

City of Capitola

Planning Commission Meeting Agenda

Thursday, May 04, 2023 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Susan Westman

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

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

All 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.

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

1. Roll Call and Pledge of Allegiance

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

2. New Business

3. Oral Communications

A. Additions and Deletions to the Agenda

B. Public Comments

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

C. Commission Comments

D. Staff Comments

4. Approval of Minutes

[A.](#) March 2, 2023 - Planning Commission Meeting Minutes

[B.](#) April 6, 2023 - Planning Commission Meeting Minutes

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 members of the public or the Planning Commission request specific items to be discussed for separate review. Items pulled for separate discussion will be considered in the order listed on the Agenda.

A. 603 Escalona Drive

Permit Number: #23-0076

APN: 036-142-16

Design Permit and Coastal Development Permit for an Accessory Dwelling Unit (ADU) above an existing garage within the R-1 (single-family) zoning district.

Environmental Determination: Categorical Exemption 15301(e) Existing Facilities

Property Owner: Stanley Ketner

Representative: Stanley Ketner, Filed: 02.10.2023

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. 1400 Wharf Road – Capitola Wharf

Permit Number: #20-0141

APN: 034-072-01, -02

Review of final designs for two public bathrooms for compliance with Condition #2 of permit #20-0141. The Capitola Wharf is located within the PF (Public Facilities) zoning district.

This project received a Coastal Development Permit issued by the California Coastal Commission.

Environmental Determination: Mitigated Negative Declaration

Property Owner: City of Capitola

Representative: Kailash Mozumder, Filed: 04.29.2020

B. Citywide Housing Element Update

Permit Number: 23-0019

APN: Citywide

Housing Element Update 6th Cycle

Environmental Determination: Pending

Property Owner: City of Capitola

Representative: Bret Stinson, RRM Design and Veronica Tam, VTA, Inc.

7. Director's Report

8. Commission Communications

9. Adjournment

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Spectrum Cable Television channel 8

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To Join Zoom Application or Call in to Zoom:

Meeting link:

<https://us02web.zoom.us/j/84769092900?pwd=anpWVWIQamFzT3BGUm54QStJWtdwQT09>

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

Meeting ID: **847 6909 2900**

Meeting Passcode: **379704**

To make a remote public comment:

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

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

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

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

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

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

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

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

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City of Capitola

Planning Commission Meeting Minutes

Thursday, March 02, 2023 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Susan Westman

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

1. **Roll Call and Pledge of Allegiance** - *The meeting was called to order at 6:00 PM. In attendance: Commissioners Estey, Jensen, Wilk, Christiansen, and Chair Westman.*
2. **Oral Communications** - *None*
 - A. **Additions and Deletions to the Agenda** – *Item 5C will be continued to a future meeting date. Staff has received 54 public comments on Item 5D.*
 - B. **Public Comments** – *None*
 - C. **Commission Comments** – *None*
 - D. **Staff Comments** – *Community Development Director Herlihy reminded the Commission about the March 16th Housing Element Update Joint City Council and Planning Commission Workshop.*
3. **Approval of Minutes**
 - A. December 1, 2022 - Planning Commission Meeting Minutes
Chair Westman noted a correction to the December 1, 2022, Minutes.
Motion to approve the 12/1/2022 minutes: Commissioner Wilk
Seconded: Vice Chair Christiansen
Voting Yea: Commissioners Estey, Christiansen, and Chair Westman
Voting Abstaining: Commissioners Jensen, Wilk
 - B. January 19, 2023 - Planning Commission Meeting Minutes
 - C. February 2, 2023 - Planning Commission Meeting Minutes
Motion to approve the 1/19/2023 and 2/2/2023 minutes: Commissioner Estey
Seconded: Vice Chair Christiansen
Voting Yea: Commissioners Estey, Jensen, Wilk, Christiansen, Chair Westman
4. **Consent Calendar**
 - A. **203 Esplanade: Permit Number: 23-0046 (APN: 035-211-04)**
Coastal Development Permit and Historic Alteration Permit for window replacement at Zelda's Restaurant located at 203 Esplanade in the Mixed Used Village (MU-V) zoning district. Environmental Determination: Categorical Exemption 15331
Property Owner & Representative: Jill Ealy, Zelda's Restaurant
Motion to approve the Consent Calendar: Commissioner Wilk
Seconded: Vice Chair Christiansen
Voting Yea: Commissioners Estey, Jensen, Wilk, Christiansen, Chair Westman
5. **Public Hearings**
 - A. **2000 Wharf Road – Park at Rispin Mansion. Permit Number: #23-0021 (APN: 035-371-01)**

Conditional Use Permit, Historic Alteration Permit, and Coastal Development Permit for a public park located within the P/OS (Parks and Open Space) zoning district and VS (Visitor Serving) overlay district. This project is in the Coastal Zone and requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City. Environmental Determination: EIR Addendum

Property Owner: City of Capitola

Representative: Kailash Mozumder, Filed: 02.06.23

City Planner Sean Sesanto presented the staff report. Public Works Project Manager Kailash Mozumder spoke about the project specifications.

No commissioner comments.

Public Comments: None

Motion to approve the Conditional Use Permit, Historic Alteration Permit and Coastal Development Permit: Commissioner Wilk

Seconded: Vice Chair Christiansen.

Voting Yea: Commissioners Estey, Jensen, Wilk, Christiansen, Chair Westman

Conditions of Approval:

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

Aesthetics/Visual Quality

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

Air Quality

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

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

Biological Resources

9. Pre-construction surveys for nesting raptors shall be performed by a qualified biologist to be retained by the applicant. If raptor nests are located during pre construction surveys, a 300-foot buffer shall be established around each nest for the duration of the breeding season (August 1st, or until such time as the young are fully fledged as determined by a qualified biologist in coordination with the California Department of Fish and Game) to prevent nest harassment and brood mortality. Every effort shall be made to avoid removal of, or impact to, known raptor nests within project boundaries. If trees known to support raptor nests cannot be avoided, limbing or removal of these trees may only occur during the non-breeding season.
10. The applicant shall take proper measures to avoid damage to oaks, cypress and redwood trees. Specifically, grading or construction shall not occur within 15 feet of the base of all oak, cypress and redwood trees unless performed under the supervision of a qualified on-site arborist.
11. Prior to commencement of site preparation, a certified arborist shall be retained to review the construction plans and to provide recommendations to protect trees and their root zones from construction activities. Trees which are removed or mortally damaged during site preparation and construction activities shall be replaced with appropriate native species at a minimum 2:1 ratio.
12. Landscape and ground maintenance workers must be informed of conservation issues regarding overwintering monarch habitat. Leaf blowers shall not be used in monarch habitat areas or outside designated park areas.
13. Site preparation (e.g., tree trimming, tree removal, grading, excavation, and construction) on the project site shall not occur when monarchs are potentially present (October 1 through February 28) unless a qualified monarch biologist determines that monarchs are not present or that activities would not disturb overwintering populations.
14. Use of biological insecticides (including bacteria, viruses, protozoans and nematodes) that are effective in the control of all lepidoptera shall be prohibited throughout the habitat. Chemical insecticides shall not be applied during the overwintering season (October 1 through February 28). Use of chemical insecticide agents during the non-roosting season may be done only if approved by

the consulting butterfly expert. Grounds maintenance workers shall be made aware of monarch habitat conservation requirements as they pertain to grounds management.

15. The following measures, at a minimum, shall be implemented during the time when monarchs are potentially present in the habitat (October 1 through February 28, or as determined by the monarch biologist):
 - All pedestrians/visitors/guests shall be kept outside of the monarch roosting area by monarch biologist approved fencing.
 - Outdoor events will be limited to designated portions of the Mansion property (i.e., amphitheater and developed park areas) to avoid roosting area disruption.
 - Outside night-lighting shall utilize low wattage bulbs and fixtures that are mounted close to ground level and directed away from the roosts. In addition, lighting shall not be directed toward Soquel Creek or on-site riparian vegetation.
16. The removal of any riparian or upland trees on the Rispin site that provide shade to Soquel Creek shall not be allowed unless immediately replaced. The amount of shading within the creek currently supplied by Rispin property trees shall be established as a baseline, and any actions reducing this percentage shall require management to improve stream shading by a City approved forester/botanist. Such management shall include planting of native riparian tree species along the creek (i.e. big-leaf maple, sycamore, alder, cottonwood, box elder, willow), to provide shade and aid in cooling of the creek, and to enhance habitat.
17. Protect the eucalyptus grove and patches of redwood trees as valuable sources of shade to the stream, erosion prevention on the steep slope, and as monarch butterfly habitat.
18. The addition of impermeable surfaces at the Rispin Mansion site shall be accompanied with an effective drainage plan. This drainage plan shall ensure the capture of any increase in runoff on the bench (as much as is feasible), without additional overland movement of water down the steep slope toward the creek (to minimize erosion and sedimentation, and the introduction of pollutants).
19. Replace the fence above the retaining wall of the Rispin Mansion to exclude people from accessing the creek through created footpaths.
20. To avoid disturbance to steelhead (and other aquatic or semi-aquatic wildlife), nighttime lighting of the riparian habitat and/or Soquel Creek shall not be allowed. On-site lighting required for Mansion grounds shall not be oriented towards the creek.

Cultural Resources

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

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

Noise

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

- Locate stationary noise sources, when feasible, away from residential areas and perform functions such as concrete mixing and equipment repair off-site.

Public Services

26. The applicant shall apply for water connection approval ("will serve" letter) from the SCWD.

27. The number and size of all water meters shall be determined by SCWD.

28. The final design shall satisfy all conditions for water conservation required by SCWD at the time of application for service (as detailed in their water efficiency checklist package), including the following:

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

Stormwater & Drainage

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

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

- All pollutants and their sources, including sources of sediment associated with construction, construction site erosion and all other activities associated with construction activity are controlled;
- All storm water discharges are identified and either eliminated, controlled, or treated;
- Site Best Management Practices (BMPs) are effective and result in the reduction or elimination of pollutants in storm water discharges and authorized non-storm water discharges from construction activity to the BAT/BCT(best available technology/best conventional technology) standard;
- Calculations and design details as well as BMP controls for site run-on are complete and correct, and;
- Stabilization BMPs installed to reduce or eliminate pollutants after construction are completed. To demonstrate compliance with requirements of this General Permit, the QSD shall include information in the SWPPP that supports the conclusions, selections, use and maintenance of BMPs. Section XIV of the Construction General Permit describes the elements that must be contained in the SWPPP.

30. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID). (Disconnect direct discharge of drainage). The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.

- 31. Grading during the rainy season (October 1 – April 30) shall be restricted to the approval, installation, and maintenance of an erosion and sediment control plan.
- 32. Graded slopes shall be revegetated with appropriate native plant species immediately following completion of grading.
- 33. The use of fertilizers and herbicides applied to the Rispin landscaping and gardens shall be minimized to the extent possible. Utilize slow-release chemical fertilizers and herbicides and avoid application prior to scheduled irrigation. The use of fertilizers and herbicides on-site must not conflict with the relevant mitigation intended to protect monarch butterflies.
- 34. The City of Capitola shall continue its efforts to implement the Soquel Creek Lagoon Enhancement project, and work with the County to ensure that other storm drain and water quality improvements are implemented to reduce cumulative watershed impacts.

Conditional Use Permit Findings:

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

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

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

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

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

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

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

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

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

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

Historic Alteration Permit Findings:

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

The Planning Commission reviewed the proposed park and determined that the proposed community park project requires minimal changes to distinctive materials, features, spaces, and

spatial relationships. Furthermore, the project enhances access and opportunity for interpretation on historic grounds.

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

The proposed project will preserve numerous character-defining features of the Rispin Mansion site, including but not limited to: A large portion of the full-height perimeter wall, the front entry arch and its side walls, the existing front entry gate will be removed and stored for display, the Overlook columns and base wall, the reflecting pool, the majority of the grand staircase.

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

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

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

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

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

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

Coastal Development Permit Findings:

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

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

G. The project maintains or enhances public views.

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

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

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

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

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

J. The project maintains or enhances opportunities for visitors.

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

K. The project maintains or enhances coastal resources.

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

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

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

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

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

CEQA Findings:

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

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

B. 207, 209, 209A, 211 Esplanade. Permit Number: 23-0104 (APN: 035-211-03)

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

Property Owner: Chuck Hammers

Representative: Dan Gomes, Fuse Architects

Vice Chair Christiansen recused herself. Community Development Director Herlihy presented the staff report.

Commissioner comments included clarification about piling reinforcement, outdoor seating for The Sand Bar, take-out windows, and individuality of businesses. Direction to the applicant included input on the business individuality and maintaining character within the Capitola Village.

Dan Gomes, Fuse Architects, spoke in favor of the project application.

Public Comments:

Matt Arthur, resident, spoke in favor of the project but recommended incorporating more individuality for each business front.

Steve Walsh, resident, spoke about the smell from garbage storage near the street.

C. 520 Riverview Drive. Permit Number: #22-0056 (APN: 035-081-10)

Design Permit and Accessory Dwelling Unit Permit to remodel a two-story residence, construct an attached ADU, and Variance request for the required minimum setbacks. The project is located within the R-1 (Single-Family Residential) zoning district. This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission. Environmental Determination: Categorical Exemption

Property Owner: Tarra Gundersgaard

Representative: Martha Matson, Filed: 02.22.22

Motion to continue this item to April 6, 2023: Commissioner Estey

Seconded: Commissioner Jensen

Voting Yea: Commissioners Estey, Jensen, Wilk, Christiansen, Chair Westman

D. 4401 Capitola Road – Permit Number: #22-0244 (APN: 034-123-05 & 034-124-18)

Design Permit, Conditional Use Permit, Density Bonus, and Coastal Development Permit request for a 36-unit, 100% affordable housing project on an approximate 0.81-acre site on the northeast corner of Capitola Road and 44th Avenue. The project includes a mix of 1-bedroom, 2-bedroom and 3-bedroom apartment units, configured in two 3-story buildings. The project includes a density bonus request pursuant to California Government Code sections 65915 – 65918. Environmental Determination: Categorical Exemption 15332 - In-fill Development

Applicant: CRP Affordable Housing & Community California, LLC

Brian Froelich, City Planner, presented the staff report.

Garrett Bascom, CRP Affordable Housing & Community California, LLC, spoke as the applicant of the project.

Public Comments Received In Favor:

Lisa Johnson, Santa Cruz resident	Jim Weller, resident	Cathy Sarto, United Church COPA
Ryan Mickel, Santa Cruz resident	Elizabeth, Santa Cruz resident	Janine, resident
Kalisha Webster, Housing Choices	Paul Wagner, resident	Loni Faulkner, Equity Transit
Tim Willoughby, Affordable Housing Now	Carlos Romero, resident	Andrew Goldenkranz, Santa Cruz Community Health
John Mulry, resident	Reggie, Santa Cruz resident	

Public Comments Received In Opposition:

Stephanie Harlan, resident	Paula Bradley, resident	Melody Nickham, resident
Mick Routh, resident	Nadine Burke, resident	Resident
Cathy Howard, resident	Resident	Dominic Svenson, resident
Todd Bruce, resident	Jim Sherman, resident	Mike Achkar, resident
Rodger Shaheen, resident	Kim Howard, resident	Ralph Vernacchia, resident

Bob Lindley, Studio T-Square Architects, spoke as a part of the applicant presentation.

Commissioner commentary included a discussion of the parking exemption, availability of ADA accessible units and parking, building height, and a discussion of the impact that state-imposed housing requirements have had in Capitola. Commissioner Jensen noted general support of the project but asked the applicant to further address inconsistencies of measurements between the plans and traffic safety study related to the parking lot design, and consider concerns with EV parking spaces and Building Code standards.

***Motion to approve the project with the addition of the following conditions:
Commissioner Estey***

- Applicant will coordinate with City staff to plant larger sized trees (partially reimbursed by the Tree Fund), preferential clause for housing applicants within 1.5 miles of the project and obtain and provide a Landscaping Bond (\$5,000 for 5 years) to ensure landscaping is maintained on the project (if this is permissible).

Seconded: Vice Chair Christiansen

Voting Yea: Commissioners Estey, Wilk, Christiansen, Chair Westman

Voting Nay: Commissioner Jensen

Conditions of Approval

General Conditions

1. The project approval consists of a Conditional Use Permit, Design Permit, State Density Bonus and Coastal Development Permit for the construction of a multifamily at 4401 Capitola Road. The application #22-0244 was approved by Planning Commission on March 2, 2023.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At the time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet or G sheets of the construction plans.
4. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B.
5. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
6. This permit shall expire 24 months from the date of issuance. The applicant shall have obtained an approved building permit commenced construction before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration.
7. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

8. The project applicant shall designate a “disturbance coordinator” who will be responsible for responding to any local complaints regarding construction noise or activity. The coordinator (who may be an employee of the general contractor) will determine the cause of the complaint and will require that reasonable measures warranted to correct the problem be implemented. A name and telephone number of the disturbance coordinator shall be conspicuously posted at the construction site fence and on any notifications sent to neighbors. The sign/banner must also list an emergency after-hours contact number for emergency personnel.
9. Green Waste is the City’s exclusive hauler for recycling and disposal of construction and demolition debris. For all debris boxes, contact Green Waste. Using another hauler may violate City Code Section 8.04 and result in Code Enforcement action.

Conditional Use Permit Conditions

10. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.
11. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view and inside the trash enclosure on non-collection days.
12. Bicycle parking is required to be accommodated with 14 short term bike parking spaces and 36 long term bike parking spaces. The design and specifications of the bike parking spaces shall be further detailed in the plans for Building Permit plan check.
13. Amplified sound is limited to interior areas only.

Planning Department Conditions

14. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
15. Prior to issuance of building permit, all Planning fees associated with permit #22-0244 shall be paid in full.
16. Air-conditioning equipment or other roof top equipment shall be screened from view and fall within allowable city permitted decibel levels. Additional detail showing equipment heights and any mechanical screens shall be shown on the building permit plans.
17. The trash enclosure shall be covered, gated, and maintained to provide a clean and sanitary area. The trash enclosure construction shall be completed, prior to final inspection.
18. Outdoor luminaires shall be energy-efficient fixtures controlled by motion sensors and incorporate cut-off controls and outdoor lighting controls. All building and parking lot lighting shall be shielded to prevent light from shining in the neighboring properties and be Dark Sky compliant. The applicant shall provide a lighting plan and photometric plan with the submittal of plans for building permit plan check.
19. No rooftop equipment is to be visible to the general public. Any necessary roof screening is to match the color of the building as closely as possible. Plans for any necessary screening shall be submitted to the Community Development Department prior to, or in conjunction with the building permit submittal.

20. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District and Central Fire Protection District.
21. The Applicant or permittee shall defend, indemnify, and hold harmless the City of Capitola, its agents, officers, and employees from any claim, action, or proceeding against the City of Capitola or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval; provided, however, that the Applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the Applicant's or permittee's defense of said claims, actions or proceedings.
22. Prior to issuance of building permits, the building plans must show that any existing overhead utility lines within the property and any new utility lines will be underground to the nearest utility pole.
23. Prior to occupancy, the Landscape Architect shall certify in writing that the landscaping and irrigation has been installed in accordance with all aspects of the approved landscape plans, subject to final approval by the Community Development Director.
24. If prehistoric or historic-period cultural materials are unearthed during ground-disturbing activities, it is recommended that all work within 100' of the find be halted until a qualified archaeologist and Native American representative can assess the significance of the find. Prehistoric materials might include obsidian and chert-flaked stone tools (e.g., projectile points, knives, scrapers) or tool-making debris; culturally darkened soil ("midden") containing heat-affected rocks and artifacts; stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered-stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. If the find is determined to be potentially significant, the archaeologist, in consultation with the Native American representative, will develop a treatment plan that could include site avoidance, capping, or data recovery.
25. In the event of the discovery of human remains during construction or demolition, there shall be no further excavation or disturbance of the site within a 50' radius of the location of such discovery, or any nearby area reasonably suspected to overlie adjacent remains. The Santa Cruz County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to his/her authority, he/she shall notify the Native American Heritage Commission, which shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the landowner shall reinter the human remains, and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. A final report shall be submitted to the City's Community Development Director prior to release of a Certificate of Occupancy. This report shall contain a description of the mitigation programs and its results, including a description of the monitoring and testing resources analysis methodology and conclusions, and a description of the disposition/curation of the resources. The report shall verify completion of the mitigation program to the satisfaction of the City's Community Development Director.
26. In the event that a fossil is discovered during construction of the project, excavations within 50' of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. The City shall

include a standard inadvertent discovery clause in every construction contract to inform contractors of this requirement. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.

27. To the extent practicable, tree removal shall be performed from September 1 through January 31 to avoid the general nesting period for birds. If tree removal cannot be performed during this period, precutting surveys will be performed no more than two days prior to beginning work activities to locate any active nests as follows: The owner/applicant shall be responsible for the retention of a qualified biologist to conduct a survey of the project site and surrounding 300' for active nests—with particular emphasis on nests of migratory birds—if tree cutting will begin during the bird nesting season, from February 1 through August 31. If active nests are observed on either the project site or the surrounding area, the project owner/applicant, in coordination with the appropriate city staff, shall establish no-disturbance buffer zones around the nests, with the size to be determined in consultation with the California Department of Fish and Wildlife (usually 100' for perching birds and 300' for raptors). The no-disturbance buffer will remain in place until the biologist determines the nest is no longer active or the nesting season ends. If construction ceases for three days or more and then resumes during the nesting season, an additional survey will be necessary to avoid impacts on active bird nests that may be present.
28. No signs are approved as part of this application. A Sign Permit application shall be submitted in compliance with Chapter 17.80 of the zoning ordinance and shall include all signage proposed for the project site.
29. Inspections by the Planning Department are required for the foundation, final framing, prefinal after application of exterior materials, and final inspection.
30. Separate containers for recyclables, organics, and waste shall be placed in all common areas, including all gathering areas, such as eating areas and community room.
31. A separate water service and water meter for irrigation will be required.
32. The applicant shall provide two electric vehicle charging stations with the plans for building permit plan check.
33. The property at 4401 Capitola Road shall be deed restricted to provide continued affordability of 100% low-income affordable housing rental units in the approved ratio and affordability categorized for a period of no less than 55 years. Low-income household cannot exceed 80% of the median family income level for Santa Cruz County as published by California Department of Housing and Community Development. The owner shall enter into an agreement with the City so as to assure compliance with the provisions of the State Density Bonus affordable housing requirement for all units on site to be deed restricted as a low-income rental as defined in Section 50053 of the Health and Safety Code. The deed restriction shall be in a form suitable for recordation as authorized by the Community Development Director and City Attorney.
34. Prior to issuance of building permits, parcels 034-123-05 & 034-124-18 shall be merged and all final documentation recorded with Santa Cruz County. The applicant shall, at their sole cost, diligently prepare plat maps, legal descriptions, grant deeds, and any other necessary documentation to execute the lot merger.

