

City of Capitola

Planning Commission Meeting Agenda

Thursday, October 06, 2022 – 7:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Peter Wilk

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

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

1. Roll Call

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

2. Oral Communications

A. Additions and Deletions to the Agenda

B. Public Comments

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

C. Commission Comments

D. Staff Comments

E. Consent Calendar

A. 216 Central Avenue

Permit Number: #20-0103

APN: 036-122-22

Request to continue. Design Permit, Historic Alteration Permit, a Minor Modification for the required parking space dimensions, and a Variance for the nonconforming calculation to construct first- and second-story additions to a historic single-family residence located within the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: TBD

Property Owner: Lorraine Krilanovich and Lynn Jackson

Representative: Scott Mitchell, Filed: 06.09.22

3. 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. 3720 Capitola Road & 1610 Bulb Avenue

Permit Number: #22-0149

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

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

Environmental Determination: To be determined

Property Owner: Zurite LLC and Capitola Land Ventures LLC

Representative: Zurite LLC and Capitola Land Ventures LLC

B. 529 Capitola Avenue

Permit Number: #22-0153

APN: 035-093-01

Design Permit and Coastal Development Permit for the demolition of an existing detached garage and construction of a new two-story building with a two-car garage on the first floor and an ADU on the upper floor located within the MU-N (Mixed Use Neighborhood) zoning district.

Environmental Determination: Categorical Exemption 15301

Property Owner: Jim LaTorre

Representative: Dennis Norton, Filed: 04.19.2022

C. 401 Capitola Avenue

Permit Number: #22-0282

APN: 035-131-11

Conditional Use Permit and Parking Variance to establish a bar and lounge (pour room) serving beer and wine with no onsite parking in the MU-N (Mixed Use Neighborhood) zoning district.

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

Environmental Determination: Categorical Exemption 15301

Property Owner: Amy Cheng

Representative: Richard Emigh Filed: 07.06.2022

4. Director's Report

5. Commission Communications

6. Adjournment

Notice of In-Person & Remote Access

Meetings are open to the public for in-person attendance at the Capitola City Council Chambers located at 420 Capitola Avenue, Capitola, California, 95010. In accordance with California Senate Bill 361, some members of the Planning Commission and City staff may be in attendance remotely.

Other ways to Watch:

- Spectrum Cable Television channel 8
- City of Capitola, California YouTube
Channel: <https://www.youtube.com/channel/UCJgSsB5qqoS7CcD8lq9Yw1g/videos>

To join Zoom Application or Call in to Zoom:

- Meeting link:
<https://us02web.zoom.us/j/84769092900?pwd=anpWVWlQamFzT3BGUm54QStJWtdwQT09>
- 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 the (10) calendar days following the date of the Commission action: Design Permit, Conditional Use Permit, Variance, and Coastal Permit. If the tenth day falls on a weekend or holiday, the appeal period is extended to the next business day.

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

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

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

Agenda Materials Distributed after Distribution of the Agenda Packet: Materials that are a public record under Government Code § 54957.5(A) and that relate to an agenda item of a regular meeting of the Planning Commission that are distributed to a majority of all the members of the Planning Commission

more than 72 hours prior to that meeting shall be available for public inspection at City Hall located at 420 Capitola Avenue, Capitola, during normal business hours.

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

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

Capitola Planning Commission Agenda Report



Meeting: October 6, 2022
From: Community Development Department
Topic: 216 Central Avenue

Permit Number: #20-0103

APN: 036-122-22

Request to continue. Design Permit, Historic Alteration Permit, a Minor Modification for the required parking space dimensions, and a Variance for the nonconforming calculation to construct first- and second-story additions to a historic single-family residence located within the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: TBD

Property Owner: Lorraine Krilanovich and Lynn Jackson

Representative: Scott Mitchell, Filed: 06.09.22

Recommendation: Continue the item to the November 3, 2022, Planning Commission meeting.

