proposed removal, as aforesaid, is hereby notified to attend the meeting of said City Council to be held in the Council Chambers in City Hall at (time) on the _____ day of _____, 20____.

C. Nothing contained in this section shall be deemed to impose any liability upon the city, its officers or employees, nor to relieve the owner of any private property from the duty to keep any tree upon his or her property or under his or her control in such a condition as to prevent it from constituting a public nuisance as defined in this section. (Ord. 863 § 2, 2004)

12.12.210 Emergency removal.

In the event of an emergency whereby immediate action is required because of disease or because of imminent danger to life or property, a non-heritage and a heritage tree may be pruned, altered or removed by order of the public works director or by order of the police chief. The person ordering the pruning, alteration or removal shall file a report listing findings to justify the tree removal as follows:

A. Removal Findings for Heritage Trees. That the emergency removal of the heritage tree is in the public interest because of the health condition of the tree with respect to disease, infestation, or danger of falling on persons or property; that other feasible and safe alternatives to removal have already been explored or applied and would not or did not resolve the problem; that replacement trees and locations have been identified and scheduled for planting. The report shall also include photos and tree documentation for heritage trees and trees in the sensitive habitat areas.

B. Removal Findings for Non-Heritage Trees. That the emergency removal of non-heritage trees is in the public interest because of the health conditions of the tree with respect to disease, infestation or danger of falling on persons or property; that other feasible and safe alternatives have been evaluated and that replacement trees and locations have been identified and scheduled for planting.

C. The report shall be filed within five days from removal with the community development director. The community development director shall forward copies of the report to the planning commission and council for their information. (Ord. 863 § 2, 2004)

12.12.220 Americans with Disabilities Act compliance.

The removal and replacement of any trees, including heritage trees, shall be in compliance with the Americans with Disabilities Act regulations, such as for path of access and cross slope. This would avoid creating barriers to disabled access. (Ord. 863 § 2, 2004)

Article V. Enforcement and Evaluation

12.12.230 Enforcement.

The community development director is hereby charged with the responsibility for the enforcement of the ordinance codified in this chapter as soon as it is adopted, and may serve notice to any person in violation thereof or institute legal proceedings as may be required, and the city attorney is hereby authorized to institute appropriate proceedings to that tend. (Ord. 863 § 2, 2004)

12.12.240 Monitoring conditions of approval.

The community development director and/or designee, with the help of the public works department, shall enforce conditions of approval, monitor replacement tree planting and maintenance to ensure the city regulations are being implemented.

A. Conditions of Approval for Sick and Hazardous Trees. In general the staff member who issues tree permits for sick or hazardous trees will monitor planting and enforce conditions related to those replacement trees planted in the public property.

B. Conditions of Approval for Healthy and Heritage Trees. The community development department staff will monitor planting and enforce conditions related to healthy trees, heritage trees, and for replacement trees planted on private property that were part of a removal permit issued by the public works department staff. (Ord. 863 § 2, 2004)

12.12.250 Citizen complaints.

The public works department will respond to citizen complaints regarding dangerous, diseased, and hazardous trees. The community development department will respond to complaints related to illegal removal, harm or excessive pruning and similar problems occurring to healthy trees and heritage trees. When such complaint calls are received during the weekends by the police department, a police officer would inspect the site, order a stop work notice, and report to the community development department staff on the first working day of the week. In case of an emergency situation the officer would follow provisions as stated in Section 12.12.210. (Ord. 863 § 2, 2004)

12.12.260 Tree trimmers.

Tree trimmers are required to perform according to city regulations as set forth in this chapter and in the community forest program. Violation of these regulations is reason for revocation of the city permit to operate within Capitola, and removal from the city list of certified tree trimmers and arborists. (Ord. 863 § 2, 2004)

12.12.270 Penalty for violation.

A. Criminal Penalty. Any person alone, or through an agent, employee or representative, who violates any provision of this chapter shall be guilty of a separate offense for each act constituting a violation of this chapter. Persons

criminally liable for a violation of this chapter include, but are not limited to, a property owner, an arborist, a tree trimming business, or contractor who perform work or cause work to be performed in violation of this chapter. The city attorney shall have the discretion to prosecute any violation of this chapter as either a misdemeanor or an infraction punishable by a fine in the maximum amount authorized by the California Penal Code for misdemeanors and infractions.