Public Works Department Conditions

35. Prior to filing an application for a building permit the applicant shall prepare and submit a plat map showing the original parcels (APN: 034-123-05 and APN: 034-124-18) and the parcel being

combined by the lot merger with pertinent supporting data. Said map shall be filed with the Public Works Department with the appropriate review fees for review by the City Surveyor. Said plat map shall be prepared by a licensed land surveyor who shall be responsible for responding to comments until the map is acceptable to the Public Works Department. The final accepted map shall be recorded with the Santa Cruz County Recorder.

36. Prior to the issuance of the building permit the applicant shall submit plans detailing all improvements or modifications that impact or interface with the public right of way. At a minimum these details will include the limits of any existing or proposed curb drains, ADA compliant driveway approach, signage and striping or any other modification to the curb/gutter/sidewalk. The extent of all improvements or modifications shall be limited to those areas fronting the property boundaries (44th Avenue and Capitola Road) and shall not impact the frontage of any adjacent parcels.
37. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
38. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. The sidewalk along the Capitola Road frontage shall entirely be replaced eliminating all identified ADA barriers: cross slopes exceed 2%, lips greater than ¼ - ½ inch between sections, curb ramp cross/running/landing slopes, lack of minimum clearance at utility poles and signs. The driveway approach on 44th Avenue – north wing running slope shall be limited to those areas fronting the property boundary and shall not impact the frontage of any adjacent parcels.
39. Prior to issuance of a building permit the applicant shall incorporate the following design recommendations per the November 17, 2022, Dudek Traffic Analysis:
 - a. The relocated continental crosswalk on the west leg of the intersection shall be placed at a 90-degree angle with the roadway. The existing raised median on Capitola Road shall be modified to integrate the crosswalk. The crosswalk shall be designed per City and ADA standards.
 - b. A “no parking” area shall be striped for turnaround at the north end of the east parking lot so that vehicles can turn around on site instead of backing into the intersection.
40. Prior to issuance of building permits, the Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans.
41. Prior to issuance of building permits, the applicant shall submit a stormwater temporary construction sediment and erosion control plan, (BMPs) e.g., wattle location, storm drain protection, construction entrance, washout areas, contain trash/debris, stockpile protection and details, location of portable toilet and containment/protection, etc. All BMPs, sediment and erosion control measures shall be installed prior to the start of construction; and shall be maintained throughout project duration.
42. Prior to any land disturbance, applicant shall notify the Public Works Department 24 hours in advance for a pre-site inspection to be conducted by the grading official to verify initial compliance with the approved stormwater temporary construction erosion and sediment control plan. All temporary sediment and erosion control best management practices (BMPs) shall be maintained throughout the project duration.
43. No material or equipment storage may be placed in the road right-of-way.
44. Keep work site clear of debris & be aware of tracking mud, dirt, gravel into the street, and sweep daily, cover all stockpiles and excavation spoils. Practice good housekeeping BMPs.

45. Prior to issuance of building permits, the applicant shall submit a Stormwater Control Plan, Bioretention Construction Checklist, and detailed draft Stormwater Operation and Maintenance Plan prepared and certified by a Registered Civil Engineer as submitted on November 30, 2022, and conditionally approved by HydroScience Engineers on December 9, 2022, in accordance with the current Post Construction Requirements (PCRs) for a Tier 2 project for review and approval by the Public Works Director.
46. The Engineer of Record shall inspect and provide record drawings of construction of stormwater management improvements and certify to the City that the construction meets the intent of the approved design drawings, Stormwater Control Plan, and City Post Construction Requirements.
47. Prior to final occupancy approval the applicant shall submit a final Operation and Maintenance Plan including any revisions resulting from changes made during construction for review, approval and recorded in the Office of the County Recorder by the Public Works Director.
48. Prior to final occupancy approval the applicant shall enter into and record in the Office of the County Recorder, any agreements identified in the Stormwater Control Plan which pertain to the transfer of ownership, right-of-entry for inspection or abatement, and/or long-term maintenance of the stormwater treatment BMPs.
49. The drain within the dumpster enclosure shall be connected to the sanitary sewer with the review and approval of Santa Cruz County Sanitation.

Planning Commission Added Conditions:

50. Landscaping shall be added at the north side of the parking lot that is accessed from 44th Avenue between the paving and property line.
51. The landscaping plan shall comply with section 17.96.050 in order to maintain adequate sight distance at the proposed driveways. The applicant shall coordinate with Planning staff prior to installation of landscaping in the sight distance triangles defined in the noted code section.
52. The applicant shall provide annual reporting to the Community Development Director prior to April 1st of each year, for the prior year, documenting on-going compliance with the provisions of the State Density Bonus affordable housing requirement for all units on site as a low-income rental as defined in Section 50053 of the Health and Safety Code.
53. To the extent consistent with state and federal fair housing requirements and to the extent the Project relies on public and private funding sources, Developer or owner shall cause the affordable housing units to be marketed with preference given to households with at least one member who either works in Capitola or has accepted a job offer to work in Capitola. This condition implements the State’s goal to reduce VMT.
54. The applicant shall work with City staff to utilize, if allowed by City Ordinance, the use of Community Forest Program funds to ensure that all proposed trees are a minimum of 24 inch box size at installation.
55. A landscape maintenance deposit in the amount of \$5,000 shall be posted prior to final inspection to ensure compliance with Section 17.72.070. An inspection of the landscape to ensure adequate establishment and maintenance shall be made five years after the installation by the Planning Department. The deposit will be released at that time if the required plantings remain viable.

Conditional Use Permit Findings

- A. The proposed use is allowed in the applicable zoning district.**
Multifamily housing is a conditional use in the MU-N zone. The project complies with state law or local codes, as required, and provides needed affordable housing units in Capitola.

- B. The proposed use is consistent with the general plan, local coastal program, zoning code, and any applicable specific plan or area plan adopted by the city council.**
The proposed use, as conditioned, is consistent with local long range and implementation planning documents as listed. The Project site has a General Plan land use designation that allows for residential uses. The Project is consistent with the local coastal program, and with the zoning code except for the allowable incentives and concessions under Density Bonus Law. The Project is not located within a Specific Plan. The Project meets Design Review criteria.

- C. The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and planned land uses in the vicinity of the property.**
The project will have a minimal effect on trip generation and improve the jobs to housing ratio in the region, which according to the Office of Planning and Research, will have a net beneficial effect on traffic and greenhouse gas emissions. In addition, surrounding land uses and structures include a mix of multi-family developments, a church, and professional offices. The proposed Project is a multi-family development, similar in size and scope to the surrounding land uses.

- D. The proposed use will not be detrimental to the public health, safety, and welfare.**
The building provides required affordable housing and RHNA units, will be fire sprinkled, and will be served by all necessary public utilities.

- E. The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.**
The proposed use is appropriately located and generally mitigated from impacts to adjacent residential uses. The project is within 0.75 miles of State Route 1 and within 200 feet of bus route 55. The property will be served by all utilities.

Design Permit Findings

- A. The proposed project is consistent with the general plan, local coastal program, and any applicable specific plan, area plan, or other design policies and regulations adopted by the city council.**
Community Development staff, the Development and Design Review Committee, consultant RRM and the Planning Commission have all reviewed the project. The proposed project, as conditioned, is consistent with local long range and implementation planning documents. The Project site has a General Plan land use designation that allows for residential uses. The Project is consistent with the local coastal program, and with the zoning code except for the allowable incentives and concessions under Density Bonus Law. The Project is not located within a Specific Plan. The project meets the Design Review Criteria.

- B. The proposed project complies with all applicable provisions of the zoning code and municipal code.**
Community Development Staff, the Design and Development Review Committee, and the Planning Commission have all reviewed the project. The proposed 32,475 square foot multi-family development complies with all development standards of the MU-N zoning district and/or applicable state law, outside of those standards being waived by incentives or waivers pursuant to Density Bonus law.

- C. The proposed project has been reviewed in compliance with the California Environmental**

Quality Act (CEQA).

The Project has been reviewed in compliance with and found to be exempt from CEQA through a Class 32 Infill exemption.

- D. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.**
The proposed multifamily development will not have an impact to public, health, safety, and welfare. The building will be fire sprinkled and will be served by all necessary public utilities.
- E. The proposed project complies with all applicable design review criteria in Section 17.120.070 (Design review criteria).**
Community Development Staff, the Design and Development Review Committee, design consultant RRM and the Planning Commission have all reviewed the project. The proposed 32,475 square foot multifamily development and supporting improvements comply with the applicable design review criteria and as described by RRM.
- F. For projects in residential neighborhoods, the proposed project maintains the character, scale, and development pattern of the neighborhood.**
The project site is in a mixed use zone with professional office, single family and multi family uses in nearby proximity. The design complies with local standards with the exception of state permitted concessions and waivers. The proposed use does not introduce any new or unusual impacts.

Coastal Findings

- 1. The project is consistent with the LCP land use plan, and the LCP implementation program.**
The proposed project conforms to the City’s certified Local Coastal Plan (LCP) land use plan and the LCP implementation program.
- 2. The project maintains or enhances public views.**
The proposed project has no permanent impact on view or coastal access.
- 3. The project maintains or enhances vegetation, natural habitats and natural resources.**
The proposed project has no impact on coastal vegetation, habitats, or resources.
- 4. The project maintains or enhances low-cost public recreational access, including to the beach and ocean.**
The project has no impact on recreation access or cost.
- 5. The project maintains or enhances opportunities for visitors.**
The project has no impact on visitors and opportunity.
- 6. The project maintains or enhances coastal resources.**
The proposed multifamily project has no negative impact on coastal resources.
- 7. The project, including its design, location, size, and operating characteristics, is consistent with all applicable design plans and/or area plans incorporated into the LCP.**
The proposed multifamily project allows Capitola to produce needed affordable housing units in an area that is zoned for this type of use. The project is consistent with the LCP.

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

The project will not obstruct public access and has no impact on recreation or visitor opportunities and experiences. The project allows the city to produce affordable housing and deliver required RHNA units to the region.

Density Bonus Findings

Pursuant to Density Bonus Law, the Project qualifies for four incentives and concessions and unlimited waivers from development standards. The Project has requested incentives and concessions related to the required daylight plane, side setback, parking ratio, and percentage of compact parking spaces. The Project has requested waivers from building height, mitigation tree size, entry orientation, and massing breaks. Pursuant to Density Bonus Law, proposed concessions or incentives must be approved unless it can be established by written findings based on a preponderance of the evidence that the proposed concession or incentive does not result in identifiable and actual cost reductions, would cause a public health or safety problem, would cause an environmental problem, would harm historical property, or would be contrary to law.

6. Director's Report

Community Development Director Herlihy informed the Commission that the SB9 Ordinance was certified by the Coastal Commission last week.

7. Commission Communications

None

- 8. **Adjournment** – Adjourned at 9:29 PM to the next regularly scheduled meeting on April 6, 2023, at 6:00 PM.

ATTEST:

Julia Moss, City Clerk

City of Capitola

Planning Commission Meeting Minutes

Thursday, April 06, 2023 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Susan Westman

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

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

2. Oral Communications

A. Additions and Deletions to the Agenda – *Two additional materials regarding item 3.B*

B. Public Comments – *None*

C. Commission Comments – *Commissioner Jensen asked that staff provide a snapshot of upcoming meetings and expected items at the start of each PC meeting. Senior Planner Froelich responded that this could easily be accommodated by staff.*

D. Staff Comments – *None*

3. Public Hearings

A. 520 Riverview Drive

Permit Number: #22-0056

APN: 035-081-10

Design Permit to remodel a two-story residence with Variance requests for the required minimum setbacks and maximum floor area ratio. The project is located within the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption 15301(e)

Property Owner: Tarra Gundersgaard

Representative: Martha Matson, Filed: 02.22.22

Sean Sesanto, Associate Planner, presented the staff report.

Martha Matson, architect and applicant representative, thanked staff for their help.

Motion to approve Permit No. 22-0056: Commissioner Wilk

Seconded: Commissioner Estey

Voting Yea: Commissioners Estey, Jensen, Wilk, and Vice Chair Christiansen

B. 207, 209, 209A, 211 Esplanade

Permit Number: #23-0104

APN: 035-211-03

Design Permit, Historic Alteration Permit, and Coastal Development Permit for façade modifications at 207, 209, 209A, and 211 Esplanade located in the Mixed Use Village (MU-V) zoning district.

Environmental Determination: Categorical Exemption 15331

Property Owner: Chuck Hammers

Representative: Dan Gomes, Fuse Architects

Vice Chair Christiansen recused herself due to conflict.

Brian Froelich, Senior Planner, presented the staff report.

Dan Townsend, Fuse Architects, thanked staff and commented that the applicant has attempted to incorporate Planning Commission feedback into the current proposal. In response to questions, he clarified that the proposed window at Pizza My Heart will be wood framed and that the only vinyl window in the project will be at My Thai Beach.

Commissioner discussion included concern about potential encroachment into the public walkways and height of the parapets, and concern about maintaining the historical integrity of the building if/when tenants change.

Chuck Hammers, building owner and Pizza My Heart owner, explained the applicant prefers to leave the current brick façade to maintain the structure and allow businesses to re-open sooner.

Motion to approve Permit No. 23-0104 with the additional condition that the door at the Bay Bar will not encroach beyond the existing brick/stucco: Commissioner Estey

Seconded: Commissioner Jensen

Voting Yea: Commissioners Estey, Jensen, and Wilk

4. Director's Report –

Senior Planner Froelich provided updates on upcoming Planning Commission agenda items, City Council action on the 401 Capitola Avenue Appeal, and shared that no appeal of the affordable housing development at 4401 Capitola Road had been submitted.

5. Commission Communications –

Commissioner Estey attended the Planning Commissioner Academy in Garden Grove and shared feedback from the conference, and inquired as to the possibility of conducting increased community engagement for the City's updated Housing Element.

Vice Chair Christiansen suggested speaking with Community Development Director Herlihy and the Attorney's office. Commissioner Jensen suggested waiting to plan community outreach until the map is finalized and inquired about the timeline for submission of the Housing Element.

6. Adjournment – Adjourned at 7:10 PM to the next regularly scheduled meeting on May 4, 2023.

ATTEST:

Julia Moss, City Clerk

Capitola Planning Commission

Agenda Report



Meeting: May 04, 2023

From: Community Development Department

Address: 603 Escalona Drive

Permit Number: #23-0076

APN: 036-142-16

Design Permit and Coastal Development Permit for an Accessory Dwelling Unit (ADU) above an existing garage within the R-1 (single-family) zoning district.

Environmental Determination: Categorical Exemption 15301(e) Existing Facilities

Property Owner: Stanley Ketner

Representative: Stanley Ketner, Filed: 02.10.2023

Applicant Proposal

The applicant is proposing to construct a second story above an existing detached garage with a 440 square-foot ADU on the upper floor in the R-1 (single-family) zoning district. The project meets all standards and code requirements but requires Planning Commission review per Section 17.74.030 Two-Story Units.

Background

Per county records, the existing residence was originally built in 1939 and underwent a major renovation in 1966. City records include several minor permits including an interior renovation in 2003.

On April 25, 2023, Development and Design Review staff reviewed the application and provided the applicant with the following direction:

Public Works: Completed a plan review and provided conditions of approval in advance of the meeting.

Building Inspector, Eric Martin: Commented that the electrical panel may need to be upgraded and the proposed stairs tread and riser dimensions will need to be included in Building permit plan submittal.

Senior Planner, Brian Froelich: Had no 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 building addition complies with all quantitative development standards.

Building Height			
ADU/R-1 Regulation	Existing		Proposed
22 ft.	-		21 ft.5 in.
Floor Area Ratio (FAR)			
	Maximum		Proposed
Lot size	4,400 sq. ft.		4,400 sq. ft.
Maximum Floor Area Ratio	0.52 (Max 2,288 sq. ft.)		-
Garage	440 sq. ft.		440 sq. ft.
ADU Second Story	-		440 sq. ft.
(e) House no change	-		1,085 sq. ft.
Total FAR	52% (2,288 sq. ft.)		44.7% (1,965 sq. ft.)
Setbacks			
	ADU/R-1 regulation	Existing	Proposed
Front Yard	20 ft.	-	50 ft.
Street Side Yard	4 ft. min.	-	4 ft.
Interior Side Yard	4 ft. min.	-	21 ft. 6 in.
Rear Yard	4 ft. min.	-	4 ft.
Parking			
> 1,500 sq. ft.: 2 per unit plus 1 per ADU	Required	Existing	Proposed
	3 spaces total	0 spaces total	3 spaces total
	0 covered	2 covered*	2 covered*
	3 uncovered	0uncovered	1 uncovered
Underground Utilities: Required with 25% increase in area			Yes, for ADU

*The two existing garage parking spaces (covered) are legal nonconforming in width. Government Code Section 65852.2 (e)(2) prohibits local agencies from requiring correction of nonconforming zoning conditions as a requirement to approve an ADU.

Discussion

The applicant is proposing to construct a 440 square-foot ADU adding an upper floor to the existing garage. The upper floor will stack over the existing garage and is the same size as the garage (440 sq. ft.).

The property is a corner lot. For the purpose of development standards, the narrowest street frontage is the front property line (Sacramento Avenue). (CMC § 17.160.020 P7)

The proposal shows matching existing exterior materials and colors of the primary residence with, white vinyl windows, composition shingle roof, and horizontal lap siding painted in Benjamin Moore Weston Flax color.

Objective Design Standards

Two-story ADUs are subject to the objective design standards in CMC §17.74.090. The objective design standards are included below in underline format with staff analysis following.

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

Staff Analysis: The primary entrance to the ADU faces the interior of the parcel.

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

Staff Analysis: There are two proposed windows that are within eight feet of the rear property line. A shower sliding bathroom window above the shower is proposed and is a clerestory window. The other window is a single hung window at the kitchen sink that is proposed to be made of obscured glass.

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

Staff Analysis: The proposal has no upper floor decks or balconies. It includes a minimal landing for ingress and egress that is designed for functional purposes.

4. Architectural Details. –only architectural detail requirement in Table 17.74-2 that applies to detached ADUs is the requirement that the roof pitch be 4:12 or match the primary structure.

Staff Analysis: The proposed ADU utilizes a 4:12 roof pitch, which matches the primary structure.

5. Building Additions to Historic Structures.

Staff Analysis: Not applicable.

Parking

The proposed ADU is over 16 feet in height, is not a Limited Standards ADU, is in the Coastal Zone, and therefore requires the addition of a single uncovered parking space. The existing dwelling is served by two covered parking spaces in the two-car garage, which satisfies the required quantity of parking for the primary dwelling. However, the existing garage parking layout is slightly nonconforming with an interior width of 19 foot 5 inches but a compliant length dimension of 21 feet 5 inches. Standard parking spaces in the R-1 zone are 10 feet wide by 20 feet long, so the garage should be 20 feet wide at the interior dimension but is seven inches deficient in accommodating compliant parking spaces. Notwithstanding the nonconformity, Government Code Section 65852.2 (d)(2) prohibits local agencies from requiring correction of existing nonconforming zoning conditions as a condition of approval for ADUs. Thus, the existing nonconforming garage parking spaces are adequate relative to the subject proposal.

The applicant is proposing the required new parking space as a ribbon style space parallel to Escalona Drive. The proposed parking space accommodates the required 10 ft. by 20 ft. dimension and complies with the design requirements for parking in the setback by using permeable pavers in a ribbon style per Section 17.74.080 (C)(1)(c).

CEQA

Section 15301 (e) of the CEQA Guidelines exempts the construction of additions that will not result in an increase of more than 50% of the existing floor area. No adverse environmental impacts were discovered during review of the proposed project.

Recommendation

Staff recommends the Planning Commission approve application #23-0076 based on the following Conditions and Findings of Approval.

Attachments

1. Plan Set

Conditions of Approval

1. 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 on May 4, 2023. All construction and site improvements shall be completed according to the approved plans.
2. At the time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
3. Construction activity shall be subject to a noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. 9.12.010B

Planning

4. The project approval consists of construction of an upper floor ADU of 440 square-feet over and existing two car garage on the first floor that is the same size. The maximum Floor Area Ratio for the 4,400-square-foot property is 0.52 (2,288 square feet). The FAR of the project is 44.7% with a total of 1,965 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on May 4, 2023, except as modified through conditions imposed by the Planning Commission during the hearing.
5. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
6. This permit shall expire 24 months from the date of issuance. The applicant shall have 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 17.156.080.

7. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
8. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
9. No other modifications to the approved plans are allowed except as otherwise first reviewed and approved by the Planning Director or the Planning Commission, depending on the scope of the changes. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
10. Prior to issuance of building permit, all Planning fees associated with permit #-23-0076 shall be paid in full.
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, the building permit plans must show that any new utility lines or extensions will be installed underground.
13. Exterior lighting shall comply with CMC Section 17.96.110 and be limited to the Building Code required minimum. Fixtures shall be shielded or frosted and directed downward to meet the International Dark Sky Association's (IDA) requirements for reducing waste of ambient light and prevent light trespass on adjacent lots. Lighting details and fixture cutsheets shall be included with the Building Permit plan submittal.
14. The applicant shall provide a demolition plan with the plans for Building permit plan check showing all walls and floors to be demolished clearly identified in the drawings.
15. 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.

Public Works

16. Submit a temporary construction sediment and erosion control plan (construction bmp's), The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
17. Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) shall be printed in full and incorporated as a sheet into the construction plans.
18. Prior to issuance of building permits, the applicant shall submit a stormwater applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).

19. 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.
20. 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.

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 a two-story building form common within the neighborhood. Also, the ADU complies with the 22-foot maximum ADU height limit and is well within the zone height limit of 25. Therefore, the exterior design is in harmony with, and maintains the scale of the neighborhood. The proposal also includes window treatments to minimize privacy impacts.