Capitola Planning Commission

Agenda Report

Meeting: October 6, 2022

From: Community Development Department

Address: 3720 Capitola Road & 1610 Bulb Avenue



Permit Number: #22-0149

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

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

Environmental Determination: To be determined

Property Owner: Zurite LLC and Capitola Land Ventures LLC

Representative: Zurite LLC and Capitola Land Ventures LLC

Applicant Proposal: The applicant is seeking feedback on a conceptual review for (1) future annexation of 1610 Bulb Avenue into the Capitola city limits and (2) future Community Benefit Application for a Senior Living facility on 3720 Capitola Road and 1610 Bulb Avenue. The property at 3720 Capitola Road is located within the Community Commercial (C-C) zoning district. The applicant is proposing an 80-unit assisted living facility with integrated memory care within the approximate 70,000 square-foot, four-story building.

Background: On July 6, 2022, the city received a complete application for conceptual review. The plans were then sent to RRM Design for architectural review of the proposed assisted living facility.

On July 26, 2022, the city received the Design Review memo from RRM Design (Attachment 2).

Discussion: The conceptual review application is for an 80-unit assisted living facility with integrated memory care at 3720 Capitola Road and 1610 Bulb Avenue. The property at 1610 Bulb Avenue is located within the County of Santa Cruz and is currently zoned residential. The purpose of the conceptual review is for the applicant to receive feedback from the City related to the proposed (1) future annexation of 1610 Bulb Avenue into the Capitola city limits and (2) future Community Benefit Application for a Senior Living facility, on the two properties.

In accordance with Chapter 17.88: Incentives for Community Benefits, the applicant is seeking an increase to the maximum floor area ratio (FAR) and height standards in exchange for the community benefit of a senior assisted living facility. The applicant is seeking an increase in the FAR from 2.0 to 2.5 and an increase in height from 35 feet to 53 feet. All incentives for community benefit applications require conceptual review prior to official entitlement application.

The conceptual review plans are defined enough to provide the City with a broad understanding of the intent of the use and future site planning, but lacks many of the details of a complete formal application. A future submittal for entitlements shall require a survey, landscape plans, complete elevations, CEQA compliance, stormwater, third party reports, and more. It should also be noted that the application does not comply with all development standards and objective standards of the code, which will be required for an official entitlement application. Attachment 2 is a table which included the development standards for the Community Commercial zoning district relative to the proposed project.

Incentives for Community Benefits: Pursuant to Chapter 17.88: Incentives for Community Benefits, the applicant is seeking an increase to the maximum floor area ratio (FAR) and height standards in exchange for the community benefit of a senior assisted living facility. The applicant is seeking an increase in the maximum FAR from 2.0 to 2.5 and an increase in maximum height from 35 feet to 53 feet.

All incentives for community benefit applications require conceptual review by Planning Commission and City Council in which the applicant receives nonbinding input as to whether the request for incentives is worthy of consideration (17.88.070.B). The current application is to fulfill the conceptual review requirement, as well as receive a recommendation from Planning Commission on the proposed annexation of 1610 Bulb Avenue into Capitola city limits.

The purpose of Chapter 17.88 Incentives for Community Benefits is to establish incentives for applicants to locate and design development projects in a manner that provides substantial benefits to the community. These incentives are intended to facilitate the redevelopment of underutilized properties consistent with the vision for the 41st Avenue corridor as described in the general plan. The city may grant incentives only when the community benefits or amenities are offered that are not required. A community benefit must significantly advance general plan or incorporate a project feature that substantially exceeds the city's minimum requirements.

Properties located in the Community Commercial zoning district that front Capitola Road between Clares Street and 42nd Avenue are eligible for incentives. Chapter 17.88 lists ten eligible project types that are considered Community Benefits, including but not limited to public open space, public infrastructure, pedestrian and bicycle facilities, low-cost visitor serving amenities, child care facilities, and more. The list does not include assisted living facilities; however, it allows a broader review for "other community benefits not listed, as proposed by the applicant that are significant and beyond normal requirements". The applicant is seeking feedback on whether or not the proposed 80 unit assisted living facility would qualify as a public benefit under the "other community benefits" standard.

Pursuant to 17.88.080, the city council may approve the requested incentives for eligible projects only if all of the following underlined findings can be made in addition to the findings required for any other discretionary permit required by the zoning code:

1. The proposed amenities will provide a substantial benefit to the community and advance the goals of the general plan.

Staff Analysis: The General Plan Housing Element highlights elderly households as a special needs group that are of important concern in Capitola. The elderly maintain special needs related to housing construction, often requiring ramps, handrails, lower cupboards, and counters to allow for greater access and mobility. Fifteen percent of Capitola's residents are 65 years of age or older (1,539 residents).