B. Civil Penalty. As an alternative to criminally prosecuting violations of this chapter, the city may seek civil penalties as herein below set forth.

1. Non-Heritage Tree Violations.

a. The violation of any provision contained in this chapter is declared to be unlawful and shall constitute a public nuisance, subject to the penalties as prescribed in this chapter. Such penalties may be assessed also against a certified arborist, property owner, or contractor who performed work in violation of this section. In addition thereto, any person unlawfully removing, destroying or damaging any protected tree shall be penalized as follows:

i. Replacing the unlawfully removed tree with one or more new trees which, in the opinion of the community development director or planning commission, will provide equivalent aesthetic quality in terms of size, height, location, appearance, age and other characteristics of the unlawfully removed tree. Such trees shall be located on site where the tree was removed;

ii. Where similar replacement trees will not provide reasonably equivalent aesthetic quality because of the size, height, location, appearance, age and other characteristics of the unlawfully removed or damaged tree at the discretion of the community development director or planning commission, the community development director shall calculate the value of the removed tree in accordance with the latest edition of the Guide for Establishing Values of Trees and Other Plants, as prepared by the Council of Tree and Landscape Appraisers. Upon the determination of such value, the community development director may require either a cash payment to the city, and/or the planting of replacement trees as designated by the community development director, or any combination thereof, in accordance with the following:

(A) Cash payment for any portion or all of the value of the removed tree in accordance with this section, and

(B) The replacement of removed trees, the retail costs of such trees, as shown by documentary evidence satisfactory to the community development director, shall be offset against the value of the removed or damaged tree, but no credit shall be given for transportation, installation, maintenance and other costs incidental to the planting and care of the replacement trees;

iii. Where a violation(s) of this section has previously occurred with the same property owner, agent, certified arborist or contractor, or advance knowledge of the requirements of this section have been provided to the property owner, agent certified arborist or contractor, the community development director or planning commission, at their discretion, shall require payment of a double penalty fee pursuant to subsection (B)(1);

iv. All applications and permit fees paid to the city shall be forfeited.

b. In addition to the civil penalty herein above prescribed, the city shall also recover the cost of staff time, attorney fees and court proceedings incurred in connection with the violation.

2. For Heritage Trees. A penalty pursuant to subsection (B)(1) shall be charged. In addition to the penalty herein prescribed, the city shall also recover the cost of staff time, attorney fees and court proceedings incurred in connection with the violation.

C. Restitution. As an alternative, or in addition to criminal or civil penalties the city may require restitution of any person unlawfully removing, destroying or damaging any trees as prohibited in this chapter as follows:

1. Replace the unlawfully removed tree with one or more trees that, in the opinion of the community development director, will provide equivalent aesthetic quality and other values in terms of size, height, location, appearance, age and other characteristics of the unlawfully removed tree. Such trees may be required to be located either on or off site where the tree was removed.
2. Where similar replacement trees cannot be planted on site, in lieu fees shall be paid into the community tree fund to compensate for the planting and maintenance of the tree and the canopy coverage removed.

D. Disqualification. In the event a violation is committed by or under the direction of a certified arborist, a “permitted” tree trimmer or other contractor included in the city’s list, he or she will be removed from the city’s list for a minimum of one year. A person or company may petition to be relisted. The community development director may grant the petition if he or she concludes that the petitioner will follow this chapter’s regulations in the future. (Ord. 954 § 4, 2011; Ord. 863 § 2, 2004)

12.12.280 Performance evaluation.

The community development director may collect and maintain all records and data necessary to objectively evaluate whether progress is being made toward the stated goals of this chapter. Evaluation methods may include, and may not be limited to:

- A. Aerial photos taken periodically to develop citywide base maps for canopy coverage evaluation, sensitive habitat zones area evaluation, parks and street/transportation corridor landscaping;
- B. An annual summary and analysis of the tree removal and replacement trees planted on lots evaluated, may be prepared by the director at the direction of the planning commission, and may include, but not be limited to the:
 1. Canopy coverage removed,
 2. Canopy coverage replaced,
 3. Flowering trees replaced,
 4. Large trees planted, and
 5. The amount of in-lieu fees collected over a one to three-year period as specified by the commission. (Ord. 863 § 2, 2004)