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

The proposed project is a single-bedroom 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 is well landscaped and 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 over an existing 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 maintains 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 external staircase to the proposed second-story ADU faces the interior of the lot with a 21 ft. 6 in. setback. The design of the ADU, with siding materials matching the primary residence and roof pitch does not visually dominate it or the surrounding properties.

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

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.

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

The applicant is not requesting any deviations from the applicable development standards.

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 603 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 proposed accessory dwelling unit (ADU) 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 an ADU and will not negatively impact low-cost public recreational access.

E. The project maintains or enhances opportunities for visitors.

The project involves an ADU and will not negatively impact visitor serving opportunities.

F. The project maintains or enhances coastal resources.

The project involves an ADU 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 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) zone.

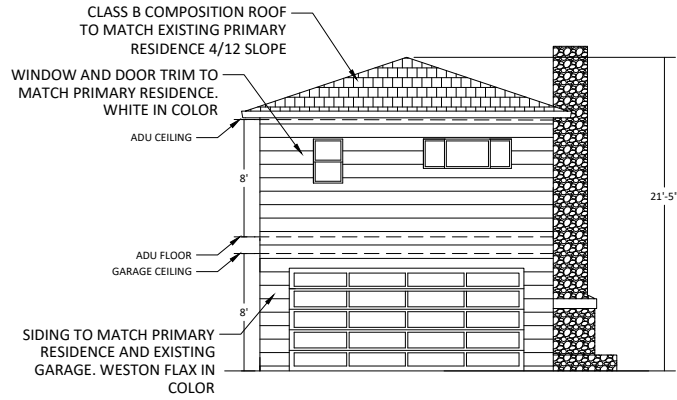
H. The project is consistent with the LCP goal of encouraging appropriate coastal development and land uses, including coastal priority development and land uses (i.e., visitor serving development and public access and recreation).

The project involves an ADU on a residential lot of record. The project is consistent with the LCP goals for appropriate coastal development and land uses.

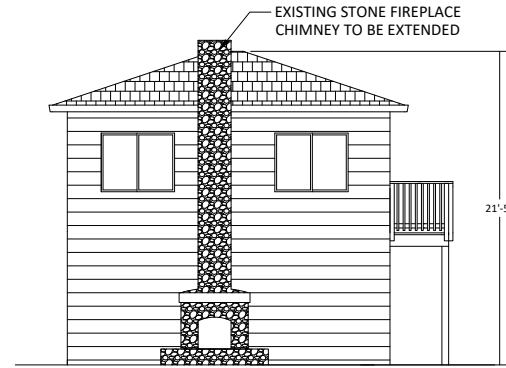
Prepared By: Brian Froelich

PROPOSED ADU ELEVATIONS

1/4" = 1'



NORTH



WEST



EAST



SOUTH

REVISIONS	BY

GERALD WALKER DESIGNS
 263 APTOS SCHOOL RD
 APTOS, CA 95003
 GERALDPHILIPWALKER@GMAIL.COM

PROPOSED ADU ELEVATIONS

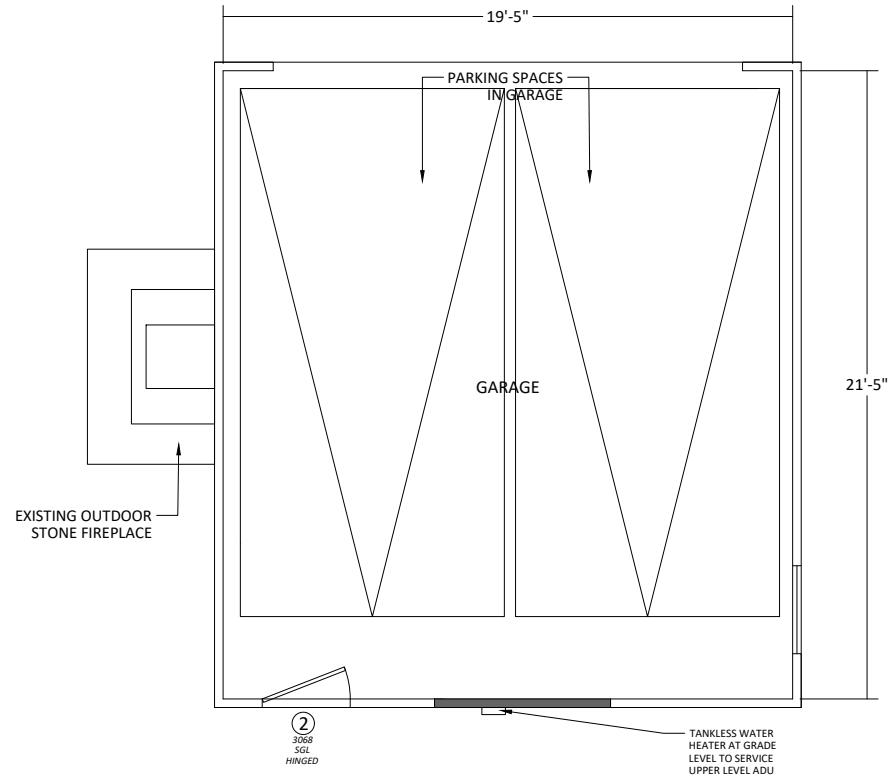
SECOND STORY ADU
 603 ESCALONA DR
 CAPITOLA, CA 95010
 APN: 036-142-16

DATE: 2/15/2023
 SCALE: 1/4" = 1'
 DRAWN BY: GERALD
 SHEET

2

PROPOSED ADU FLOOR PLAN

1/4" = 1'

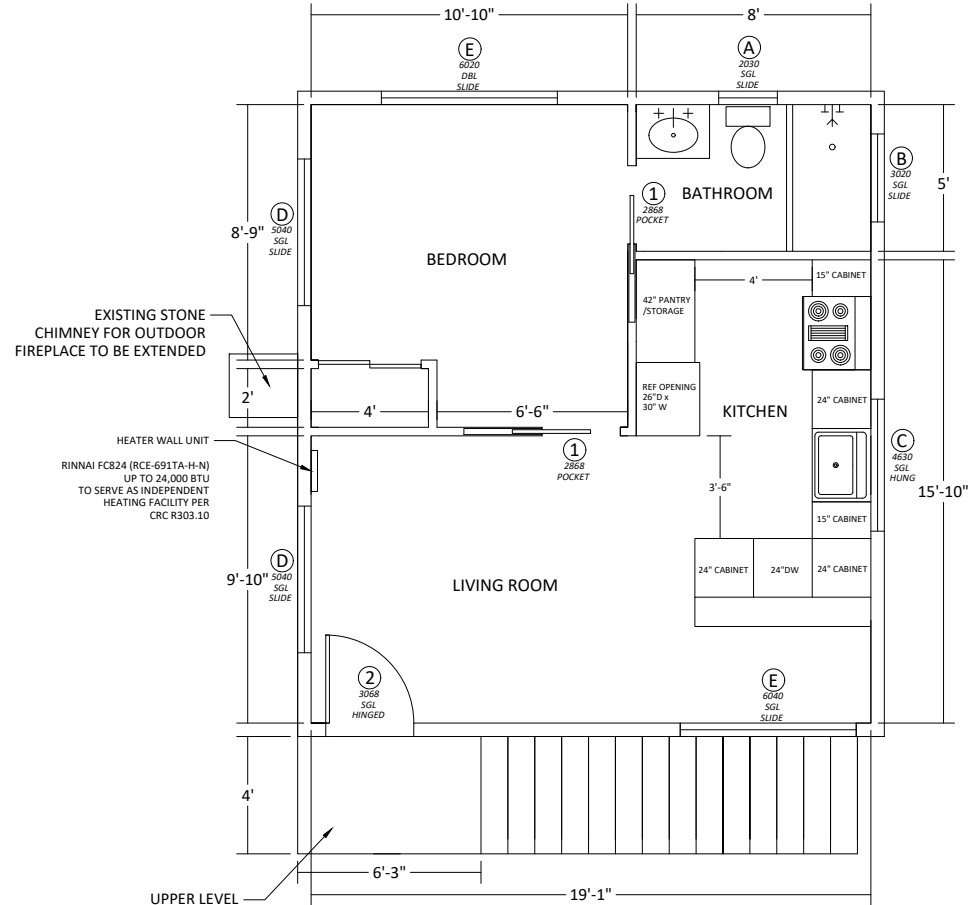


LOWER LEVEL GARAGE

SIDING ON ADU TO MATCH THAT OF (E) PRIMARY RESIDENCE. WESTON FLAX IN COLOR

WINDOW SCHEDULE								
SCHED.	SIZE	TYPE	QUANTITY	LOCATION	MANUFACTURER	U	SHGC	NOTES
A	2030	SGL SLIDING	1	BATHROOM	MILGARD	TBD	TBD	TEMPERED
B	3020	SGL SLIDING	1	BATHROOM	MILGARD	TBD	TBD	TEMPERED
C	4630	SGL HUNG	1	KITCHEN	MILGARD	TBD	TBD	TEMPERED/OPAQUE
D	5040	SGL SLIDING	2	BEDROOM/LIVINGROOM	MILGARD	TBD	TBD	
E	6020	DBL SLIDING	1	BEDROOM	MILGARD	TBD	TBD	
F	6040	SGL SLIDING	1	KITCHEN	MILGARD	TBD	TBD	

DOOR SCHEDULE								
SCHED.	SIZE	TYPE	QUANTITY	LOCATION	MANUFACTURER	U	SHGC	NOTES
1	2868	POCKET	2	INTERIOR/NOU BATH		N/A	N/A	
2	3068	SGL HINGED WINDOWED	2	ADU ENTRY/GARAGE		TBD	TBD	SAFETY GLASS



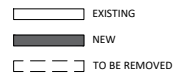
UPPER LEVEL ADU

ENTIRETY OF UPPER LEVEL & REDWOOD DECK/STAIRWAY TO BE NEW CONSTRUCTION

WATER HEATER, HEATER, INSULATION TYPE, AND WINDOW U-FACTOR/SHGC RATINGS TO BE DETERMINED BY TITLE 24 REPORT

ALL STRUCTURAL ASPECTS OF CONSTRUCTION TO BE DETERMINED BY ENGINEERED PLAN SHEETS

ALL APPLIANCES TO BE ENERGY STAR RATED



REVISIONS	BY

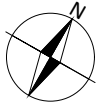
GERALD WALKER DESIGNS
263 APTOS SCHOOL RD
APTOS, CA 95003
GERALDPHILIPWALKER@GMAIL.COM

PROPOSED ADU
FLOOR PLAN

SECOND STORY ADU
603 ESCALONA DR
CAPITOLA, CA 95010
APN: 036-142-16

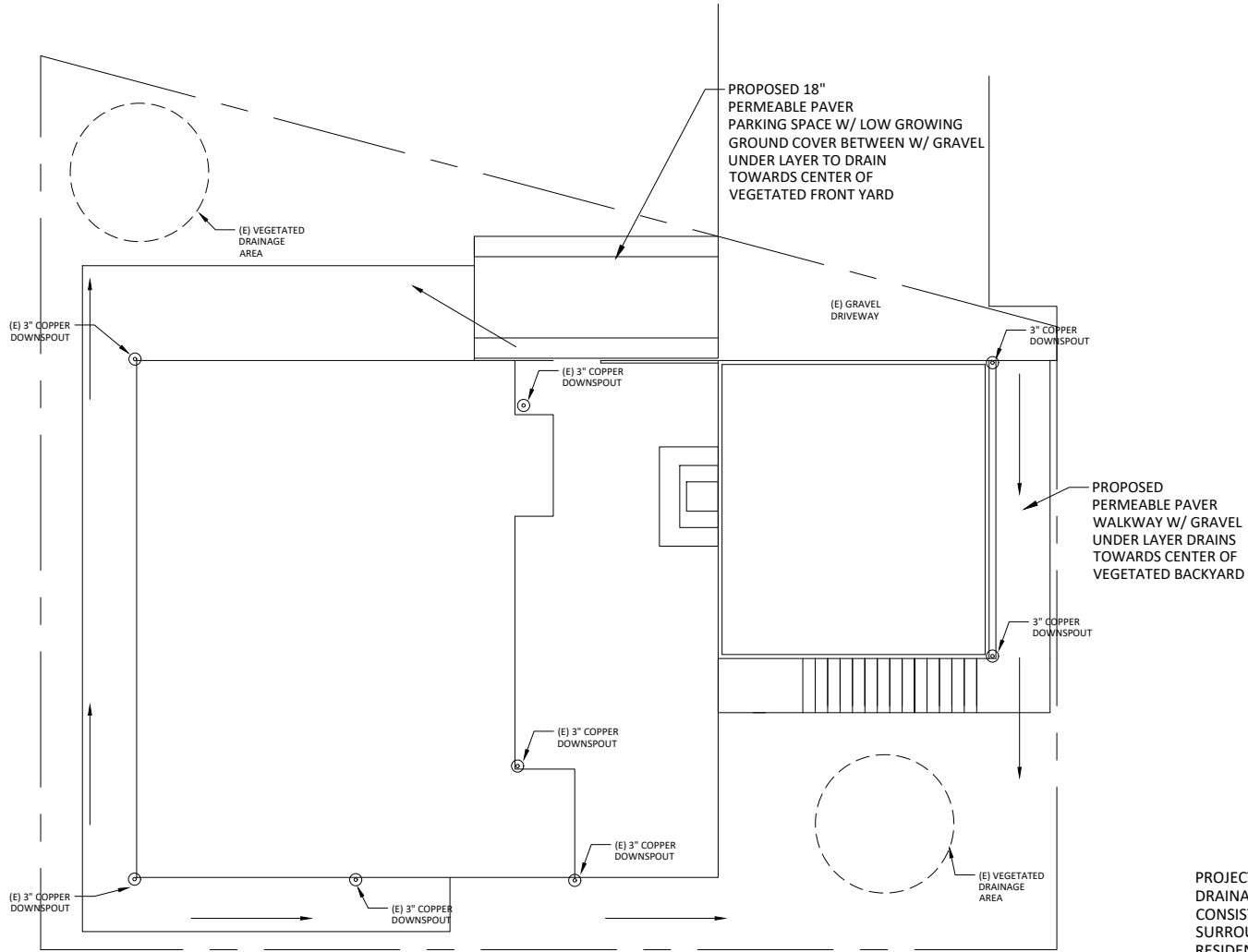
DATE: 2/15/2023
SCALE: 1/2" = 1'
DRAWN BY: GERALD SHEET

3



SITE DRAINAGE PLAN

1/4" = 1'



PROJECT TO UTILIZE EXISTING DRAINAGE ON PROPERTY. THIS CONSISTS OF COPPER GUTTERS SURROUNDING BOTH PRIMARY RESIDENCE AND PROPOSED 2ND STORY ADU. 3" COPPER DOWNSPOUTS DRAIN AWAY FROM STRUCTURES AND ALL RUNOFF IS TAKEN TO VEGETATED DRAINAGE AREAS IN BOTH FRONT AND BACK YARDS. ARROWS INDICATE DIRECTION OF RUNOFF

REVISIONS	BY

GERALD WALKER DESIGNS
 263 APTOS SCHOOL RD
 APTOS, CA 95003
 GERALDPHILIPWALKER@GMAIL.COM

SITE DRAINAGE PLAN

2ND STORY DETACHED ADU
 603 ESCALONA DR
 CAPITOLA, CA 95010
 APN: 036-142-16

DATE: 2/15/2023
 SCALE: 1/4" = 1'
 DRAWN BY: GERALD SHEET

5

Capitola Planning Commission

Agenda Report



Meeting: May 4, 2023
From: Community Development Department
Topic: 1400 Wharf Road – Capitola Wharf

Permit Number: #20-0141

APN: 034-072-01, -02

Review of final designs for two public bathrooms for compliance with Condition #2 of permit #20-0141. The Capitola Wharf is located within the PF (Public Facilities) zoning district. This project received a Coastal Development Permit issued by the California Coastal Commission.

Environmental Determination: Mitigated Negative Declaration

Property Owner: City of Capitola

Representative: Kailash Mozumder, Filed: 04.29.2020

Applicant Proposal:

The applicant, City of Capitola, was issued a Design Permit and Conditional Use Permit #20-0141 for the rehabilitation, repair, and expansion of the historic Capitola Wharf. Condition #2 of the permit required the final plans be brought back to the Planning Commission for review of four design elements prior to building permit. The current application is to satisfy condition of approval #2 related to design of new piles, the prefabricated restrooms, the relocated entrance gates, and the new security gates. The Capitola Wharf is located at 1400 Wharf Road in the PF (Public Facilities) zoning district.

Background:

The most recent structural alterations to the Capitola Wharf were in 1981, where significant portions of the wharf were replaced, and during the 2019-2020 storm season, when the wharf required emergency repairs due to wave damage. Uses for the wharf varied during its early existence, but since the 1920s it has been utilized for sport-fishing and recreation. In 1999, the Capitola City Council adopted the Historic Structures List, which identified the Capitola Wharf as a historic structure. The wharf has been closed to the public for safety since the beginning of January 2023 due to the most reason wave damage.

On June 4, 2020, the Planning Commission approved substantial renovations to the Capitola Wharf that included a 7,400 square-foot widening, new bathroom facilities, modifications to the entrance gate and a replacement security gate, as well as repair and replacement work throughout. As mentioned previously, a condition was added requiring the application be brought back to the Commission for final review of four design elements.

In December 2022, the U.S. Department of Housing and Urban Development (HUD) awarded the Capitola \$3.5 million for the wharf rehabilitation project.

On January 5, 2023, the wharf sustained substantial wave damage, which destroyed approximately 43 linear foot section (925 square feet) of the structure, severing access from the shore.

Discussion:

The Capitola Wharf is located next to the Capitola Village adjacent to the Venetian Historic District. The village is one of the original settlement areas and has a high concentration of historic structures. The wharf begins at the terminus of Wharf Road and spans approximately 866 feet in length. The wharf is publicly accessed by foot travel but is also accessed by motor vehicles primarily for handicap access and boat launching. The wharf contains several small structures, including two commercial structures, a restroom facility, a boat ramp, and an entrance gate.

Historic Resource

The proposed project includes significant alterations to the historic Capitola Wharf structure at 1400 Wharf Road. As part of the original application, Architectural Historian Leslie Dill reviewed the project for consistency with the Secretary of the Interior Standards for Rehabilitation as is required by the Capitola and under the California Environmental Quality Act (CEQA).

With respect to the initial designs, Ms. Dill found the proposed wharf rehabilitation, additions, and alterations to comply with the *Standards* as well as feasible. With respect to the restrooms, Ms. Dill supported the modern bathroom appearance with respect to *Standards* 3 and 9:

- Standard #3 “The restrooms are proposed to be modern in design and materials, so would not be mistaken for historic elements.”
- Standards #9 “The current design is compatible with this Standard, as it is compatible for its use of repetitive slats of vertical wood siding and for its compact, utilitarian massing. The design is differentiated by its contemporary flat roof and exposed stainless-steel components...”

The Planning Commission included Conditional of Approval #2 requiring the final plans to be reviewed by the Planning Commission for consistency with the Secretary of the Interior’s Standards for Rehabilitation, specifically the four elements noted in architectural historian’s report:

- a. Texture and finish of proposed exterior of the new piles and repaired piles
- b. Design, scale, materials, location, etc., of the prefabricated restrooms
- c. Design, scale, materials, etc., of the altered entrance gates: scale, materials, etc.
- d. Design, scale, materials, etc., of the new security gates

New and Repaired Piles

New and reinforced piles will both utilize black composite fiberglass material, similar to the piles that were already reinforced after the 2019-2020 storms. Pile widths vary depending on whether they are jacketed (reinforced) wood, jacketed steel, or new piles.

Prefabricated Restrooms

The project includes the replacement of an existing restroom located at the head of the wharf between Capitola Boat and Bait and the Wharf House restaurant with a new one-stall, Portland Loo design restroom. The area will be plumbed for two stalls in the event an additional bathroom is necessary. There is also a new three-stall restroom proposed at the base of the wharf entrance gateway.

The single-stall Portland Loo restroom measures approximately 55 square feet in size and eight-feet, eight-inches in height. The design utilizes coated steel panels with a flat roof and open steel louvers at the bottom and top of the restroom for venting. The Portland Loo design includes a toilet, sink, and baby changing area.

The three-stall restroom measures approximately 140 square feet in size and nine-feet, two-inches in height. The prefab structure is manufactured by Exeloo. There are two design options, each of which have identical height, shape, and footprint but differ by exterior cladding. Both designs feature stainless steel doors, extended front eaves, and raised vents. Design one utilizes vertical wood slat over metal paneling and design two utilizes horizontal wood board. The construction plans incorporate option one; however, the Planning Commission may direct staff to utilize the horizontal wood board if preferred.

Entrance Gateway

The existing entrance gateway will be preserved and relocated from its current location towards Wharf Road.

Security Gate

The project includes a new nine-foot security gate to replace the existing gate, also situated before the wharf restaurant and adjacent structures. The proposal has a swinging, arched metal gate with vertical posts, similar to the existing gate except modified to span the width of the expanded wharf.

Coastal Permit

The California Coastal Commission's (CCC) is responsible for authorizing the Coastal Development Permit (CDP) for the entirety of the proposed project because the entire wharf is located within the Commission's retained coastal permitting jurisdiction. A CDP was approved by the Coastal Commission on July 8, 2021, and issued to the City on July 19, 2021. Additions to the original scope of work due to storm damage were authorized under the 2021 approval as a minor modification.

Recommendation:

Staff recommends the Planning Commission review and approve the final designs details for the restrooms, gates, and pilings consistent with the previously approved Conditions of Approval and Findings for permit #20-0141.