The following goals and policies are from the Capitola General Plan Housing Element and in support of senior assisted living facilities:

Goal 3.0 Housing for Persons with Special Needs Accessible housing and appropriate supportive services that provide equal housing opportunities for special needs populations Capitola is home to people with special housing needs due to income, family characteristics, disabilities, or other issues. These groups include, but are not limited to seniors, families with children, people with disabilities, single parent families, and people who are homeless or at risk of becoming homeless. Capitola is dedicated to furthering a socially and economically integrated community and therefore is committed to providing a continuum of housing and supportive services to help address the diverse needs of its residents.

Policy 3.1: Encourage the accessibility and utilization of universal design principals in new housing construction as well as through conversion of existing housing to create environments that can be used by all people.

Policy 3.3: Support and facilitate programs that address the housing needs of special needs groups including the elderly population, homeless persons, female-headed households, extremely low-income households, and persons with disabilities, including developmental disabilities.

Policy 3.5: Support the development of accessible and affordable senior rental housing readily accessible to support services; provide assistance for seniors to maintain and improve their homes.

Policy 3.6: Support the development of accessible and affordable housing that is designed to serve all ages.

Policy 3.8: Encourage the integration of special needs housing in residential environments, readily accessible to public transit, shopping, public amenities, and supportive services.

Policy 3.9: Encourage the provision of supportive services for persons with special needs to further the greatest level of independence and equal housing opportunities.

Policy 3.10: Investigate and encourage the development of a variety of housing options for seniors including Congregate Housing, Continuing Care Retirement Communities (CCRCs), Assisted Living, Mobile Home Parks, co-housing, secondary dwelling units and Independent Living.

2. There are adequate public services and infrastructure to accommodate the increased development potential provided by the incentive.

Staff Analysis: The site is serviced by Santa of Cruz Water Department and County of Santa Cruz Sanitation. Both entities provided will-serve letters noting that adequate public services and infrastructure are available to accommodate the 80 unit assisted living facility.

3. The public benefit exceeds the minimum requirements of the zoning code or any other provisions of local, state, or federal law.

Staff Analysis: Assisted living facilities are not a requirement of the zoning code or local, state, or federal law. The facilities provide the public benefit of additional housing opportunities for residents in need of ongoing care. Since there is no requirement for assisted living and it is a community benefit, the proposed public benefit exceeds minimum requirements.

4. The project minimizes adverse impacts to neighboring properties to the greatest extent possible.

Staff Analysis: The proposed assisted living facility is sited with the structure located along the Capitola Road frontage and the parking area behind the building on the 1610 Bulb Avenue lot. The project complies with all setback requirements of the Community Commercial zone. Along the front and street side property line the building is at least fifteen feet from the curb or street edge and the building placement allows for a minimum ten-foot sidewalk along the property frontage. The C-C zone has a no setback requirement for interior sides or rear yards, unless adjacent to a residential zoning district. The building is proposed with no setback on the interior side yard, which is adjacent to the commercial zone and currently home to Pono Hawaiian Kitchen and Tap. The structure is setback 85 feet from the proposed rear property line which is adjacent to residential at 1574 Bulb Avenue.

To ensure the project minimizes adverse impacts to neighboring properties, Building Official Robin Woodman suggests the structure be setback from east property line, where no setback is currently

proposed. There are twenty-two (22) residential rooms with windows proposed on the setback. This design could have impacts on the future redevelopment of the adjacent property. The building should either be redesigned to eliminate windows on the property line or to have an adequate setback for the residential rooms. The conceptual design has not been reviewed by the Fire Marshall. Staff anticipates additional concern from Central Fire regarding access to the bedrooms relative to no setback.

5. If in the coastal zone and subject to a coastal development permit, the project enhances coastal resources.

Staff Analysis: The property is not located in the Coastal Zone.

Design Review: The primary focus of conceptual review application is to first determine whether the assisted living facility qualifies as a public benefit and whether or not the City will support an annexation of 1610 Bulb Avenue. The applicant also chose to initiate early design comments to have the ability to work on design revisions while the annexation is processed.