Attachments:

1. 1400 Wharf Road – Phase 2 Drawings
2. 1400 Wharf Road – Project Rendering and Photos
3. 1400 Wharf Road – Historical Review - 2020
4. 1400 Wharf Road – Final Local Action Letter – 2020
5. 1400 Wharf Road – PC Staff Report – 06.04.2020

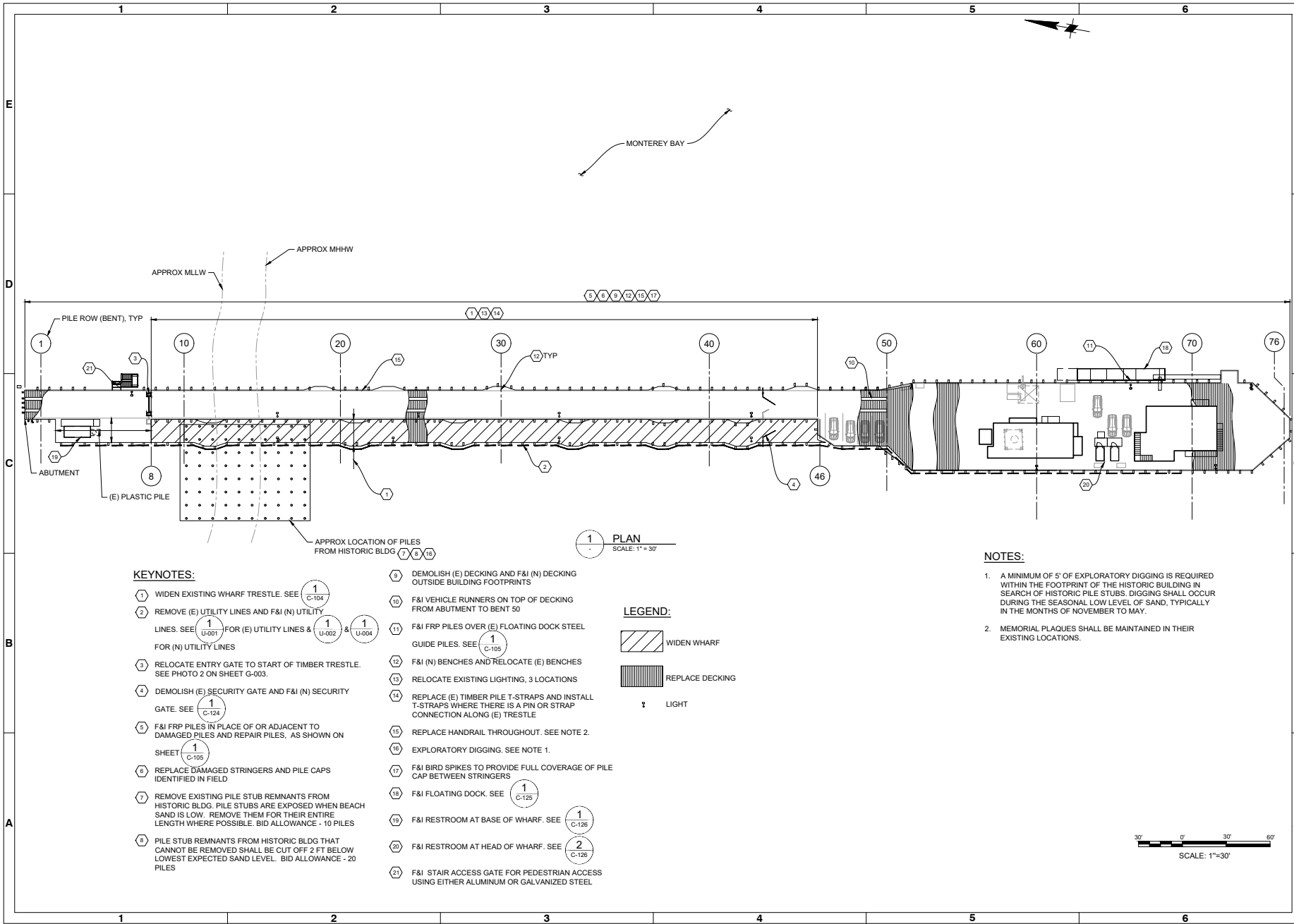
Conditions of Approval:

1. The project affirms the original approval of a Design Permit, Conditional Use Permit, and Initial Study/Mitigated Negative Declaration for the rehabilitation and repair of the historic Capitola Wharf. The project is conditioned under the existing Conditions of Approval for permit #20-0141 by the Planning Commission on June 4, 2020, except as modified through conditions imposed by the Planning Commission during the May 4, 2023, hearing.

California Environmental Quality Act Finding:

As part of the existing approval, the City adopted a Mitigated Negative Declaration (MND). A Mitigation Monitoring and Reporting Program (MMRP) was also adopted prepared pursuant to Section 21081.6. The MMRP has been incorporated into the existing conditions of approval by reference to ensure that impacts are reduced to a less than significant level. Additionally, the project has been reviewed and found to be consistent with Section 15300.2(f) for modifications to historical resources.

Prepared By: Sean Sesanto
Associate Planner



1 PLAN
SCALE: 1" = 30'

KEYNOTES:

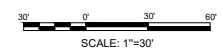
- | | |
|---|--|
| <p>1 WIDEN EXISTING WHARF TRESTLE. SEE (1) C-104</p> <p>2 REMOVE (E) UTILITY LINES AND F&I (N) UTILITY LINES. SEE (1) U-001 FOR (E) UTILITY LINES & (1) U-002 & (1) U-004 FOR (N) UTILITY LINES</p> <p>3 RELOCATE ENTRY GATE TO START OF TIMBER TRESTLE. SEE PHOTO 2 ON SHEET G-003.</p> <p>4 DEMOLISH (E) SECURITY GATE AND F&I (N) SECURITY GATE. SEE (1) C-124</p> <p>5 F&I FRP PILES IN PLACE OF OR ADJACENT TO DAMAGED PILES AND REPAIR PILES, AS SHOWN ON SHEET (1) C-105</p> <p>6 REPLACE DAMAGED STRINGERS AND PILE CAPS IDENTIFIED IN FIELD</p> <p>7 REMOVE EXISTING PILE STUB REMNANTS FROM HISTORIC BLDG. PILE STUBS ARE EXPOSED WHEN BEACH SAND IS LOW. REMOVE THEM FOR THEIR ENTIRE LENGTH WHERE POSSIBLE. BID ALLOWANCE - 10 PILES</p> <p>8 PILE STUB REMNANTS FROM HISTORIC BLDG THAT CANNOT BE REMOVED SHALL BE CUT OFF 2 FT BELOW LOWEST EXPECTED SAND LEVEL. BID ALLOWANCE - 20 PILES</p> | <p>9 DEMOLISH (E) DECKING AND F&I (N) DECKING OUTSIDE BUILDING FOOTPRINTS</p> <p>10 F&I VEHICLE RUNNERS ON TOP OF DECKING FROM ABUTMENT TO BENT 50</p> <p>11 F&I FRP PILES OVER (E) FLOATING DOCK STEEL GUIDE PILES. SEE (1) C-105</p> <p>12 F&I (N) BENCHES AND RELOCATE (E) BENCHES</p> <p>13 RELOCATE EXISTING LIGHTING, 3 LOCATIONS</p> <p>14 REPLACE (E) TIMBER PILE T-STRAPS AND INSTALL T-STRAPS WHERE THERE IS A PIN OR STRAP CONNECTION ALONG (E) TRESTLE</p> <p>15 REPLACE HANDRAIL THROUGHOUT. SEE NOTE 2.</p> <p>16 EXPLORATORY DIGGING. SEE NOTE 1.</p> <p>17 F&I BIRD SPIKES TO PROVIDE FULL COVERAGE OF PILE CAP BETWEEN STRINGERS</p> <p>18 F&I FLOATING DOCK. SEE (1) C-125</p> <p>19 F&I RESTROOM AT BASE OF WHARF. SEE (1) C-126</p> <p>20 F&I RESTROOM AT HEAD OF WHARF. SEE (2) C-126</p> <p>21 F&I STAIR ACCESS GATE FOR PEDESTRIAN ACCESS USING EITHER ALUMINUM OR GALVANIZED STEEL</p> |
|---|--|


LEGEND:

	WIDEN WHARF
	REPLACE DECKING
	LIGHT


NOTES:

- A MINIMUM OF 5' OF EXPLORATORY DIGGING IS REQUIRED WITHIN THE FOOTPRINT OF THE HISTORIC BUILDING IN SEARCH OF HISTORIC PILE STUBS. DIGGING SHALL OCCUR DURING THE SEASONAL LOW LEVEL OF SAND, TYPICALLY IN THE MONTHS OF NOVEMBER TO MAY.
- MEMORIAL PLAQUES SHALL BE MAINTAINED IN THEIR EXISTING LOCATIONS.

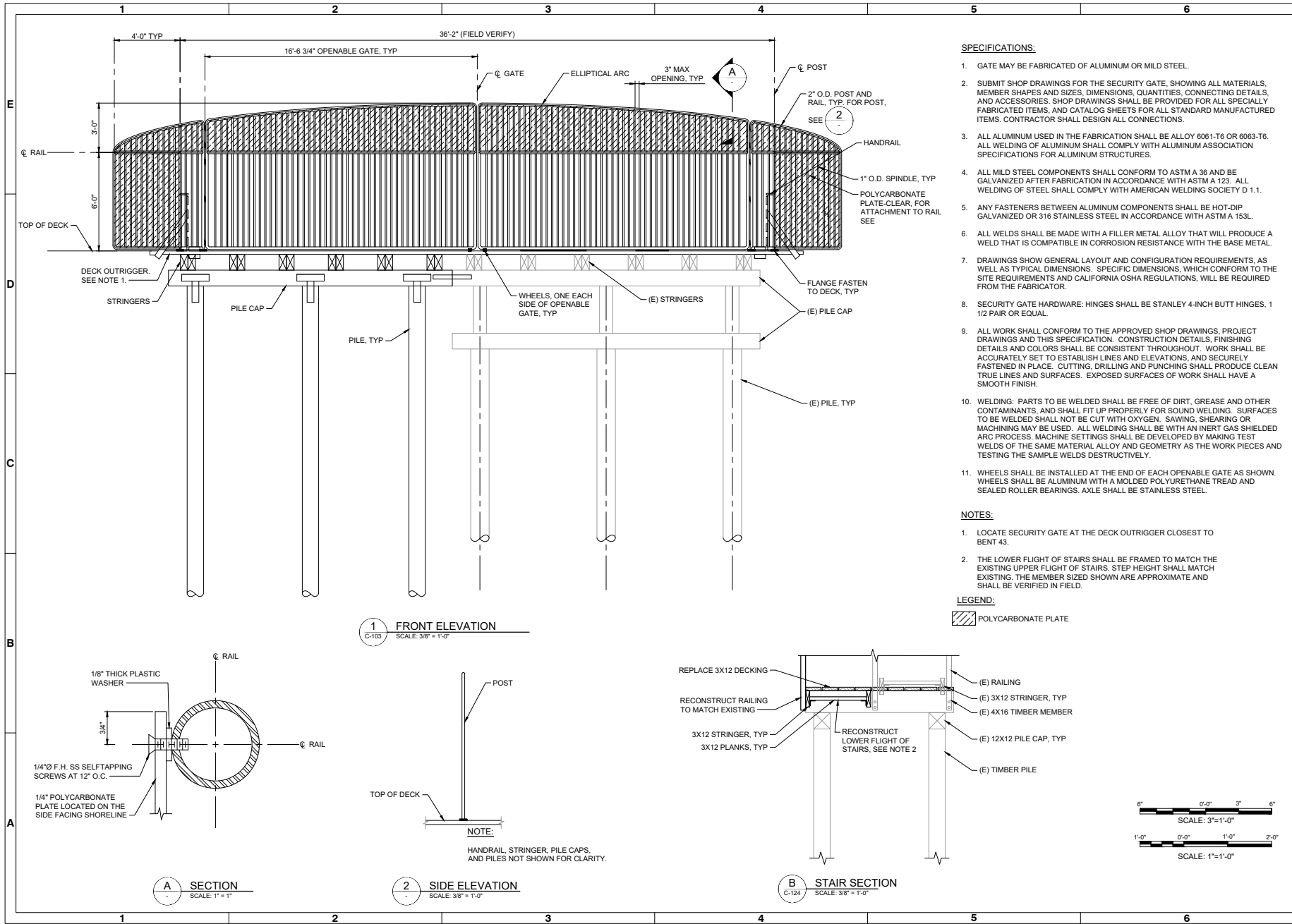




CITY OF CAPITOLA
INCORPORATED 1908

<p>CAPITOLA WHARF RESILIENCY AND PUBLIC ACCESS IMPROVEMENT PHASE 2</p>	<p>OVERALL WHARF</p>
<p>Drawn by: AC Date: 4/18/2023 MM Project No.: 0154301</p>	<p>Drawn by: BP Date: 4/18/2023 MM Project No.: 0154301</p>
<p>Checked by: AC Date: 4/18/2023 MM Project No.: 0154301</p>	<p>Checked by: AC Date: 4/18/2023 MM Project No.: 0154301</p>
<p>Prepared by: MOYNIHAN & MICHEL Date: 4/18/2023 MM Project No.: 0154301</p>	
<p>Project: 3858 N. CALIFORNIA BLVD., SUITE 100, CAPITOLA, CA 95010 WALNUT CREEK, CA 94596</p>	
	
<p>Sheet Reference No. C-103 INDEX: 8 OF 37</p>	

DRAWING SCALES SHOWN BASED ON 22"x34" DRAWING



SPECIFICATIONS:


- GATE MAY BE FABRICATED OF ALUMINUM OR MILD STEEL.
- SUBMIT SHOP DRAWINGS FOR THE SECURITY GATE, SHOWING ALL MATERIALS, MEMBER SHAPES AND SIZES, DIMENSIONS, QUANTITIES, CONNECTING DETAILS, AND ACCESSORIES. SHOP DRAWINGS SHALL BE PROVIDED FOR ALL SPECIALLY FABRICATED ITEMS, AND CATALOG SHEETS FOR ALL STANDARD MANUFACTURED ITEMS. CONTRACTOR SHALL DESIGN ALL CONNECTIONS.
- ALL ALUMINUM USED IN THE FABRICATION SHALL BE ALLOY 6061-T6 OR 6063-T6. ALL WELDING OF ALUMINUM SHALL COMPLY WITH ALUMINUM ASSOCIATION SPECIFICATIONS FOR ALUMINUM STRUCTURES.
- ALL MILD STEEL COMPONENTS SHALL CONFORM TO ASTM A 36 AND BE GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH ASTM A 123. ALL WELDING OF STEEL SHALL COMPLY WITH AMERICAN WELDING SOCIETY D 1.1.
- ANY FASTENERS BETWEEN ALUMINUM COMPONENTS SHALL BE HOT-DIP GALVANIZED OR 316 STAINLESS STEEL IN ACCORDANCE WITH ASTM A 153L.
- ALL WELDS SHALL BE MADE WITH A FILLER METAL ALLOY THAT WILL PRODUCE A WELD THAT IS COMPATIBLE IN CORROSION RESISTANCE WITH THE BASE METAL.
- DRAWINGS SHOW GENERAL LAYOUT AND CONFIGURATION REQUIREMENTS, AS WELL AS TYPICAL DIMENSIONS. SPECIFIC DIMENSIONS, WHICH CONFORM TO THE SITE REQUIREMENTS AND CALIFORNIA OSHA REGULATIONS, WILL BE REQUIRED FROM THE FABRICATOR.
- SECURITY GATE HARDWARE: HINGES SHALL BE STANLEY 4-INCH BUTT HINGES, 1 1/2 PAIR OR EQUAL.
- ALL WORK SHALL CONFORM TO THE APPROVED SHOP DRAWINGS, PROJECT DRAWINGS AND THIS SPECIFICATION. CONSTRUCTION DETAILS, FINISHING DETAILS AND COLORS SHALL BE CONSISTENT THROUGHOUT. WORK SHALL BE ACCURATELY SET TO ESTABLISH LINES AND ELEVATIONS, AND SECURELY FASTENED IN PLACE. CUTTING, DRILLING AND PUNCHING SHALL PRODUCE CLEAN TRUE LINES AND SURFACES. EXPOSED SURFACES OF WORK SHALL HAVE A SMOOTH FINISH.
- WELDING: PARTS TO BE WELDED SHALL BE FREE OF DIRT, GREASE AND OTHER CONTAMINANTS, AND SHALL FIT UP PROPERLY FOR SOUND WELDING. SURFACES TO BE WELDED SHALL NOT BE CUT WITH OXYGEN. SAWING, SHEARING OR MACHINING MAY BE USED. ALL WELDING SHALL BE WITH AN INERT GAS SHIELDED ARC PROCESS. MACHINE SETTINGS SHALL BE DEVELOPED BY MAKING TEST WELDS OF THE SAME MATERIAL ALLOY AND GEOMETRY AS THE WORK PIECES AND TESTING THE SAMPLE WELDS DESTRUCTIVELY.
- WHEELS SHALL BE INSTALLED AT THE END OF EACH OPENABLE GATE AS SHOWN. WHEELS SHALL BE ALUMINUM WITH A MOLDED POLYURETHANE TREAD AND SEALED ROLLER BEARINGS. AXLE SHALL BE STAINLESS STEEL.

NOTES:

- LOCATE SECURITY GATE AT THE DECK OUTRIGGER CLOSEST TO BENT 43.
- THE LOWER FLIGHT OF STAIRS SHALL BE FRAMED TO MATCH THE EXISTING UPPER FLIGHT OF STAIRS. STEP HEIGHT SHALL MATCH EXISTING. THE MEMBER SIZED SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN FIELD.

LEGEND:

POLYCARBONATE PLATE



CITY OF CAPITOLA
INCORPORATED 1908

<p>CAPITOLA WHARF RESILIENCY AND PUBLIC ACCESS IMPROVEMENT PHASE 2</p>	<p>SECURITY GATE DETAILS</p>
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Revised: 4/18/2023
MM Project No: 1154-01
Drawing scale: 1/16"=1'-0"

Drawn by: [blank]
Checked by: [blank]
Reviewed by: [blank]

Designated by: AC
Design: AC
Drawn by: [blank]

Checked by: [blank]
Reviewed by: [blank]

31854 CALIFORNIA BLVD.
SUITE 100
WALNUT CREEK, CA 94596



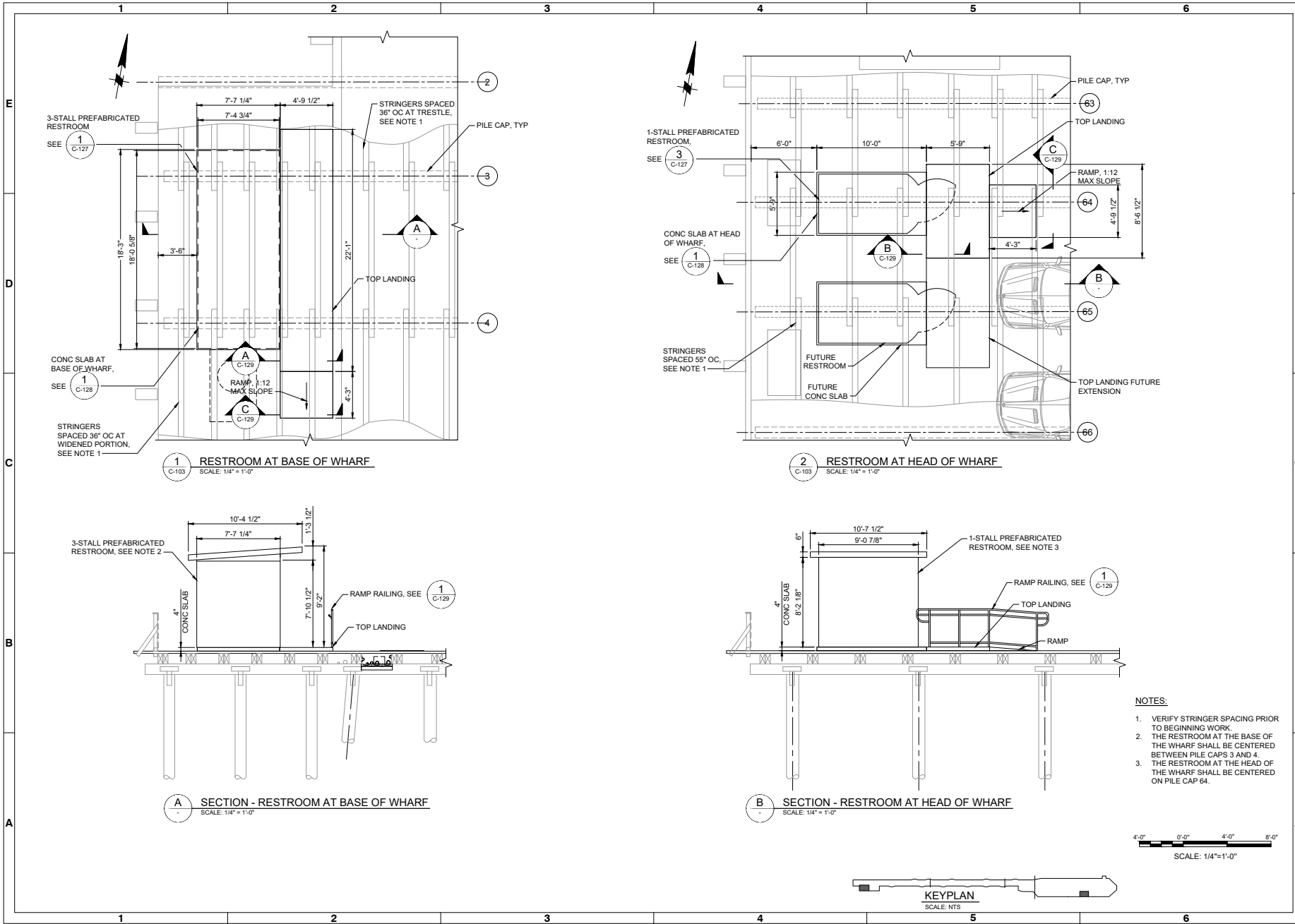
MOSSATTA & NICHOL
REGISTERED PROFESSIONAL ENGINEERS
No. 0476
CIVIL
STATE OF CALIFORNIA


File: O:\MCTP\54-07\Capitol Wharf\Bent43\1-C-124 - Postcard - 4/18/2023 2:22 PM By: CANEPA, ALLISON, SHAW, JEFFREY

Sheet Reference No.
C-124

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DRAWING SCALES SHOWN BASED ON 22"x34" DRAWING





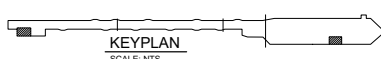
CITY OF CAPITOLA
INCORPORATED 1915

	<p>DATE: 4/18/2023 MM: Project No: 115401 DRAWING NO: 11 (D-B) (EIT) REVISION: 11/17/2023</p>
	<p>DESIGNED BY: JE CHECKED BY: JE APPROVED BY: MS/VA/TS/MS/CH/CL DATE: 4/18/2023</p>
<p>CAPITOLA WHARF RESILIENCY AND PUBLIC ACCESS IMPROVEMENT PHASE 2 WHARF RESTROOMS 1 OF 2</p>	
<p>PROJECT: 115401 - CAPITOLA WHARF RESILIENCY AND PUBLIC ACCESS IMPROVEMENT PHASE 2 SHEET: 11 (D-B) (EIT) - WHARF RESTROOMS 1 OF 2 DATE: 4/18/2023 2:27 PM BY: CA/EP/A, ALLISON, SHAW, 4/18/2023 4:39 PM BY: JESFRADA</p>	

NOTES:

1. VERIFY STRINGER SPACING PRIOR TO BEGINNING WORK.
2. THE RESTROOM AT THE BASE OF THE WHARF SHALL BE CENTERED BETWEEN PILE CAPS 3 AND 4.
3. THE RESTROOM AT THE HEAD OF THE WHARF SHALL BE CENTERED ON PILE CAP 64.

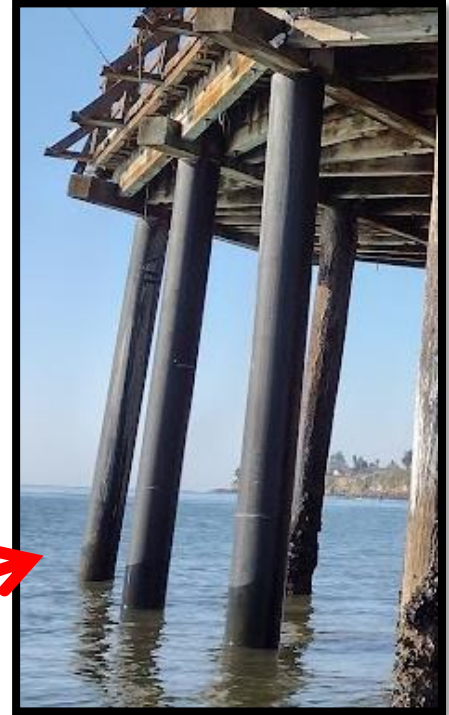
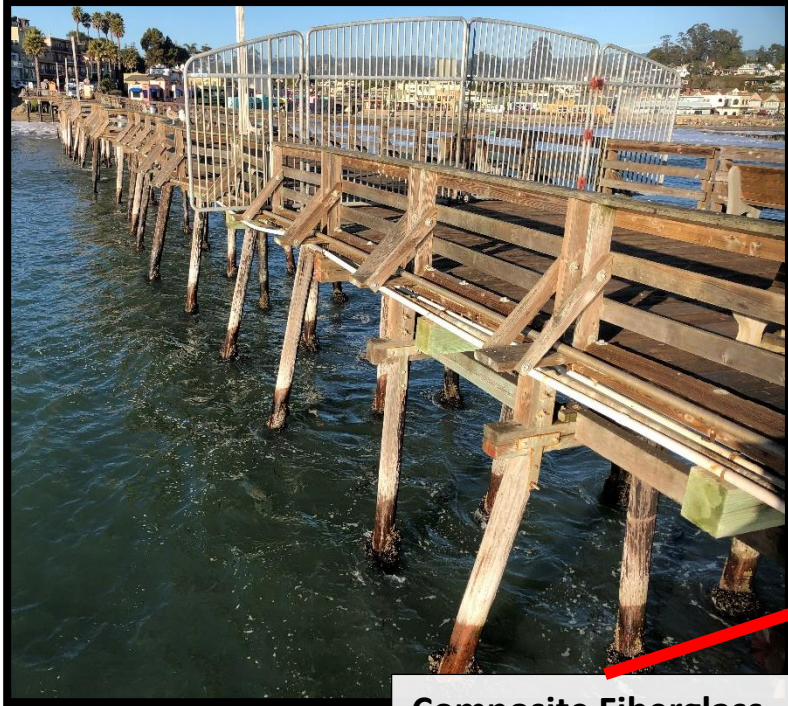
KEYPLAN
SCALE: NTS



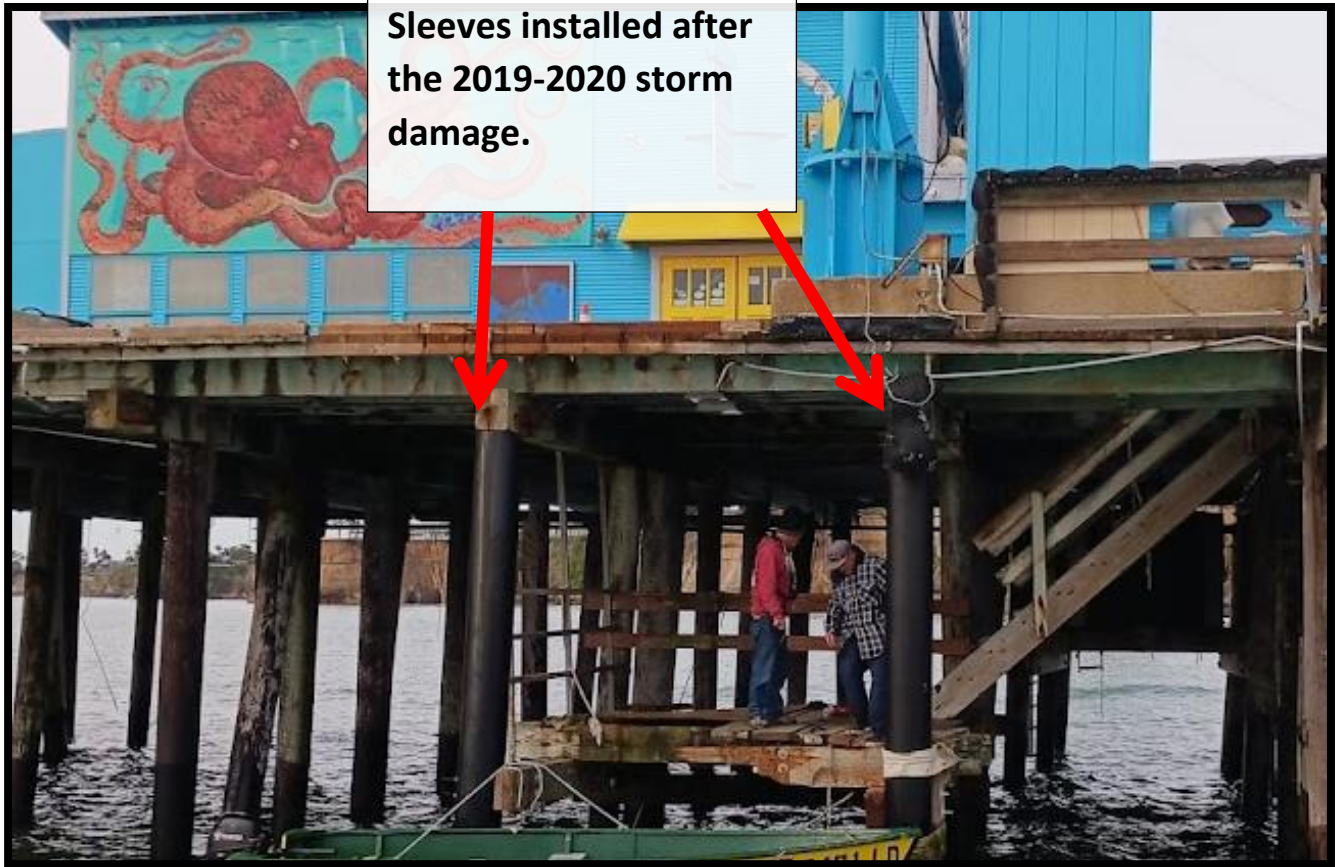
Sheet Reference No.
C-126
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Photos and Renderings

1. Wharf Piles



Composite Fiberglass Sleeves installed after the 2019-2020 storm damage.



2. Proposed Three-Stall Prefabricated Bathroom Designs

Option One



Option Two



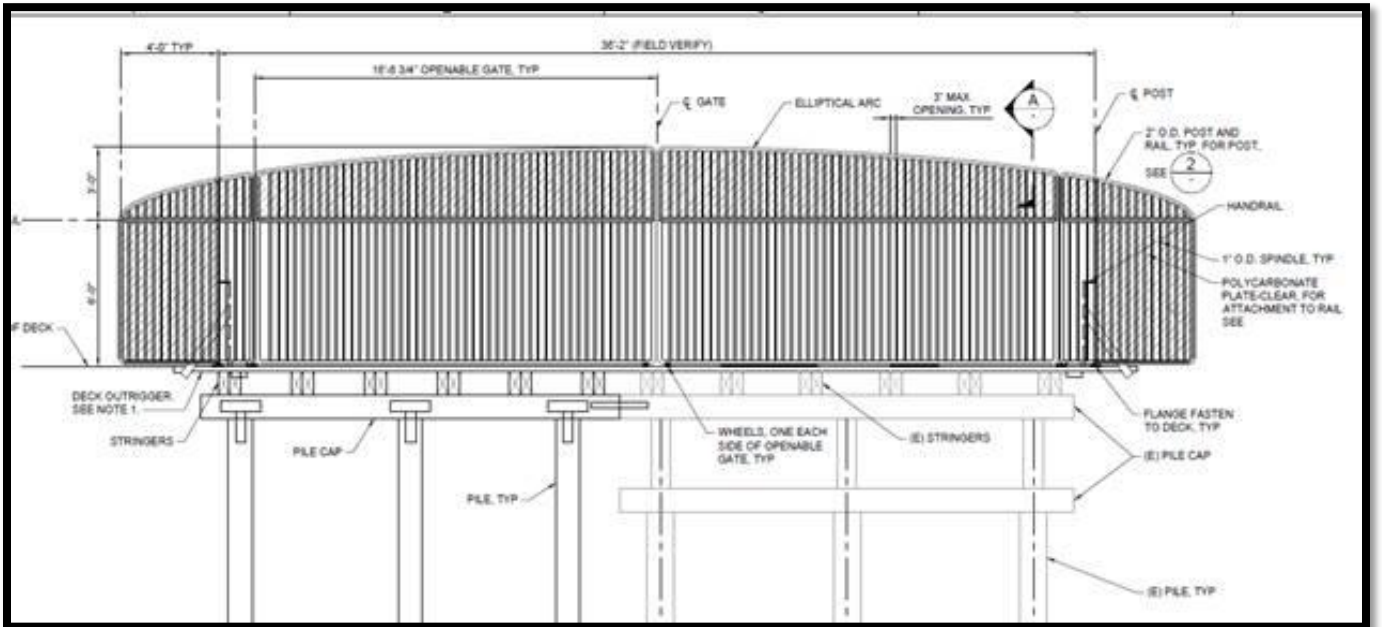
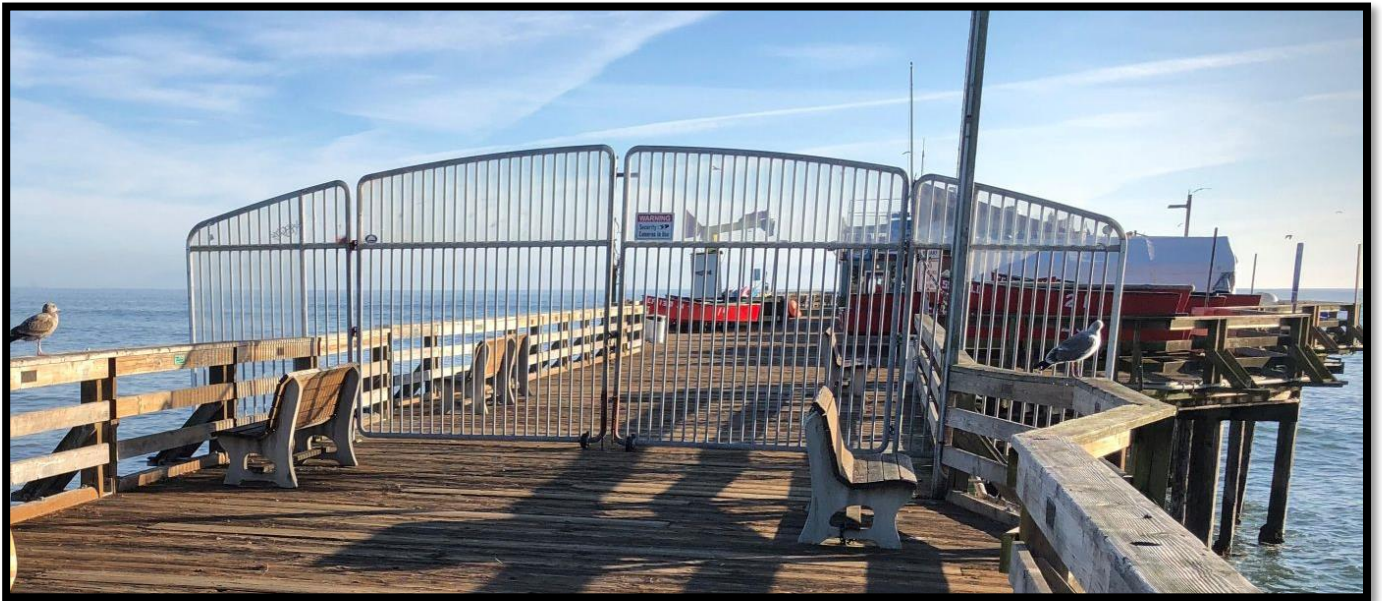
3. Proposed One-Stall Prefabricated Bathrooms



4. Gateway Entrance and 3-Stall Restroom Rendering



5. Existing and Proposed Security Gate





ARCHIVES
ARCHITECTURE

REPORT

DATE: March 31, 2020; Revised April 3, 2020

TO: Kailash Mozumder
Public Works Project Manager
City of Capitola
420 Capitola Avenue
Capitola, CA 95010
(via email)

RE: Proposed Rehabilitation and Repair Project, Capitola Wharf, Capitola, CA
Secretary of the Interior's Standards and Historic Integrity Review

FROM: Leslie A.G. Dill, Historic Architect

INTRODUCTION

This report represents a review of a proposed rehabilitation project for the *Capitola Wharf Resiliency and Public Access Improvement Project*. The project will repair and alter the Capitola Wharf, a historic resource. The review was undertaken to analyze potential impacts on the historic resource itself and as a contributor to the identified cultural landscape district embodied by the Capitola Beach. The review utilizes the *Secretary of the Interior's Standards for Historic Properties – Rehabilitation Standards* (Standards). The project was also reviewed for the potential impact of the project on historic integrity of the historic resource and the cultural landscape district. We understand that one of the intents of this project is to be compatible with the Standards as a way of mitigating the project to a less than significant impact under the California Environmental Quality Act (CEQA).

Executive Summary

With the recommended review of four components of the design by the City of Capitola in the future, prior to construction, the *Capitola Wharf Resiliency and Public Access Improvement Project*, as currently presented, can be found substantially compatible with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. The project, as conditioned for future review, would not substantially impact the historic integrity of the individually listed historic resource Capitola Wharf nor of the identified Capitola Beach Cultural Landscape District.

The four components that are recommended for future design review are as follows:

- Finish and texture of piles at the new addition/trestle widening
- Design and materials of the new prefabricated restroom facilities
- Design of altered decorative entrance gates
- Design of replacement security gates

Methodology

For this report, Leslie Dill of Archives & Architecture LLC referred to the 2004 Draft *Historic Context Statement for the City of Capitola* by Carolyn Swift and to the 2005 *City of Capitola Historic Structures List*. She also referred to the recently updated Capitola Wharf and Capitola Beach evaluations by Archives & Architecture LLC. These reports were prepared in advance of this project review. These evaluations include an updated documentation and evaluation of Capitola Wharf, dated March 4, 2019 and revised April 10, 2019, as well as the associated Capitola Beach Cultural Landscape District Record forms, dated March 1, 2019 and revised April 10, 2019. These evaluations are presented on California Department of Parks & Recreation 523 (DPR523) Forms.

Schematic design sketches for future alterations had been provided for comment November 2018. Possible materials options were initially presented by the City and its engineering consultants, Moffatt & Nichol, in photographs and online links in June of 2019. Ms. Dill reviewed the plan sketches and documentation as forwarded, read online sources about the rehabilitation of other historic structures, and referred to *Preservation Brief 16: The Use of Substitute Materials on Historic Building Exteriors*.¹ The alternative materials were reviewed as presented; no field research was undertaken to view these alternative materials in person. A memorandum was prepared by Leslie Dill, dated June 6, 2019, providing initial review of the design information. Character-defining features were explained, and recommendations were outlined. In addition to this written report, a series of telephone meetings were conducted where the materials alternatives were presented to Leslie Dill for her greater understanding and where additional clarifications in the drawing set were requested by Ms. Dill. The wharf was damaged by surf action early in 2020, accelerating the need for repairs and improvements, in advance of the implementation of a larger alteration plan per the 2018 sketches.

The plans reviewed consist of seven sheets (G-001 and C-100 through C-104 and C-121), dated “saved” March 18, 2020. They were accompanied by a narrative report titled “Capitola Wharf Existing Piling and Proposed Piling Options,” dated March 12, 2020. The nine-page report includes information on potential piling materials for repairs and replacement and includes photographs of similar projects using the alternative materials. The submittal set was prepared by Moffatt & Nichol of Walnut Creek, California.

Research of Similar Projects

Historically used wood piles coated in creosote are not currently presented as an option because of the adverse environmental impact of the coating. This material is a significant character-defining feature of the wharf and other marine structures of the past. The material provides a familiar wood appearance that weathers over time in a known way; it provides a tactile surface where it is accessible to passers-by; it provides a scent of creosote that is identifiable to those who have interacted with it in the past; it even creaks and creates a known sonic tone when waves wash over it or when it is touched. The review of alternative replacement materials prompted by environmental concerns represents a loss of historic integrity of material that must be recognized. None of the alternative materials provides a fully compatible result. The substitute materials will be compatible in size, form, and approximate color only. Alternative textures are not fully identified in the application. All options allow the growth of barnacles.

Online research was conducted with the goal of finding examples of project reviews for similar historic rehabilitation projects—the replacement of wood-pile marine structures with alternative materials. Within the constraints of this process and its timeline, the research did not yield results

¹ <https://www.nps.gov/tps/how-to-preserve/briefs/16-substitute-materials.htm>

that provided a review format or documentation of the use of replacement materials for this precise sort of marine project in a historic setting.

Information was sent that includes examples of use of this replacement material at two prominent local sites listed on the National Register of Historic Places: Alcatraz and Fort Mason. A brochure also indicates that the material was used at the Statue of Liberty; however, although at a visually prominent location, it is not clear from the presentation if this use was at a historically contributing element of that site. The two local examples present very compelling evidence that other projects at historically significant structures have utilized fiberglass resin composite material in their marine repair projects. One thing observed in these photographs—and noted in online literature—is that the replacement material is not being used to replace all the wooden structural piles, but, rather, they are being used as fender pilings while the wood piles remain intact within the inner structure of the piers.

The literature shows the replacement material being a similar size and installation with regard to traditional wood piles. The piling brochure provided in 2018 included many photographs that show the replacement piles in use. In a few of the photographs, the piles could be seen to be shiny and exhibiting a very “plastic” appearance. In phone meetings with the engineering team and City of Capitola staff, it was presented that none of the alternative coatings were known to have a textured finish, but it was believed that the finish could be matte, and all options would have a somewhat smooth appearance. The color options page (Page 20) from a technical brochure, Creative Pultrusions (CP) Product Brochure “Superpile® Fiberglass Reinforced Polymer (FRP) Pipe Piles,” states that a polyurethane coating could have a “textured architectural appearance.” A textured appearance is preferable to smooth, as the texturing would provide a more compatible visual appearance with the historic material. That page is attached to this report. It is recommended in this report that textures and finishes be presented during future review of the project by the City of Capitola, with alternatives presented as available.

Per the Tech Brief 16, “Growing evidence indicates that with proper planning, careful specifications and supervision, substitute materials can be used successfully in the process of restoring the visual appearance of historic resources.” Fiberglass reinforced replacement building elements are regularly used in locations that are visible at a distance, such as cornices, trim, etc. The Tech Brief concludes: “Substitute materials must meet three basic criteria before being considered: they must be compatible with the historic materials in appearance; their physical properties must be similar to those of the historic materials, or be installed in a manner that tolerates differences; and they must meet certain basic performance expectations over an extended period of time.”

The construction capabilities of the alternative materials are not the purview of this review; however, it is important to reiterate that wooden piles are not being considered. Of the alternatives, the HDPE piles cannot be pile driven, so are not a preferred alternative for engineering reasons. The Timber/poly design with spray coating also has issues with regard to wear and environmental issues. The composite piles are highly preferred for engineering and environmental reasons.

Disclaimers

This report addresses the project plans and materials in terms of historically compatible design of the exterior of the historic structure and its setting. The consultant has not undertaken and will not undertake an evaluation or report on the structural conditions or other related safety hazards that might or might not exist at the site and building, and the consultant will not review the proposed project for structural soundness or other safety concerns. The consultant has not undertaken analysis of the site to evaluate the potential for subsurface resources.

Qualifications

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



*Detail of an Engraving of Camp Capitola, illustrating Capitola Wharf in 1879.
From Capitola Wharf DPR523. April 10, 2019.*

RESOURCE AND PROJECT

Status of the Resource

Capitola Wharf was evaluated in a 2019 DPR523 form as follows:

Capitola Beach has been identified as a potential historic resource, eligible for the California Register under Criterion (1) and the National Register under Criterion (A), as it is associated with and represents events that have made a significant contribution to the broad patterns of local and regional history. The beach and its contributing structures embody a cultural landscape, a combination resource of natural and human-designed elements. Capitola Beach represents the history of commerce and recreation in the community of Capitola and to the tourists who visit, and the Wharf, at over 160 years old, can be considered a contributor to the historic narrative by illustrating the significant human intervention that is a theme in the history of Capitola Beach. The Wharf represents the different phases of the Capitola Beach history, including being used for shipping in the mid-1800s, being used for commercial fishing from the 1870s until the 1920s, and being used for sport fishing and recreation from the 1920s until the present. As a historic built structure that helps physically and visually maintain a cultural landscape, the Capitola Wharf is a contributing element of the beach and its significance over time ...

In 1986, with limited documentation, the Capitola Wharf was listed as a significant local resource by the City of Capitola; that listing would establish it as a historic resource under the California Environmental Quality Act. Per the integrity analysis on the previous page, although heavily physically altered since its listing, the Wharf continues to maintain associations with its historical narrative and visually embodies its historical significance. Capitola Wharf is a prominent landmark in the City of Capitola, and it can be considered eligible for the California Register under Criterion (1) and the National Register under Criterion (A).