New multi-family residential structures require a Design Permit pursuant to §17.120.030 and compliance with the Objective Design Standard for Multifamily pursuant to §17.82.040 – 17.82.090. The design permit process ensures high quality design, harmony with existing community character, and minimized impacts to surrounding land uses. All design permit applications require review by city staff and city contracted design professionals including a landscape architect and architect.

The City has contracted with architecture/landscape architecture firm RRM Design Group to provide comprehensive peer review of the assisted living facility. RRM reviewed the application relative to the Design Permit Criteria and the Objective Standards. RRM provided indepth analysis and a summary list of items to be further address in future revisions (Attachment 5). If there is support for the proposed use and annexation, the applicant would also like initial design feedback on the concept as submitted.

Staff Recommendation: Provide the applicant with feedback on the concept for a future annexation and incentive for community benefit. If there is general support for the concept, also provide preliminary design feedback for the proposed site planning and architecture.

Attachments

1. Conceptual Plan
2. Development Standards Table
3. RRM Design Review Memo

Capitola Senior Living Zurite, LLC

SITE DATA

PROJECT ADDRESS: LOT 1: 3720 CAPITOLA ROAD CAPITOLA CA 95010
LOT 2: 1610 BULB AVENUE, SANTA CRUZ CA 95062
and

APN.: LOT 1: 034-181-14
LOT 2: 035-121-39

ZONING: LOT 1: COMMUNITY COMMERCIAL (C-C)
LOT 2: NONE - UNINCORPORATED PARCEL

GENERAL PLAN: LOT 1: R-UL (URBAN LOW RESIDENTIAL)
LOT 2: NONE - UNINCORPORATED PARCEL

TOTAL SITE AREA: LOT 1= 27109.80 SF
LOT 2= 13416.48 SF

BUILDING HEIGHT: ALLOWED: 35'
PROPOSED: 50' WITH APPROVED INCENTIVES
+ 3' for non-habitable decorative features

F.A.R.: ALLOWABLE: 2.0 WITH APPROVED INCENTIVES
PROPOSED: 2.5

TOTAL UNITS: 80 UNITS
27 MEMORY CARE UNITS
53 ASSISTED LIVING UNITS

SHEET INDEX

- T Title
- A1 Architectural Site Plan
- A2 First Floor Plan
- A3 Second Floor Plan
- A4 Third Floor Plan (Fourth Floor Similar)
- A5 Exterior Elevations
- A6 3D Views



PROJECT DATA

Gross Area Calc's	Area (SF)
GROSS - 1ST	17,734
GROSS - 2ND	17,058
GROSS - 3RD	17,025
GROSS - 4TH	17,011
	68,778 sq ft

PARKING: PER CMC 17.160.030 TABLE 17.76-2
 REQUIRED: 5 SPACE/BED + 1 SPACE/200 SF OF NON-RES AREA
 PROVIDED: 553 ASSISTED LIVING UNITS + 5 * 32 SPACES
 INCLUDES ADA, VAN, EV, *COMPACT AND STANDARD
 *CMC 17.76.060(B), MAXIMUM OF 30% OF PARKING CAN BE COMPACT

EV PARKING: PER CMC 17.76.040(F)
 REQUIRED: 1
 PROVIDED: 1

UNIT MIX	AL=Assisted Living	MC= Memory Care				
Unit Name	Unit Type	Beds	Qty	Area (SF)	Total (SF)	
AL						
AL-0A	ASSISTED LIVING - STUDIO	1	6	415	2,490	
AL-0B	ASSISTED LIVING - STUDIO	1	6	419	2,508	
AL-0C	ASSISTED LIVING - STUDIO	1	2	485	970	
AL-1A	ASSISTED LIVING - 1 BED	1	32	538	17,216	
AL-1B	ASSISTED LIVING - 1 BED	1	4	597	2,388	
AL-2	ASSISTED LIVING - 2 BED	2	3	794	2,382	
		56	53		27,954 sq ft	
MC						
MC-1A	MEMORY CARE - 1 BED	1	2	417	834	
MC-1B	MEMORY CARE - 1 BED	1	25	357	8,925	
		27	27		9,759 sq ft	
		83	80		37,713 sq ft	