Character of the Capitola Wharf

The March 2019 description of Capitola Wharf from the DPR523 included a list of character-defining features as follows:

- Its location and orientation, including its direct connection to the end of Wharf Road
- Its visually abundant round wooden piles, some in a regular pattern and some irregular
- Its continuous-height wood-plank deck, at the height of the end of Wharf Road
- Its narrower entrance width and wider end (altered to this design in the 1950s)
- The inclusion of hoists and other technical boating and fishing equipment

The character-defining features of the Capitola Wharf include both visual appearance from afar and the experience at the beach level, directly underneath the wharf structure.

This review keeps in mind that the structure has been repaired and altered multiple times over the years using predominantly in-kind materials and conventional structural systems. The historic integrity of the structure was described as follows:

Although altered and rebuilt multiple times after years of exposure to wave and tidal damage, the Capitola Wharf retains much of its historic integrity per the National Register's seven aspects of integrity and continues to serve as a visual, functional, and recognizable part of Capitola Beach. Because long-term weathering and storm damage have prompted repair and replacement of the Wharf's piers and decking multiple times, its materials and workmanship are not readily identifiable as historic; however, the structure continues to be built of timber and display round-wood pilings related to the structural design of the past. Capitola Wharf has historical integrity with its location and setting at Capitola Beach and extending into Monterey Bay. It retains visual associations with the establishment of shipping in the Early American era and commercial and recreational fishing for over a century, and it conveys a feeling of its age and continued use over time. Per the California Register definition of integrity, the Capitola Wharf conveys adequate historic authenticity. It serves to preserve the relationship of the beach to the commercial shipping and fishing industries of Capitola's past.

Capitola Wharf is identified, also, as a contributing structure to the identified Capitola Beach Cultural Landscape District. The introductory paragraph of the Significance section of the District Record DPR523 forms for Capitola Beach Cultural Landscape District describes the larger setting of the wharf in Capitola's past:

Capitola Beach is a human-altered and maintained natural place significant to the historical development of the City of Capitola. As highlighted in the City of

Capitola Historic Context Statement by Carolyn Swift (Context Statement), Capitola Beach has been a focal point of historic commerce and recreation in the City of Capitola and region for well over one hundred seventy years. The narrative of Capitola Beach is a blend of natural beauty—the sand, the bluffs, the bay, the river—and human enterprise—shipping, fishing, tourism, and entertainment. The story of Capitola is the story of forming and reforming the beach and lagoon seasonally, as well as planning for, and recovering from, storms and tides, as well as from nearby engineering projects.

The beach's significance to the City and region is presented as follows:

Although the city boundaries also include late-twentieth-century shopping centers and residential areas outside the village, Capitola Beach is the primary scenic, cultural, and tourist focus of the City of Capitola since the 1860s. The history of the city centers around the cove and its use for commerce and recreation. Commerce has included uses for shipping and transit, but over time has included holiday resort accommodations—including camps, cabins, and hotels, recreational and entertainment enterprises—including bowling, movie houses, nightclubs, water sports and boating, fishing, and retail and restaurant buildings. All these businesses have relied on and been enriched by the sandy cove at the mouth of the Soquel River. Capitola Beach is significant for its role in the development of the city, and it is embodied in the physical boundaries and engineering structures that have enhanced and altered its natural beauty for human use. Capitola Beach is eligible for the National Register of Historic Places under Criterion (A) and for the California Register of Historical Resources under Criterion (1), for its representation of local and regional patterns of history.

Summary of Proposed Project Scope

The scope of work is outlined in the Key Notes on Sheet C-100, as follows (presented herein by whether the work item is a new addition or a repair):

New additions or alterations to existing features:

- Widen Existing wharf Trestle
- Construct [prefabricated] restroom building at foot of wharf.
- Construct [prefabricated] restroom building near restaurant building.
- Install vehicle runners on top of decking from Bent 1 to Bent 50.
- Construct security gate to match (E).
- Modify entry gate to match style of (E).
- Relocate existing utilities to top of outrigger deck on west side.

Proposed repairs or replacements of existing features:

- Replace decking along entire wharf outside of building footprints.
- Repair steel piles at south end of wharf.
- Replace/Repair damaged timber piles.

SECRETARY OF THE INTERIOR'S STANDARDS REVIEW

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

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

Analysis: There is no effective change of use proposed for this public property. Although there is a proposed intensification of use by providing additional restroom facilities and widening the access, these alterations have required only moderate changes to the "distinctive materials, features, spaces, and spatial relationships." The use is consistent with its historic use as a contributing structure to Capitola Beach, as well.

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

Analysis: The character-defining features of the Capitola Wharf are included in both its visual appearance from afar and the experience at the beach level, directly underneath the wharf structure.

Much of the primary historic character, massing, and spatial relationships of the resource are proposed for preservation in this project: Its location, orientation, use, and inclusion of hoists and other technical equipment will be unchanged. The continuous-height wood-plank deck will be replaced in-kind. Although proposed for widening, the wharf will continue to have a narrower entrance width and wider terminus. Its visually abundant round wooden piles will be preserved, and new piles will be added; no pile locations are proposed for permanent removal. (See also Standard 5)

In this project, the beach-level experience will be altered by the widening of the access, shading and covering more sand area. This change in size, increasing the width by 16 feet (an addition of 80% to the current width), seems in proportion to the height of the visible piles above average sand level and in keeping to the openness of the structural system overhead. The added width would continue to allow a perception of light and air from underneath the structure; views would persist to the water and to the sides. The changes can be found compatible with the character of the historic wharf. (See Standard 9 for the review of introduction of an alternate material for the new piles.)

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

Analysis: All new elements have adequate differentiation and would not create a false sense of historical development. The proposed use of new structural materials differentiates the new area of the wharf from the existing area (See also Standard 9). The restrooms are

proposed to be modern in design and materials, so would not be mistaken for historic elements.

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

Analysis: No changes to the structure have yet been identified as having acquired historic significance in their own right. All elements are reviewed in this report as a single composition.

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

Analysis: The identified distinctive materials, features, and finishes that identify the structure are shown as substantially preserved on the proposed drawings. In this proposed project, the existing wood piles are preserved. Only a very small number of piles, under the wider terminus area, are proposed for replacement or for repair with new materials (See Standard 6). The wood deck is proposed for replacement in kind (See also Standard 6). There are no other distinctive character-defining materials or artisanship proposed for alteration in this project. (See also Standard 2)

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

Analysis: The scope of repair and replacement of existing features includes the replacement of the decking, the repair of the steel piles, and the repair and replacement of damaged timber piles.

The structural and decking components are identified as Douglas fir, to match “in kind.” This repair is compatible with this Standard.

The replacement and repair materials for the existing damaged and worn piles within the existing wharf area will not match in materials. The replacement materials are proposed to be similar in dimension, layout, and color of the historic pier, especially as viewed from afar, preserving the design and color of the wharf structure. The replacement piles are primarily nearer the wharf terminus, not accessible by pedestrians using the beach, but need to be found visually compatible. It is recommended that the finish of the material be reviewed as a part of the City of Capitola permitting process and that the finish and texture be presented for review, with alternative colors, finishes, and textures presented for review as available.

Note: The steel piles are not identified as character-defining features; the repair of these elements with new materials can be considered compatible with the materials and dimensions of these existing piles, as the materials are considered compatible with the overall design of the adjacent character-defining materials.

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

Analysis: No chemical or physical treatments (such as epoxy consolidation or painting) are shown as proposed in this project, and none are expected.

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

Analysis: Archeological resources are not evaluated in this report.

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

Analysis: The proposed project includes a widening of the trestle/accessway, the installation of two new restroom facilities, the alteration of the security gates and entrance gates, and the installation of wood vehicle runners on top of the decking.

The wharf footprint has changed many times through its history. Its length and width have both been altered, as has the decking and access (rail, car, foot). The general configuration of a narrow “trestle” portion that leads to a wider/larger deeper-water access area has been established as a character-defining feature. The addition of width to the current footprint will include a mix of traditional and new materials. The decking and upper structure will be wood, and the support piles are proposed to be a composite fiberglass reinforced with a plastic exterior sleeve. This mix of materials provides a clear understanding of the location of the addition adjacent to the twentieth-century wood structure. Differentiated by its base supports, it is otherwise proposed to be compatible in size, height, scale, proportion, and materials. (See also Standard 2)

It is understood that the prefabricated restroom facilities illustrated in the drawing set may not be the final model bid or provided in the construction phase of work. The current design is compatible with this Standard, as it is compatible for its use of repetitive slats of vertical wood siding and for its compact, utilitarian massing. The design is differentiated by its contemporary flat roof and exposed stainless-steel components. It is recommended that the design of the prefabricated restroom units be reviewed by the City of Capitola for compatibility with the Standards as a part of the future development of the bidding and acquisition phases of work, prior to City of Capitola permits and prior to installation.

The current project drawings do not include detailed design plans elevations, detailing, or materials for the new or altered security gates. It is understood that this design will be developed in the future. It is recommended that the design be reviewed by the City of Capitola for compatibility with the Standards in materials, scale, size, connection, etc., when the design is available, and prior to City permitting,

The current project drawings do not include detailed design plans or elevations for the altered entrance gates. It is understood that this design will be developed in the future. It is recommended that the design of the entrance gates be reviewed by the City of Capitola for compatibility with the Standards in materials, scale, size, connection, etc., when the design has been fully developed, prior to City permitting,

The addition of new wood vehicle runners is in keeping with the history of changing use of the Capitola Wharf. The materials and scale are compatible with the character of the historic resource. They are differentiated by their perpendicular installation and use.

Note: The relocation of the utilities has been presented within the drawing set as notes only. It is assumed, for the purposes of this review, that this alteration will affect only non-character-defining features and will not, for example, include new large structures such as utility boxes or shed-sized buildings.

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

Analysis: The proposed design would preserve the essential form and integrity of the historic property. The significant character-defining features of the Capitola Wharf would remain substantially unimpaired in this project.

INTEGRITY ANALYSIS

Historic integrity analysis is a component of the design review process. Integrity analysis is tied into the criteria for National Register and California Register eligibility. A project that might impact the integrity of a historic resource could impact the significance of that resource. According to the California Office of Historic Preservation Technical Assistance Series #6:

*Integrity is the authenticity of a historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of **location, design, setting, materials, workmanship, feeling, and association** [Emphasis added]. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.*

The following analysis is intended to address how the proposed repair, rehabilitation and addition project might potentially preserve or impact the historic integrity of the contributing subject property and the surrounding cultural landscape district. The analysis utilizes the seven aspects of historic integrity indicated by the National Register and State of California’s definition of authenticity of a resource.

Location: The location of the contributing historic resource is proposed to remain as-is. The historic integrity of location of the Capitola Wharf as an individual historic resource and a contributor to a historic cultural landscape would be fully preserved within this proposed project.

Setting: There is no clearly identifiable immediate setting of the wharf (e.g., there is no associated landscaping or related structures directly adjacent to the wharf, and there are no constraining elements that provide a setting of scale or dimension other than the connection of the wharf to the end of Wharf Road. There is no proposed alteration of the connection of the wharf to the road. The setting of the wharf itself would be preserved.

The integrity of the historic “setting” is also related to the project’s potential impact on the character or quality of the identified Capitola Beach Cultural Resource District and the other Capitola Beach contributors, as well as the visual impacts of the structure on the setting of other nearby historic resources. The expansion of the wharf’s width represents a slight impact on the setting of the beach by covered more sand area; however, this is a minor alteration with little discernable impact on the perception of the size or quality of the beach with regard to its historic integrity of setting. The height, length, plan, materials, and other qualities are substantially

preserved; therefore, the integrity of the Capitola Beach Cultural Landscape District setting, and the setting of adjacent resources, is not substantially impacted.

Design: The project would preserve much of the historic design integrity of the Capitola Wharf. The proposed design would preserve the visual appearance of the long deck, the multiple round support piles, and the cluster of buildings and equipment at the foot and the terminus of the pier. Although widening the accessway, this area would remain narrower than the ending area, a character-defining feature of the wharf design. The design as a contributing element of the cultural landscape would be preserved. The long deck and abundant piles would be visible from throughout the larger cultural landscape and city.

Materials: Because of the age and nature of the resource and its harsh environment, no existing materials are identified as original to the nineteenth or early twentieth centuries; however, it is understood that they represent the slow evolution of similar replacement materials used over the history of the resource. The decking and above-water features are proposed to match the existing materials. The replacement and repair of some piles that support the existing wharf area will also consist of new materials. The project shows the introduction of entirely new materials to support the new addition along the accessway portion of the wharf. These are differentiated per the Standards, but reasonably compatible in size, form, and connection, although not yet known to be compatible in texture or finish. There will be a loss of integrity of materials, but it is proposed to be minimized in this project.

Workmanship: The historic integrity of workmanship has already been lost. The proposed project does not impact this aspect of integrity.

Feeling: After the proposed alterations and addition, the historic resource would continue to convey a feeling of a historic utilitarian marine structure of long-time use.

Association: Per the Capitola Wharf evaluation, “Capitola Beach represents the history of commerce and recreation in the community of Capitola and to the tourists who visit, and the wharf, at over 160 years old, can be considered a contributor to the historic narrative by illustrating the significant human intervention that is a theme in the history of Capitola Beach. The wharf represents the different phases of the Capitola Beach history, including being used for shipping in the mid-1800s, being used for commercial fishing from the 1870s until the 1920s, and being used for sport fishing and recreation from the 1920s until the present.” These significant associations of the resource would be preserved and continued with this new project.

Integrity Analysis Summary: Substantial integrity of location, setting, design and feeling would remain. The integrity of materials has changed over the years, but the preservation or in-kind replacement of the decking, upper structural elements, and the continued use of the vast majority of the existing wood piles can be considered consistent with the original wooden resource. The introduction of new materials is proposed in a way compatible with the historic significance, without significant impact on the historic integrity. The integrity of workmanship has already been lost. The integrity of association would be maintained. The authenticity of the property would be preserved with this *Capitola Wharf Resiliency and Public Access Improvement Project*.

RECOMMENDATIONS AND CONCLUSION

Recommendations

Because of the public bidding process, some elements of the proposed project were not able to be presented with full specifications, drawings, or notations that address potential historic compatibility and potential impacts. These elements of the design are separate and distinct, and their design is recommended for future review as a part of the City of Capitola project approval

process. It was suggested that these elements be conditioned for approval, based on additional design review by the City, including public hearings, prior to issuance of the building permit. The detailing and materials of these specific elements should be reviewed for compatibility with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

It is recommended, therefore, that the following elements be conditioned for approval, based on future City of Capitola design review and approval:

- Compatible texture and finish of proposed exterior of the new piles and repaired piles
- Compatible design, scale, materials, location, etc., of the prefabricated restrooms
- Design, scale, materials, etc., of the altered entrance gates: scale, materials, etc.
- Design, scale, materials, etc., of the new security gates

Conclusion

With the recommended future review of four components of the design, the *Capitola Wharf Resiliency and Public Access Improvement Project*, as currently presented, is substantially compatible with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*. The project can be found to preserve substantially the historic integrity of the historic resource and of the identified Capitola Beach Cultural Landscape District.

As conditioned for approval, the proposed project can be found to be mitigated to a less-than-significant impact on the historic resource and its surrounding identified cultural landscape per the California Environmental Quality Act.

ATTACHMENT

Creative Pultrusions (CP) Product Brochure "Superpile® Fiberglass Reinforced Polymer (FRP) Pipe Piles," Page 20.

COLOR OPTIONS

Item 6 A.



The standard color of the FRP pile is black. Custom colors are available upon request. CPI recommends that a UV protection layer be incorporated onto the pile surface if the pile is exposed to UV light and the application is architectural or cosmetic.

The UV protection is available in the form of a paint or polyurethane coating or in the form of a high density polyethylene sleeve.

Polyurethane coatings have an advantage as they provide UV and abrasion protection while exhibiting a textured architectural appearance. Polyurethane and paint coatings are offered in various colors. Consult the factory and talk to a representative to determine the best UV protection option for your installation.

BEARING AND DOCK PILES

SUPERPILE® is used extensively for bearing pile applications. The SUPERPILE® can be utilized hollow or concrete filled depending on the strength and stiffness requirements for your application.

Engineers and owners are discovering the benefits of using FRP piles in the splash zone. This exercise will significantly increase the service life of your structure.

As an example, after Hurricane Sandy, the Federal Highway Administration (FHWA) replaced the visitor and service docks on Liberty Island, NY with new docks made of FRP and wood. The FHWA engineers specified polymer piles to be used for the bearing piles in order to increase the service life of the structure. The piles were driven to refusal and filled with concrete. The dock structure was erected and the wood plank decking attached.



Visitor Center Reopens



Liberty Island Installation Site



FRP Bearing Piles

Another example of engineers and owners taking advantage of FRP materials involves the construction of an all composite fire boat dock in Jacksonville, Florida. The dock was designed for a category three hurricane direct hit, as the structure is critical for the fire department rescue team.

SUPERPILE® supports the boat lift. The substructure is made of FRP pultruded channels and beams that support the pultruded grating walkway that extends from the firehouse to the boat lifts.



FINAL LOCAL ACTION NOTICE AND ZONING PERMIT

June 19, 2020

Kailash Mozumder – City of Capitola
420 Capitola Avenue
Capitola, CA 95010

RE: Notice of Final Action on Application #20-0141

1400 Wharf Road

#20-0141

APN: 034-072-01&02

Design Permit, Conditional Use Permit, and Initial Study/Mitigated Negative Declaration for the rehabilitation and repair of the historic Capitola Wharf located within the PF (Public Facilities) zoning district.

This project requires a Coastal Development Permit issued by the California Coastal Commission which is appealable.

Environmental Determination: Mitigated Negative Declaration

Property Owner: City of Capitola

Representative: Kailash Mozumder, Filed: 04.29.2020

The above matter was presented to the Planning Commission on June 4, 2020, and was **approved**, with the following findings and conditions. Any modifications to the conditions and findings are indicated below in strikeout and underline notation.

CONDITIONS

1. The project approval consists of a Design Permit, Conditional Use Permit, and Initial Study/Mitigated Negative Declaration for the rehabilitation and repair of the historic Capitola Wharf, including a 7,400 square-foot widening of the existing Capitola Wharf, construction of a new 400-square-foot restroom facility at the base of the wharf, replacement of the existing restroom facility on the wharf, construction of a new security gate, and modifications to the wharf entrance gates and trestle circulation. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on June 4, 2020, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Within three years, final plans for the two bathrooms shall be brought back to the Planning Commission for review. Final plans are subject to review and approval by the ~~Community Development Director~~ Planning Commission for consistency with the Secretary of the Interior's Standards for Rehabilitation. Specifically, based on the recommendations in the architectural historian's report, the ~~Community Development Director~~ Planning Commission shall review the

- following elements for compatibility with the historic resource:
- a. Texture and finish of proposed exterior of the new piles and repaired piles
 - b. Design, scale, materials, location, etc., of the prefabricated restrooms
 - c. Design, scale, materials, etc., of the altered entrance gates: scale, materials, etc.
 - d. Design, scale, materials, etc., of the new security gates
3. The applicant shall comply with the Mitigation Monitoring and Reporting Program (MMRP) in Appendix F of the Initial Study and Mitigated Negative Declaration prepared by Moffat and Nichol in June 2020.
 4. Prior to construction of any occupied building, 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.
 5. 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.
 6. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
 7. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official.
§9.12.010B
 8. This permit shall expire 48 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 17.81.160.
 9. No new commercial uses or structures shall be allowed between the foot of the wharf and the first existing commercial building.

DESIGN PERMIT FINDINGS

A. The project, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposed 7,400 square-foot widening of the existing Capitola Wharf, construction of a new 400-square-foot restroom facility at the base of the wharf, replacement of the existing restroom facility on the wharf, construction of a new security gate, and modifications to the wharf entrance gates and trestle circulation comply with the development standards of the PF (Public Facilities) zoning district. The project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan.

B. The project will maintain the character and integrity of the neighborhood.

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposed 7,400 square-foot widening

of the existing Capitola Wharf, construction of a new 400-square-foot restroom facility at the base of the wharf, replacement of the existing restroom facility on the wharf, construction of a new security gate, and modifications to the wharf entrance gates and trestle circulation will fit nicely with the existing neighborhood and the surrounding coastal area. The project will maintain the character and integrity of the neighborhood.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

A Mitigated Negative Declaration has been prepared based upon the findings of an Initial Study which identified that the project may have a significant effect on the environment. The Mitigated Negative Declaration was circulated for a 30-day public review period between April 9, 2020 and May 9, 2020. Based on the analysis in the IS/MND and the comments received, a Mitigation Monitoring and Reporting Program (MMRP) was included in the IS/MND as Appendix F. The Planning Commission finds, on the basis of the whole record before it (including the initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and that the negative declaration or mitigated negative declaration reflects the lead agency's independent judgment and analysis. The MMRP has been incorporated into the conditions of approval by reference to ensure that impacts are reduced to a less than significant level.

CONDITIONAL USE PERMIT FINDINGS

A. The action proposed will not be significantly detrimental to the historic feature in which the change in use is to occur.

Architectural Historian Leslie Dill reviewed the project for compatibility with the Secretary of the Interior's Standards for Rehabilitation and found that, with the recommended future review of four components of the design, the Capitola Wharf Resiliency and Public Access Improvement Project is substantially compatible with the Secretary of the Interior's Standards for the Treatment of Historic Properties. The architectural historian also found that the project can be found to preserve substantially the historic integrity of the historic resource and of the identified Capitola Beach Cultural Landscape District.

The Planning Commission reviewed the project and weighed the benefits of the proposed change against the detriment to the public welfare caused by a change in the feature and found that the project will not be significantly detrimental to the historic feature in which the change in use is to occur.

This permit is issued to the owner of the property. In executing this permit, owner agrees to comply with all terms of permit, including conditions of approval, if any. Permit must be exercised within 24 months of date of issuance (June 19, 2022) unless otherwise indicated in conditions of approval. Should you have any questions on this matter, do not hesitate to call.

Respectfully,



Sean Sesanto
Assistant Planner



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT

DATE: JUNE 4, 2020

SUBJECT: **1400 Wharf Road** **#20-0141** **APN: 034-072-01&02**

Design Permit, Conditional Use Permit, and Initial Study/Mitigated Negative Declaration for the rehabilitation and repair of the historic Capitola Wharf located within the PF (Public Facilities) zoning district.