Parking Count	Qty
ADA	2
C	10
FEV	1
P	19
	32



VICINITY MAP

1" = 500'



**Capitola Senior Living
Zurite LLC**

3720 Capitola Rd.
Capitola, CA 95010

Title

PROJECT NO: 2203
 PLOT DATE: 5/12/2023
 22003 Zurite Capitola - Prelim Planning S



4-STORY
ASSISTED LIVING & MEMORY CARE
approx. 89,822 SF

CAPITOLA ROAD

BULB AVENUE

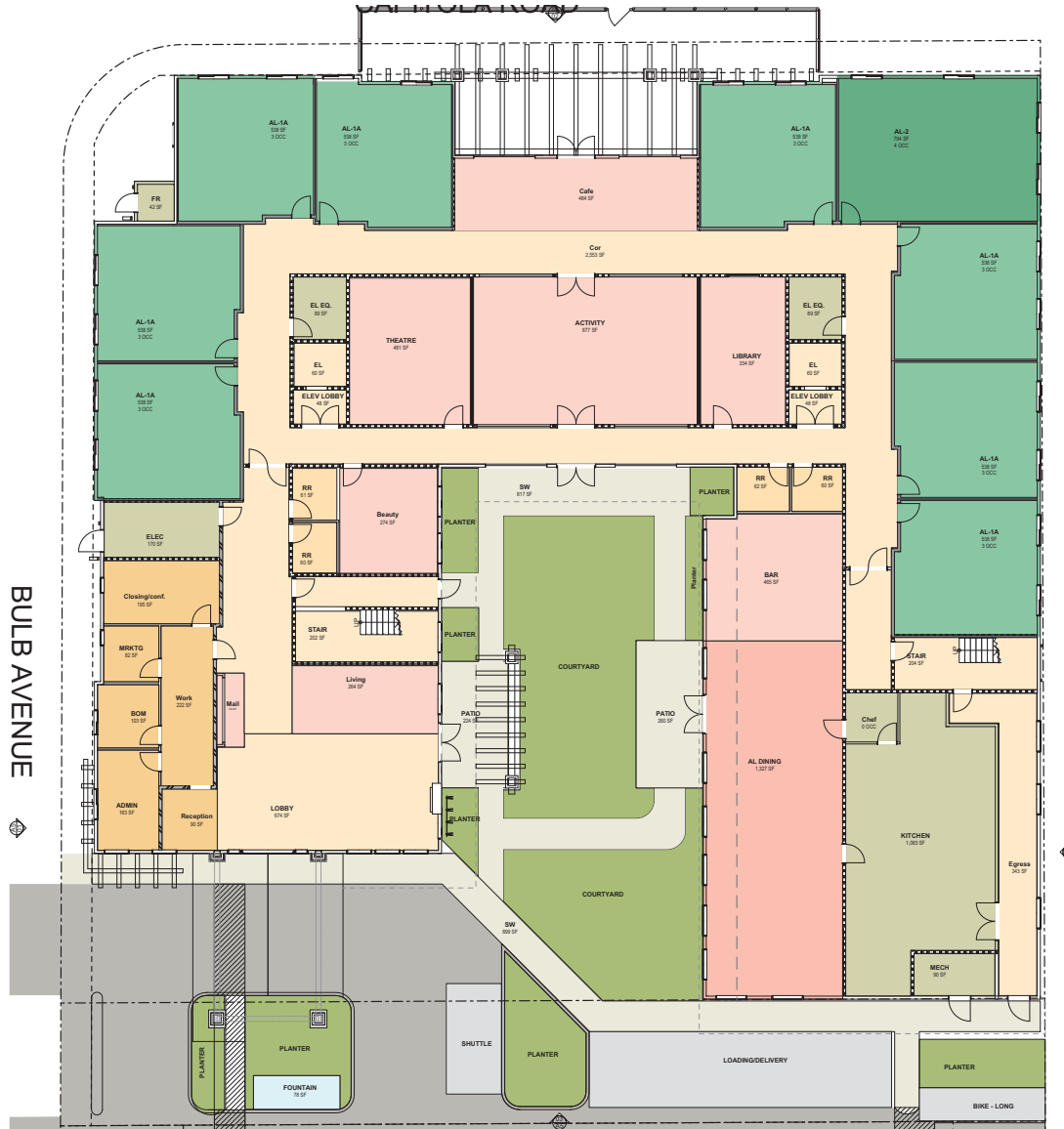
Gross Area Cals

	Area (SF)
GROSS - 1ST	17,734
GROSS - 2ND	17,008
GROSS - 3RD	17,025
GROSS - 4TH	17,011
	68,778 sq ft

Parking Count

	Qty
ADA	2
C	10
FEV	1
P	18
	32





BULB AVENUE

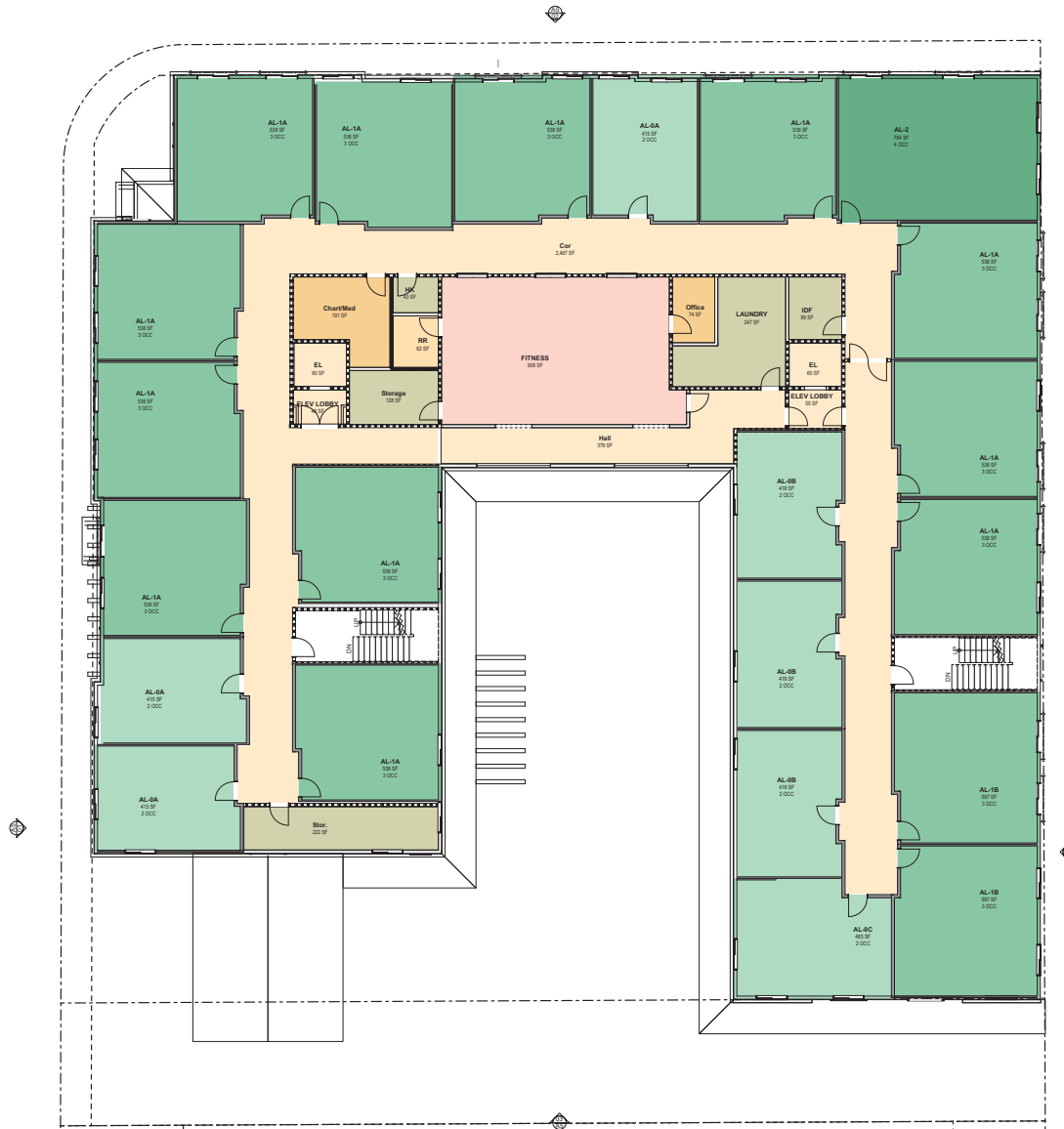
01 First Floor Plan
SCALE: 1/8" = 1'-0"





01 Second Floor Plan
SCALE: 1/8" = 1'-0"





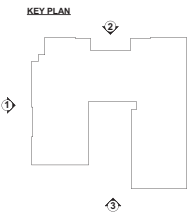
01 Third Floor
SCALE: 1/8" = 1'-0"





03 Front (North) Elevation
SCALE: 1/8" = 1'-0"

ROOF METAL TAYLOR METAL PRODUCTS GRAPHITE BLACK		ROOF SHINGLES DUNN EDWARDS SUPREME SHINGLE ESTIVE GRAY	
SIDING 1 HORIZONTAL DUNN EDWARDS DET 647 TRADE WINDS		STUCCO 1 BODY DUNN EDWARDS DET 647 TRADE WINDS	
BOARD AND BATTEN DUNN EDWARDS DET 891 SILVER SCREEN		SIDING 2 VERTICAL DUNN EDWARDS DET 788 LIGHT GRAY	
ACCENT 1 SHUTTERS, ENTRY DOOR DUNN EDWARDS DET 575 IRON CREEK		STONE VENEER ELEGANT STONE CUT COURSE STONE COLOR: SEAGHELL	
TRIM 1 TRELLIS, BEAMS, CORBEL BRACES DUNN EDWARDS DET 681 RIVER ROCKS		TRIM 2 FASCIA, WINDOW, DOOR TRIM, BANDING DUNN EDWARDS DET 614 SO CHD	



02 Back (South) Elevation
SCALE: 1/8" = 1'-0"



01 Side (East Elevation)
SCALE: 1/8" = 1'-0"



06 Generic Perspective
SCALE: 1/4" = 1'-0"



02 Building Entry Towards Capitola
SCALE: 1/4" = 1'-0"



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

Development Standards: The following table includes the development standards for the Community Commercial zoning district relative to the proposed assisted living project at 3720 Capitola Road.

Development Standards		
Building Height		
CC regulation	Proposed	
40 feet – Up to 50 feet with Community Benefit	53 feet (Not in compliance)	
Floor Area Ratio		
C-C Regulation	Proposed	
1.0 – Up to 1.5 with a Community Benefit	1.5	
Setbacks		
	C-C Regulation	Proposed
Front	<p><u>Buildings</u> shall be set back from the front and <u>street</u> side property line so that:</p> <ol style="list-style-type: none"> The <u>building</u> is at least fifteen feet from the curb or <u>street</u> edge; <u>Building</u> placement allows for a minimum ten-foot sidewalk along the property <u>frontage</u>. 	Building is 15 feet from curb. Building placement allows a ten-foot sidewalk along property frontage
Street Side		To be determined
Rear	0 ft. unless <u>adjacent</u> to a residential zoning district (see Section <u>17.24.030(E)</u>)	85 feet
Interior Side	0 ft. unless <u>adjacent</u> to a residential zoning district (see Section <u>17.24.030(E)</u>)	0 feet
Landscaping		
Required	Proposed	
5% and <i>Where a commercial or industrial zoning district abuts a residential zoning district a landscaped planting area, extending a minimum of ten feet from the property line, shall be provided along all residential property lines. A tree screen shall be planted in this area with trees planted at a minimum interval of fifteen feet</i>	Does not comply. A ten-foot-deep landscape strip must be included at the rear property line. A tree screen with trees planted at a minimum interval of 15 feet must be planted along the rear property.	