This project requires a Coastal Development Permit issued by the California Coastal Commission which is appealable.

Environmental Determination: Mitigated Negative Declaration

Property Owner: City of Capitola

Representative: Kailash Mozumder, Filed: 04.29.2020

APPLICANT PROPOSAL

The City of Capitola is proposing a 7,400 square-foot widening of the existing Capitola Wharf, a new 400 square-foot restroom facility to replace the existing restroom facility on the wharf, a new restroom facility at the base of the wharf, a new security gate, and modifications to the wharf entrance gates and trestle circulation. The Capitola Wharf is located at 1400 Wharf Road in the PF (Public Facilities) zoning district.

BACKGROUND

The Capitola Wharf was constructed in 1857 and has been modified, repaired, and rebuilt multiple times. The most recent structural changes were in 1981, where significant portions of the Wharf were replaced, and during the in 2019-2020 storm season, where the Wharf required emergency repairs due to wave damage. Uses for the wharf varied during its early existence, but since the 1920s it has been utilized for sport fishing and recreation. In 1999, the Capitola City Council adopted the Historic Structures List, which identified the Capitola Wharf as a historic structure.

On May 13, 2020, the Architectural and Site Review Committee reviewed application #20-0141 and provided the applicant with the following direction:

Public Works Representative, Kailash Mozumder: informed the Committee that the 30-day California Environmental Quality Act (CEQA) comment period for the project ended on May 9, 2020, and that comments had been received from the California Coastal Commission (CCC) and the California Department of Fish and Wildlife (DFW).

Building Department Representative, Robin Woodman: stated that the guardrail height will not be an issue and that all other aspects of the project can be addressed during building permit

phase. Ms. Woodman informed the applicant that a lower guardrail could potentially be used for Americans with Disability Act (ADA) fishing access and that any single-use restrooms must be ADA-accessible and gender neutral.

Local Architect, Frank Phanton: approved of the design. Mr. Phanton inquired as to why the new piles are all vertical rather than splayed, similar to the existing piles and Mr. Mozumder clarified that new piles will be vertical but the jacketed steel piles will remain slanted.

Local Architectural Historian, Carolyn Swift: inquired about whether the memorial entry gate will be retained, even though it is not historic, and was informed by Mr. Mozumder that the memorial gate will remain, but the security gate will be replaced. Mrs. Swift stated that she appreciated the effort that was made to maintain the historic appearance of the wharf and that she agreed with architectural historian Leslie Dill's recommendations.

Assistant Planner, Sean Sesanto: had no comments.

DISCUSSION

The Capitola Wharf is located next to the Capitola Village within the Capitola Beach Cultural Landscape District and adjacent to the Venetian Historic District. The Village is one of the original settlement areas and has a high concentration of historic structures. The Wharf begins at the terminus of Wharf Road and spans approximately 866 feet in length. The Wharf is publicly accessed by foot travel but is also accessed by motor vehicles primarily for handicap access and boat launching. The Wharf contains several small structures, including two commercial structures, a restroom facility, a boat ramp, and an entrance gate.

Design Permit

The applicant is proposing to widen the existing 20-foot-wide trestle by 16 feet for a total width of 36 feet. The expanded portion would match the initial 85 feet of the trestle. The expansion would increase the wharf area by approximately 7,400 square feet, includes a separation of travel for pedestrians and vehicles, and would utilize wooden materials compatible with the existing design supported by 120 new fiberglass piles with polyethylene sleeves.

Other features of the proposal include a new metal security gate situated before the wharf restaurant and adjacent structures, modifications to the existing decorative entrance gate, a new bathroom at the foot of the wharf, and replacement of the existing bathroom facility behind the restaurant. The new metal security gate will match the existing one but span the width of the expanded wharf. The new decorative entrance gate will match the style of the existing one but be modified to span the width of the expanded wharf. Initial design elements for the new and replacement bathroom facilities include vertical wooden batten siding with stainless steel metal roof and doors. The final bathroom design will maintain a utilitarian aesthetic that is differentiated from the historic elements of the wharf itself.

Conditional Use Permit

The proposed project includes significant alterations to the historic Capitola Wharf structure at 1400 Wharf Road. Significant alterations to a historic structure require approval of a Conditional Use Permit by the Planning Commission. Also, historic resources are identified as environmental resources within the California Environmental Quality Act (CEQA). Any modification to a historic resource must comply with the Secretary of Interior Standards for Rehabilitation before a Mitigated Negative Declaration (MND) for the project can be adopted.

Architectural Historian Leslie Dill reviewed the project and identified the following character-defining features of the wharf:

1. The location and orientation, including the connection to the end of Wharf Road.
2. The visually abundant round wooden piles, some in a regular pattern and some irregular.
3. The continuous-height wood-plank deck, at the height of the end of Wharf Road.
4. Its narrower entrance width and wider end (a design effected during the 1950s).
5. The inclusion of hoists and other technical boating and fishing equipment.

Ms. Dill found that the proposed wharf rehabilitation, additions, and alterations have been designed to comply as well as feasible with the Standards. Four project elements did not include detailed elevations or complete details due to the public bidding process and were outlined in Standards 6 and 9 as warranting further study to assess historical compatibility. With the recommended review of the following design elements prior to construction, Ms. Dill found the proposal to be substantially compatible with the Secretary of the Interior's Standards:

- The exterior of the new and repaired piles are of compatible texture and finish.
- The prefabricated restrooms are of compatible design, scale, materials, and location.
- The modified entrance gates utilize appropriate design, scale, and materials.
- The new security gates utilize appropriate design, scale, and materials.

The historic report is included as Attachment 3.

Staff included Condition of Approval #2 requiring the final plans be reviewed by the Community Development Director for consistency with the Secretary of Interior Standards 6 and 9 prior to building plan approval.

Flood Zone

The project is located within the 100-year flood zone, based on the Federal Emergency Management Agency (FEMA) 2016 map. However, the project does not involve increasing conditioned/habitable space. The project consists primarily of structural and public access improvements. As part of the project, utility lines would be relocated to above the wharf deck, reducing likelihood of sustaining wave damage.

Coastal Permit

The California Coastal Commission's (CCC) is responsible for authorizing the Coastal Development Permit (CDP) for the entirety of the proposed project because the entire wharf is located within the Commission's retained coastal permitting jurisdiction. A Coastal Development Application is required through the CCC subsequent to the Capitola's adoption of the IS/MND.

CEQA

This project is subject to the requirements of the California Environmental Quality Act (CEQA). The City of Capitola is the lead agency for the proposed project.

Under §15070 of the CEQA Guidelines, a public agency shall prepare or have prepared a proposed negative declaration or mitigated negative declaration for a project subject to CEQA when:

- a) The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or
- b) The initial study identifies potentially significant effects, but:
 1. Revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are

- released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and
2. There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

An Initial Study and Mitigated Negative Declaration (IS/MND) was prepared by Moffat & Nichol (Attachment 1). The IS/MND determined that the proposed project could result in potentially significant effects on biological resources, cultural resources, hydrology and water quality, and noise, but that the potential impacts could be reduced to less than significant with mitigation measures.

A Mitigation Monitoring and Reporting Program (MMRP) was prepared pursuant to Section 21081.6 of the California Public Resources Code, which requires public agencies to “adopt a reporting and monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment” (Appendix F of Attachment 1).

A Notice of Intent to Adopt a Mitigated Negative Declaration (NOI) was circulated for a 30-day public review period between April 9, 2020 and May 9, 2020 (Attachment 4). Comments were received from the California Department of Fish and Wildlife (DFW) and the California Coastal Commission (CCC).

The DFW letter provided context regarding their role as a Trustee Agency under CEQA, provided a summary of the marine resources in California’s central coast and Monterey Bay and their associated commercial and recreational value, and expressed concerns about the treated timber piles and the nesting bird survey proposed for the project. In response, mitigation measures MM HWQ-2 and MM BIO-4 were modified to reflect the proposed DFW changes.

The CCC letter: (1) provided clarification on the CCC’s jurisdictional authority over the Project; (2) provided Coastal Act policy context regarding Coastal Development Permit approval; (3) summarized attributes of the Project that fulfill Coastal Act objectives related to public access, recreation, and fishing; (4) requested that the proposed restrooms, security gate, and entryway should be designed to be aesthetically pleasing and to maximize public view opportunities; (5) stated a preference for vibratory pile installation over impact pile driving installation to minimize sediment dispersal and noise impacts on marine mammals; and (6) inquired about the life expectancy of the proposed project elements. In response, Table 1 and Section 3.4 of the IS/MND were modified to include stronger language about the CCC’s coastal permitting jurisdiction over the project. The City response also noted CCC concerns, identified areas of the IS/MND that addressed the other concerns, and answered the additional questions.

The DFW and CCC comment letters and full responses are included in Appendix G of Attachment 1.

Prior to approving a project, the decision-making body of the lead agency shall consider the proposed negative declaration or mitigated negative declaration together with any comments received during the public review process. The decision-making body shall adopt the proposed negative declaration or mitigated negative declaration only if it finds on the basis of the whole record before it (including the initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and that the negative declaration or mitigated negative declaration reflects the lead agency’s independent judgment and analysis. The lead agency shall also adopt a program for reporting

on or monitoring the changes which it has either required in the project or made a condition of approval to mitigate or avoid significant environmental effects.

The Mitigation Monitoring and Reporting Program (MMRP) prepared for the project addresses potentially significant impacts related to biological resources, cultural resources, hydrology and water quality, and noise and includes mitigation measures that will mitigate or avoid significant effects on the environment. The MMRP is included as Appendix F of Attachment 1.

RECOMMENDATION

Staff recommends the Planning Commission review the application and approve project #20-0141 based on the following Conditions of Approval and Findings.

CONDITIONS OF APPROVAL

1. The project approval consists of a Design Permit, Conditional Use Permit, and Initial Study/Mitigated Negative Declaration for the rehabilitation and repair of the historic Capitola Wharf, including a 7,400 square-foot widening of the existing Capitola Wharf, construction of a new 400-square-foot restroom facility at the base of the wharf, replacement of the existing restroom facility on the wharf, construction of a new security gate, and modifications to the wharf entrance gates and trestle circulation. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on June 4, 2020, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Final plans are subject to review and approval by the Community Development Director for consistency with the Secretary of the Interior's Standards for Rehabilitation. Specifically, based on the recommendations in the architectural historian's report, the Community Development Director shall review the following elements for compatibility with the historic resource:
 - a. Texture and finish of proposed exterior of the new piles and repaired piles
 - b. Design, scale, materials, location, etc., of the prefabricated restrooms
 - c. Design, scale, materials, etc., of the altered entrance gates: scale, materials, etc.
 - d. Design, scale, materials, etc., of the new security gates
3. The applicant shall comply with the Mitigation Monitoring and Reporting Program (MMRP) in Appendix F of the Initial Study and Mitigated Negative Declaration prepared by Moffat and Nichol in June 2020.
4. Prior to construction of any occupied building, 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.
5. 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.
6. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
7. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the

exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B

8. This permit shall expire 48 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 17.81.160.

DESIGN PERMIT FINDINGS

A. The project, subject to the conditions imposed, secures the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposed 7,400 square-foot widening of the existing Capitola Wharf, construction of a new 400-square-foot restroom facility at the base of the wharf, replacement of the existing restroom facility on the wharf, construction of a new security gate, and modifications to the wharf entrance gates and trestle circulation comply with the development standards of the PF (Public Facilities) zoning district. The project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan.

B. The project will maintain the character and integrity of the neighborhood.

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposed 7,400 square-foot widening of the existing Capitola Wharf, construction of a new 400-square-foot restroom facility at the base of the wharf, replacement of the existing restroom facility on the wharf, construction of a new security gate, and modifications to the wharf entrance gates and trestle circulation will fit nicely with the existing neighborhood and the surrounding coastal area. The project will maintain the character and integrity of the neighborhood.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

A Mitigated Negative Declaration has been prepared based upon the findings of an Initial Study which identified that the project may have a significant effect on the environment. The Mitigated Negative Declaration was circulated for a 30-day public review period between April 9, 2020 and May 9, 2020. Based on the analysis in the IS/MND and the comments received, a Mitigation Monitoring and Reporting Program (MMRP) was included in the IS/MND as Appendix F. The Planning Commission finds, on the basis of the whole record before it (including the initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and that the negative declaration or mitigated negative declaration reflects the lead agency's independent judgment and analysis. The MMRP has been incorporated into the conditions of approval by reference to ensure that impacts are reduced to a less than significant level.

CONDITIONAL USE PERMIT FINDINGS

A. The action proposed will not be significantly detrimental to the historic feature in which the change in use is to occur.

Architectural Historian Leslie Dill reviewed the project for compatibility with the Secretary of the Interior's Standards for Rehabilitation and found that, with the recommended future review of four components of the design, the Capitola Wharf Resiliency and Public Access Improvement Project is substantially compatible with the Secretary of the

Interior's Standards for the Treatment of Historic Properties. The architectural historian also found that the project can be found to preserve substantially the historic integrity of the historic resource and of the identified Capitola Beach Cultural Landscape District. The Planning Commission reviewed the project and weighed the benefits of the proposed change against the detriment to the public welfare caused by a change in the feature and found that the project will not be significantly detrimental to the historic feature in which the change in use is to occur.

ATTACHMENTS:

1. 1400 Wharf Road - MND - Final with Comments and Responses
2. 1400 Wharf Road - Full Plan Set
3. 1400 Wharf Road - Historical Review
4. 1400 Wharf Road - Notice of Intent to Adopt MND - 04.06.2020

Prepared By: Matt Orbach
Associate Planner

Capitola Planning Commission

Agenda Report

Meeting: May 4, 2023

From: Community Development Department

Address: Citywide Housing Element Update



Permit Number: 23-0019

APN: Citywide

Housing Element Update 6th Cycle

Environmental Determination: Pending

Property Owner: City of Capitola

Representative: Bret Stinson, RRM Design and Veronica Tam, VTA, Inc.

Background: In accordance with applicable State housing law, local government agencies are legally required to adopt plans and programs for housing that provide opportunities for and do not unduly constrain housing development. The Housing Element, which is one of seven State-mandated components of the City's General Plan, is a mechanism by which the State requires local jurisdictions to provide a variety of housing options and strive toward reaching regional housing needs while maintaining civic and local responsibility toward economic, environmental, and fiscal factors and community goals stated within adopted General Plan documents.

Housing Elements are required to be updated every eight years and must be certified by the State of California Department of Housing and Community Development (HCD) prior to finalization, in order for HCD to ensure that cities are taking necessary steps to promote the creation of housing for all income categories and of all housing types.

The City's current Housing Element was adopted by the Capitola City Council in 2015 and certified by the State of California in 2016 and will be in effect through December 2023. The City is required by law to update the Housing Element for the 2023-2031 planning period (also known as the sixth cycle) and have the updated Housing Element adopted and certified by HCD by December 31, 2023.

On May 12, 2022, the City Council authorized an agreement with RRM Design Group (RRM) for the preparation of the 2023-2031 Housing Element. Staff has worked with RRM to assess existing and projected housing needs, review the existing Housing Element, and commence work on the updated Housing Element.

Pursuant to applicable State housing law, the City has begun soliciting public input from all segments of the community in the preparation of the Housing Element including stakeholder meetings (November 2022), a community workshop (February 16, 2023), online housing survey (November 2022 – March 2023), Planning Commission meeting (February 2, 2023), City Council meeting (February 9, 2023), and a joint Planning Commission and City Council work session (March 16, 2023).

Discussion: The purpose of this agenda item is to provide the Planning Commission with an update on the 6th Cycle Housing and receive suggestions on properties to utilize for the two housing development concepts which will be included in the final housing element.

Regional Housing Needs Allocation (RHNA)

The Regional Housing Needs Allocation (RHNA) is mandated by State law to quantify the need for housing throughout the State. This informs the local planning process to address existing and future housing needs resulting from projected state-wide growth in population, employment, and households. Every City and County in California must plan for its fair share of the region's housing need, as determined through the RHNA process. HCD identifies the total housing need for each region of the state. In the Monterey Bay region, the Association of Monterey Bay Area Governments (AMBAG) distributes this regional need to local governments. Once a local government has received its RHNA, it must revise its Housing Element to demonstrate how it plans to accommodate its portion of the region's housing need.

Capitola's 5th cycle RHNA (2015-2023) requirement was 143 units, which was the same requirement as the previous 4th cycle. AMBAG has allocated Capitola 1,336 housing units for the current 2023-2031 6th cycle.

It is important to note that the Housing Element is a policy document, and no actual development is proposed as part of the adoption of the housing element. Further implementation actions will need to be undertaken in accordance with state law (Assembly Bill 1398). In general, housing units are not built by the City but instead developed primarily by private and nonprofit developers on private property. Recent changes to state law have imposed new requirements for Housing Elements which introduce substantial challenges to the City's ability to identify sites to accommodate our required RHNA allocation.

New Housing Element requirements include:

- Higher RHNA Allocations: The City's 2015-2023 Housing Element RHNA allocation was 143 units, including 57 lower-income units. Comparatively, the 2023-2031 Housing Element RHNA allocation of 1,336 units, including 712 lower-income units, is approximately 9.3 times higher than the previous element's allocation.
- Affirmative Further Fair Housing (AFFH): Assembly Bill 686 was passed in 2018 as the statewide framework to affirmatively further fair housing (AFFH) to promote inclusive communities, further housing choice, and address racial and economic disparities through government programs, policies, and operations. AB 686 defines "affirmatively furthering fair housing" to mean "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes. The bill added an assessment of fair housing to the housing element which includes the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions.
- Eligible Lower-Income Sites: There are new regulations regarding the extent to which the City can reuse sites included in previous Housing Elements and increased scrutiny of small, and nonvacant sites when these sites are proposed to accommodate units for very low- and low-income households.
- No Net Loss: A 2017 amendment to Government Code Section 65863 (No Net Loss) requires that jurisdictions preserve sufficient and available sites for lower-income housing throughout the RHNA planning period at all times. The City cannot permit the reduction of residential density for any site unless the reduction is consistent with the adopted General Plan, including the Housing Element. Additionally, if the City allows development of any site with less units by income level than identified in the Housing Element for that site, it must determine if the remaining sites identified in the Housing Element are adequate to meet that need by income level. If sites identified for lower-income housing are developed with less units than identified in the Housing Element or developed for a higher income group, the City shall either identify and rezone adequate substitute sites or demonstrate that the land inventory already contains adequate substitute sites so that there is no net loss of residential unit capacity.

Sites Inventory and Density

The City must demonstrate in its Housing Element the ability to meet its RHNA allocation, through the provision of sites suitable for residential development. To meet the assigned housing needs, the Housing Element will identify sites that may be suitable for residential development, including vacant and non-vacant sites throughout the City. In addition, the City will include an estimate of ADUs projected to be constructed during the planning period based on development trends. The sites inventory analysis will demonstrate that the City has adequate capacity to accommodate the RHNA for the 2023-2031 6th cycle planning period. The City will also be required to specify the projected housing type/density for each identified site.

At the March Planning Commission and City Council work session, the first draft of the sites inventory map was published for review and discussion. Since the work session, the housing consultants have incorporated the feedback received into the updated sites inventory map, included as Attachment 1. The modifications to the map include:

- Additional sites at the Capitola Avenue/Bay Avenue intersection
- Additional sites along Capitola Avenue from the Village to Highway 1.
- Additional site for workforce housing to New Brighton State Park along McGregor Drive
- Removed sites from 4250 to 4400 Capitola Road.
- Removed 2121 41st Avenue
- Removed sites previously included in 4th and 5th Housing Cycle

The current map includes a 20 percent buffer to the required 1,336 units. This number will likely change in the coming months due to comments received during the public review period and review by HCD.

Housing Element Public Review Draft

The public review draft of the housing element update will be published Monday, May 8, 2023. Following state law, the public review draft will be available for review for 30 days. During the public review period, a second community workshop will be held and two public hearings (Planning Commission June 1 and City Council June 8). Staff will utilize the city website, social media, and email to notify the public and interested parties that the document is ready for review and input. The public review draft will be available on the city website at <https://www.cityofcapitola.org/communitydevelopment/page/2024-2031-housing-element-update> and in print at Capitola City Hall and the Capitol Library

Two Housing Development Concepts

Also included in the housing element contract are two housing development concepts. RRM Design will analyze and prepare residential concepts for housing options on two sites within the City. These concepts are intended to illustrate development potential on specific sites identified on the sites inventory map. The concepts provide good examples of future redevelopment and are useful to support analysis, review, and discussion of potential residential intensification needed to meet the increased RHNA requirements. During the May 4, 2023 meeting, staff is requesting the Planning Commission suggest two sites to be analyzed.

City staff has identified the following properties as possible sites for development concepts as the property owners/representative have indicated interest in redevelopment and the sites exceed a half acre in size. Attachment D includes an aerial of each site as well as information from County GIS. The Planning Commission may suggest additional sites during the meeting.

- 1404 38th Avenue (Agility Boulder Site) 1.4 acres
- 1430 41st Avenue (Previous Outdoor World) 1.09 acres
- 4450 Capitola Road (Single-Story Office Building on corner of Capitola Road and 45th Avenue) 1.06 acres
- 4148 and 4160 Clares Street (Whitlow Concrete) 0.617 acre

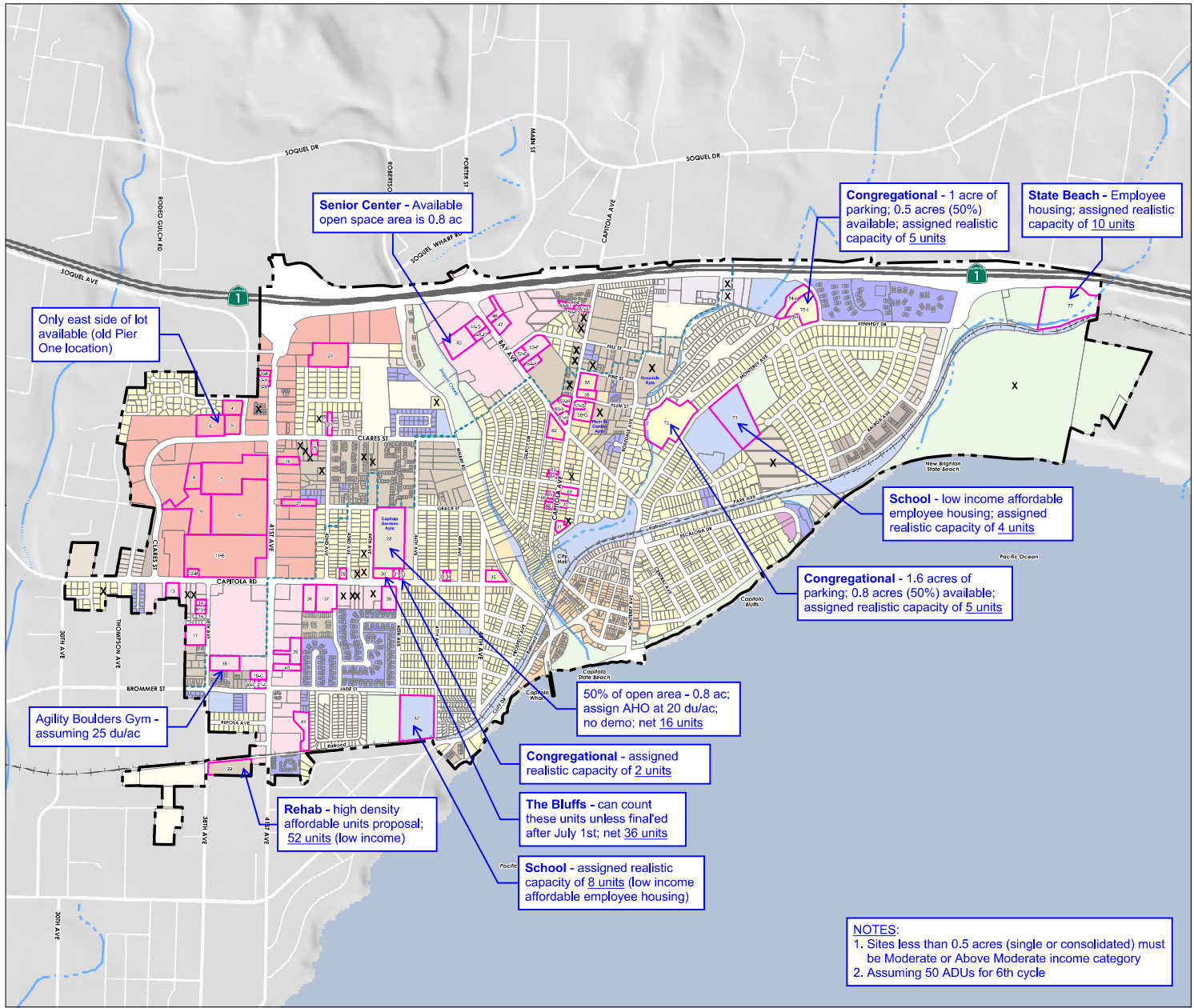
Next Steps

The following table outlines the next steps for the housing element update.

Next Steps	Date
Public Review Draft Published	May 8, 2023 – June 8, 2023
Community Workshop for Public Review Draft (virtual)	May 16, 2023 at 6 pm
Planning Commission Public Hearing on Public Review Draft	June 1, 2023
City Council Public Hearing on Public Review Draft	June 8, 2023
Submit Draft to HCD for mandatory 90-day review	June 23, 2023
Conduct Planning Commission and City Council adoption hearing	October 2023
Adoption	November 2023

CEQA: The housing consultant is currently drafting the CEQA documents for the public hearings next fall.

Recommendation: Receive staff presentation on Housing Element Update and provide input on possible sites for future housing development concepts on two properties.



HOUSING ELEMENT UPDATE: 6TH CYCLE
SITES INVENTORY ANALYSIS

PROPOSED RHNA SITES
(No Rezoning)

MAP FEATURES

- City Limit
- Selected Sites for Analysis
- Initially Selected Sites That Have Been Removed
- Coastal Zone Boundary

ZONING DESIGNATIONS

- Residential Zoning Districts**
- R-1 - Single Family Residential
 - RM-L - Multi-Family Residential, Low Density
 - RM-M - Multi-Family Residential, Medium Density
 - RM-H - Multi-Family Residential, High Density
 - MH - Mobile Home Park
- Mixed-Use Zoning Districts**
- MU-V - Mixed Use Village
 - MU-N - Mixed Use Neighborhood
- Commercial and Industrial Zoning Districts**
- C-R - Regional Commercial
 - C-C - Community Commercial
 - I - Industrial
- Other Zoning Districts**
- P/OS - Parks and Open Space
 - CF - Community Facility
 - PD - Planned Development
 - VS - Visitor Serving

NOTES

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The City of Capitola makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.



Base map and data from City of Capitola and Santa Cruz County GIS data. Direct all inquiries to the City of Capitola Planning Division at (831) 336-0600 or (email here).

Drawn by: RRM Design Group; Created on: April 27, 2023.
ArcMap 10.8.1, Redlands, CA: Enri

APRIL 11, 2023
DRAFT v8



Table D-1: Housing Element Sites Inventory

Site Address	Site #	APN	Consolidated Sites	GP Existing	Zoning Existing	Density Min	Density Max	Density Realistic	ACRES	Vacant/ Non-Vacant	Income Category	Units Low	Units Mod	Units Above	UNITS Realistic Capacity
2175 41ST AVE	1	034-192-07	A	C-R	C-R	0	Unlimited	21	0.21	Non-Vacant	Mixed	2	1	1	4
2165 41ST AVE	2	034-192-08	A	C-R	C-R	0	Unlimited	21	0.20	Non-Vacant	Mixed	2	1	1	4
2155 41ST AVE	3	034-192-09	A	C-R	C-R	0	Unlimited	21	0.20	Non-Vacant	Mixed	2	1	1	4
2045 A 40TH AVE	4	034-512-01		C-R	C-R	0	Unlimited	21	0.87	Non-Vacant	Mixed	9	3	6	18
2001 40TH AVE	5	034-512-02		C-R	C-R	0	Unlimited	21	0.95	Non-Vacant	Mixed	10	3	7	20
3825 CLARES ST	6	034-261-47		C-R	C-R	0	Unlimited	21	1.89	Non-Vacant	Mixed	10	3	7	20
1855 41ST AVE	7	034-261-07		C-R	C-R	0	Unlimited	29	5.99	Non-Vacant	Mixed	87	26	61	174
1855 41ST AVE	8	034-261-15		C-R	C-R	0	Unlimited	29	1.16	Non-Vacant	Mixed	17	5	12	34
1855 41ST AVE	9	034-261-38		C-R	C-R	0	Unlimited	29	3.57	Non-Vacant	Mixed	52	15	37	104
1855 41ST AVE	10	034-261-37		C-R	C-R	0	Unlimited	29	8.36	Non-Vacant	Mixed	121	36	85	242
4015 CAPITOLA RD	11	034-261-40	B	C-R	C-R	0	Unlimited	29	10.05	Non-Vacant	Mixed	146	44	101	291
3775 CAPITOLA RD	12	034-261-39	B	C-R	C-R	0	Unlimited	29	0.28	Non-Vacant	Mixed	4	1	3	8
3720 CAPITOLA RD	13	034-181-14		C-C	C-C	0	Unlimited	17	0.62	Non-Vacant	Mixed	5	2	4	11
1625 38TH AVE	14	034-181-03		C-C	C-C	0	Unlimited	17	0.18	Non-Vacant	Mixed	0	1	2	3
1605 38TH AVE	15	034-181-04		C-C	C-C	0	Unlimited	17	0.14	Non-Vacant	Mixed	0	1	1	2
1595 38TH AVE	16	034-181-05		C-C	C-C	0	Unlimited	17	0.13	Non-Vacant	Mixed	0	1	1	2
1465 38TH AVE	17	034-181-18		C-C	C-C	0	Unlimited	17	1.29	Non-Vacant	Mixed	11	3	8	22
1404 38TH AVE	18	034-164-41		C-C	C-C	0	Unlimited	25	1.40	Non-Vacant	Mixed	18	5	12	35
1395 41ST AVE	19	034-164-12	C	C-C	C-C	0	Unlimited	17	0.44	Non-Vacant	Mixed	4	1	3	8
4055 BROMMER ST A	20	034-164-09	C	C-C	C-C	0	Unlimited	17	0.12	Non-Vacant	Mixed	1	0	1	2
1355 41ST AVE	21	034-164-13	C	C-C	C-C	0	Unlimited	17	0.20	Non-Vacant	Mixed	2	0	1	3
1098 38TH AVE	22	034-172-01		R-M	RM-M	0	15.0	15	1.98	Non-Vacant	Low	52	0	0	52
4180 GROSS RD	23	034-141-23		C-R	C-R	0	Unlimited	21	2.82	Non-Vacant	Mixed	30	9	20	59
4205 CLARES ST	24	034-222-06		R-M	RM-L	0	9.9	10	0.34	Non-Vacant	Mixed	0	1	1	2
4180 CLARES ST	25	034-201-42		R-M	RM-M	0	15.0	15	0.29	Non-Vacant	Mixed	0	1	2	3
1970 41ST AVE	26	034-201-11		C-R	C-R	0	Unlimited	21	0.53	Non-Vacant	Mixed	6	2	3	11
1840 41ST AVE	27	034-131-15		C-R	C-R	0	Unlimited	21	0.69	Non-Vacant	Mixed	7	2	5	14
1710 44TH AVE A	28	034-124-21		R-M	RM-L	0	9.9	15	5.91	Non-Vacant	Mixed	8	3	5	16
4243 CAPITOLA RD	29	034-121-18		MU-N	MU-N	0	Unlimited	17	0.23	Non-Vacant	Mixed	0	1	3	4
4401 CAPITOLA RD	30	034-123-05		MU-N	MU-N	0	Unlimited	17	0.63	Non-Vacant	Low	36	0	0	36
4401 CAPITOLA RD	31	034-124-18		MU-N	MU-N	0	Unlimited	17	0.18	Non-Vacant	Mixed	0	1	2	3
4525 CAPITOLA RD	32	034-124-06		MU-N	MU-N	0	Unlimited	17	0.12	Non-Vacant	Mixed	0	1	1	2
4625 CAPITOLA RD	33	034-022-19		MU-N	MU-N	0	Unlimited	17	0.12	Vacant	Mixed	0	1	1	2
4655 CAPITOLA RD	34	034-022-18		MU-N	MU-N	0	Unlimited	17	0.12	Vacant	Mixed	0	1	1	2
1750 WHARF RD	35	034-024-10		MU-N	MU-N	0	Unlimited	17	0.61	Non-Vacant	Mixed	5	2	3	10
4175 CAPITOLA RD	36	034-111-46		C-C	C-C	0	Unlimited	17	1.10	Non-Vacant	Mixed	9	3	7	19
4200 CAPITOLA RD	37	034-111-40		C-C	C-C	0	Unlimited	17	1.73	Non-Vacant	Mixed	15	5	9	29
4450 CAPITOLA RD	38	034-111-47		C-C	C-C	0	Unlimited	17	1.07	Non-Vacant	Mixed	9	3	6	18
1430 41ST AVE	39	034-111-52		C-C	C-C	0	Unlimited	17	1.10	Non-Vacant	Mixed	9	3	7	19
1408 1/2 41ST AVE	40	034-111-36		C-C	C-C	0	Unlimited	17	0.57	Non-Vacant	Mixed	5	2	3	10
1210 41ST AVE	41	034-101-36		C-C	C-C	0	Unlimited	17	1.17	Non-Vacant	Mixed	10	3	7	20
4510 JADE ST	42	034-551-02		P/QP	CF	n/a	n/a	15	4.70	Non-Vacant	Low	8	0	0	8
829 BAY AVE	43	035-381-02		C-C	C-C	0	Unlimited	17	1.82	Non-Vacant	Mixed	7	2	5	14
831 BAY AVE	44	035-381-03	D	C-C	C-C	0	Unlimited	17	0.67	Non-Vacant	Mixed	6	2	4	12
827 BAY AVE	45	035-381-04	D	C-C	C-C	0	Unlimited	17	0.35	Non-Vacant	Mixed	3	1	2	6
830 BAY AVE	46	036-011-22		C-C	C-C	0	Unlimited	17	0.57	Non-Vacant	Mixed	5	2	3	10
828 BAY AVE	47	036-011-31		C-C	C-C	0	Unlimited	17	0.68	Non-Vacant	Mixed	6	2	3	11
911 CAPITOLA AVE	48	036-011-13	E	MU-N	MU-N	0	Unlimited	17	0.16	Non-Vacant	Mixed	1	1	1	3

911 CAPITOLA AVE	49	036-011-14	E	MU-N	MU-N	0	Unlimited	17	0.10	Non-Vacant	Mixed	1	0	1	2
911 CAPITOLA AVE	50	036-011-12	E	MU-N	MU-N	0	Unlimited	17	0.08	Non-Vacant	Low	1	0	0	1
911 CAPITOLA AVE A	51	036-011-11	E	MU-N	MU-N	0	Unlimited	17	0.18	Non-Vacant	Mixed	2	0	1	3
816 BAY AVE	52	036-051-26	F	C-C	C-C	0	Unlimited	17	0.38	Non-Vacant	Mixed	3	1	2	6
816 BAY AVE A	53	036-051-29	F	C-C	C-C	0	Unlimited	17	1.36	Non-Vacant	Mixed	12	4	7	23
800 BAY AVE	54	036-051-30	F	C-C	C-C	0	Unlimited	17	0.44	Non-Vacant	Mixed	4	1	2	7
718 CAPITOLA AVE	55	036-062-11		MU-N	MU-N	0	Unlimited	17	0.86	Non-Vacant	Mixed	7	2	6	15
716 CAPITOLA AVE	56	036-062-12		MU-N	MU-N	0	Unlimited	17	0.50	Non-Vacant	Mixed	4	1	3	8
712 CAPITOLA AVE	57	036-062-14	G	MU-N	MU-N	0	Unlimited	17	0.27	Non-Vacant	Mixed	2	1	2	5
706 CAPITOLA AVE	58	036-062-15	G	MU-N	MU-N	0	Unlimited	17	0.88	Non-Vacant	Mixed	7	2	6	15
715 CAPITOLA AVE	59	036-051-34	H	MU-N	MU-N	0	Unlimited	17	0.33	Non-Vacant	Mixed	3	1	2	6
700 BAY AVE	60	036-051-35	H	MU-N	MU-N	0	Unlimited	17	0.50	Non-Vacant	Mixed	4	1	4	9
600 BAY AVE	61	036-051-12	H	MU-N	MU-N	0	Unlimited	17	0.29	Non-Vacant	Mixed	2	1	2	5
601 BAY AVE	62	035-301-01		MU-N	MU-N	0	Unlimited	17	0.86	Non-Vacant	Mixed	7	2	6	15
605 CAPITOLA AVE	63	035-301-16		MU-N	MU-N	0	Unlimited	17	0.10	Non-Vacant	Mixed	0	1	1	2
603 CAPITOLA AVE	64	035-301-18		MU-N	MU-N	0	Unlimited	17	0.11	Non-Vacant	Mixed	0	1	1	2
525 CAPITOLA AVE 1	65	035-093-03		MU-N	MU-N	0	Unlimited	17	0.09	Non-Vacant	Mixed	0	1	1	2
523 CAPITOLA AVE	66	035-093-04		MU-N	MU-N	0	Unlimited	17	0.09	Non-Vacant	Mixed	0	1	1	2
521 CAPITOLA AVE	67	035-093-05		MU-N	MU-N	0	Unlimited	17	0.09	Non-Vacant	Mixed	0	1	1	2
519 CAPITOLA AVE	68	035-093-06		MU-N	MU-N	0	Unlimited	17	0.19	Non-Vacant	Mixed	0	1	2	3
528 CAPITOLA AVE	69	035-094-29		MU-N	MU-N	0	Unlimited	17	0.38	Non-Vacant	Mixed	0	2	4	6
522 CAPITOLA AVE	70	035-094-37		MU-N	MU-N	0	Unlimited	17	0.18	Non-Vacant	Mixed	0	1	2	3
506 CAPITOLA AVE 1	71	035-094-14		MU-N	MU-N	0	Unlimited	17	0.31	Non-Vacant	Mixed	0	2	3	5
435 MONTEREY AVE	72	036-072-48		R-1	R-1	0	8.7	10	5.02	Non-Vacant	Low	5	0	0	5
700 MONTEREY AVE	73	036-151-01		P/QP	CF	n/a	n/a	15	4.94	Non-Vacant	Low	4	0	0	4
875 MONTEREY AVE	74	036-041-28	I	R-1	R-1	0	8.7	0	1.08	Non-Vacant	Low	1	0	0	1
875 MONTEREY AVE	75	036-041-26	I	R-1	R-1	0	8.7	10	1.99	Non-Vacant	Low	3	0	0	3
837 MONTEREY AVE	76	036-195-02	I	R-1	R-1	0	8.7	0	0.07	Non-Vacant	Low	1	0	0	1
1500 PARK AVE	77	036-201-03		P/OS	P/OS	n/a	n/a	0	5.88	Non-Vacant	Low	10	0	0	10

**CITY OF CAPITOLA - 6th CYCLE HOUSING ELEMENT UPDATE
SITES INVENTORY - SUMMARY (DRAFT)**

27-Apr-2023

REQUIREMENTS: 712 - 53.3% 169 - 12.6% 455 - 34.1% RHNA = 1,336²

AREA #	AREA NAME	INCOME-L	INCOME-M	INCOME-A	TOTALS	% OF RHNA
R-1	Single Family Residential (religious sites)	10	-	-	10	0.7%
RM-L	Multi-Family Residential, Low Density	8	4	6	18	1.3%
RM-M	Multi-Family Residential, Medium Density	52	1	2	55	4.1%
MU-N	Mixed Use Neighborhood	82	30	61	173	12.9%
C-R	Regional Commercial	505	152	350	1,007	75.4%
C-C	Community Commercial	144	48	100	292	21.9%
P/OS	Parks and Open Space (State land)	10	-	-	10	0.7%
CF	Community Facility (schools)	12	-	-	12	0.9%
12	Accessory Dwelling Units (ADUs) ¹	10	30	10	50	3.7%
GRAND TOTAL		833	265	529	1,627	121.8%
PERCENT OF RHNA		117.0%	156.8%	116.3%		121.8%

NOTES:

¹Assumed ADUs are 50; Affordability breakdown - Low-?%, Moderate-?%, Above Moderate-?%.

²RHNA Required Units (1,336) Distribution Numbers: Very Low (430), Low (282), Moderate (169) and Above Moderate (455).

1404 38th Avenue



Parcel Info	Land Use	Biotic & Water Resources	Special Districts	Jurisdictional, Elections, & Census	Hazards & GeoPhysical	School Districts & CSAs
APN (Click for Assessor Info)	03416441			Sect Town Range		SEC16; TIIS-RIW
APN Map (Click for Map)	03416			Tax Code Areas		3-111
Click for Permit Data:	Permit Data			Map Book		034
Click for Other Planning Data:	Planning Data			Home Owner Exemption (HOE=Yes)		
Assessor's Acreage	1.4020			Assessor's Use Code Description		615-OTHER SPORTS CENTER
Assessor's Square Feet	61071.1200			Assessor's Use Code		615
Click Situs Address for Google Maps	1404 38TH AVE			Situs City State Zip		CAPITOLA, CA 95010

1430 41st Avenue



Parcel Info	Land Use	Biotic & Water Resources	Special Districts	Jurisdictional, Elections, & Census	Hazards & GeoPhysical	School Districts & CSAs
APN (Click for Assessor Info)	03411152			Sect Town Range		SEC15; T1IS-RIW
APN Map (Click for Map)	03411			Tax Code Areas		3-106
Click for Permit Data:	Permit Data			Map Book		034
Click for Other Planning Data:	Planning Data			Home Owner Exemption (HOE=Yes)		
Assessor's Acreage	1.0980			Assessor's Use Code Description		160-MAJOR SHOPPING CENTER
Assessor's Square Feet	47828.8800			Assessor's Use Code		160
Click Situs Address for Google Maps	1430 41ST AVE			Situs City State Zip		CAPITOLA, CA 95010-2913

4450 Capitola Road



Parcel Info	Land Use	Biotic & Water Resources	Special Districts	Jurisdictional, Elections, & Census	Hazards & GeoPhysical	School Districts & CSAs
APN (Click for Assessor Info)	03411147			Sect Town Range		SEC15; T11S-R1W
APN Map (Click for Map)	03411			Tax Code Areas		3-106
Click for Permit Data:	Permit Data			Map Book		034
Click for Other Planning Data:	Planning Data			Home Owner Exemption (HOE=Yes)		
Assessor's Acreage	1.0670			Assessor's Use Code Description		171-MULTI OFFICES/1 BLDG
Assessor's Square Feet	46478.5200			Assessor's Use Code		171
Click Situs Address for Google Maps	4450 CAPITOLA RD			Situs City State Zip		CAPITOLA, CA 95010-3570

4148 and 4160 Clares



Parcel Info	Land Use	Biotic & Water Resources	Special Districts	Jurisdictional, Elections, & Census	Hazards & GeoPhysical	School Districts & CSAs
APN (Click for Assessor Info)	03420121				Sect Town Range	SEC15; TIIS-RIW
APN Map (Click for Map)	03420				Tax Code Areas	3-109
Click for Permit Data:	Permit Data				Map Book	034
Click for Other Planning Data:	Planning Data				Home Owner Exemption (HOE=Yes)	
Assessor's Acreage	0.3560				Assessor's Use Code Description	020-SINGLE RESIDENCE
Assessor's Square Feet	15507.3600				Assessor's Use Code	020
Click Situs Address for Google Maps	4148 CLARES ST				Situs City State Zip	CAPITOLA, CA 95010-2015



Parcel Info	Land Use	Biotic & Water Resources	Special Districts	Jurisdictional, Elections, & Census	Hazards & GeoPhysical	School Districts & CSAs
APN (Click for Assessor Info)	03420122				Sect Town Range	SEC15; TIIS-RIW
APN Map (Click for Map)	03420				Tax Code Areas	3-109
Click for Permit Data:	Permit Data				Map Book	034
Click for Other Planning Data:	Planning Data				Home Owner Exemption (HOE=Yes)	
Assessor's Acreage	0.2670				Assessor's Use Code Description	020-SINGLE RESIDENCE
Assessor's Square Feet	11630.5200				Assessor's Use Code	020
Click Situs Address for Google Maps	4160 CLARES ST				Situs City State Zip	CAPITOLA, CA 95010-2015