Parking		
Residential Care Facility for the Elderly .5 spaces per bed plus 1 space per 300 sq. ft. of office and other non-residential areas	Required	Proposed
	<u>33</u> spaces total <u>28</u> Residents (56 beds x 0.5) <u>5</u> Office Space	<u>32</u> spaces total <u>0</u> covered <u>32</u> uncovered Does Not Comply
Electric Vehicle Parking		
	Required	Proposed
25 – 49 Parking Spaces requires 1 EV Space.	<u>1</u> EV Space	1 EV Space
Bicycle Parking		
Multifamily Dwellings and Group Housing: <ul style="list-style-type: none"> • Short-Term spaces: 10% of required automobile spaces, minimum 4 spaces • Long-Term spaces: 1 per unit 	Required	Proposed
	<u>59</u> Spaces Total <u>4</u> Short-Term Spaces <u>55</u> Long-Term Spaces	Requesting a waiver



MEMORANDUM

Date: August 10, 2022	
To: Brian Froelich, Senior Planner	Organization: City of Capitola
From: RRM Design Group	Title: Design Review Team
Project Name: Capitola Senior Living	Project Number: 1783-04-CU22
Topic: 3720 Capitola Road Conceptual Review	

Dear Brian,

We have reviewed the proposed conceptual project design for compliance with the City of Capitola Design Review Criteria (DRC), found within Chapter 17.120.070 – Design Review Criteria as well as the Objective Standards (OS) Ordinance, found within Chapter 17.82 – Objective Standards for Multifamily and Mixed-Use Residential Development within the City Municipal Code.

Conceptual project documents reviewed include T Tile Sheet, A1 Architectural Site Plan, A2 First Floor Plan, A3 Second Floor Plan, A4 Third Floor Plan (Fourth Floor Similar), A5 Exterior Elevations, and A6 3D Views.

Neighborhood Character and Patterns

According to the City of Capitola Zoning Map, the portion of the project site located within the City is zoned Community Commercial (C-C), with the southern portion (1610 Bulb Avenue) located within the County of Santa Cruz jurisdiction. This County portion of the project site is under consideration for annexation into the City of Capitola, which would apply the same Community Commercial (C-C) zoning.



Project Location

The parcel currently contains two existing single-family residences and dog-boarding facility. Along Capitola Road, the area can be generally described as a commercial context, while on Bulb Avenue, the area can be generally described as a residential context. The area immediately surrounding the project site is characterized by a variety of land uses including commercial to the north, east, and west and single-family residential parcels to the south.

Project Design Review

The conceptual project proposes to construct four-story, 80 units of senior housing, which includes 27 memory care and 53 assisted living units on a 0.93-acre site. Thirty-two parking spaces area proposed. Based upon our review of the conceptual project plan set, the applicant proposes an architectural style that most closely resembles an architectural style that “Contemporary Coastal” and has been reviewed as such within this review.

Community Character

The idea of community character in and of itself can often times be difficult to describe and adequately captured within an individual project design. Rather than having only one reference point or element to refer to that is emblematic of the character of a place, it is more often than not a series or collection of elements – the natural environment, a sequence of buildings at varying heights, juxtaposed materials and colors, landscape placement and selection, among others – that collectively create the setting for the creation of a distinctive sense of place.

As indicated in the City’s General Plan, one of the primary guiding principles for the City is Community Identity. Community Identity highlights the desire of the Capitola community to ensure new development enhances the small-town feel and coastal village charm while also ensuring that all areas of the City possess a unique, memorable, and high-quality identity (GP-2). Moreover, DRC 17.120.070.A takes this further, identifying that a development’s site plan, height, massing, architectural style, materials, and landscaping all collectively contribute to the unique coastal village character and distinctive sense of place.

Community Character Examples within Capitola



In reviewing the provided conceptual plan set for the Capitola Senior Living project, while the applicant has introduced elements within the project to convey the primary guiding design principals, as discussed in greater detail within this conceptual review, there are a number of opportunities for the applicant to address that would collectively begin to create a project that more closely exudes the unique coastal village character and distinctive sense of place that is Capitola. As this is only the first conceptual project review, it is anticipated that the City will receive a formal project submittal of the project at a future date that addresses the comments herein and will also include a follow-up design review effort.

Site Planning

Site planning involves an understanding of appropriate building placement and configuration, but also the consideration of surrounding context, landscape design, adjacent uses, hardscape, and parking. In general, the applicant has appropriately oriented the building towards Capitola Road, with secondary emphasis along Bulb Avenue. In reviewing the streetscape conditions, Sheet A1 identifies a 10-foot sidewalk along Capitola Road, consistent with OS 17.82.040.B requirements. However, the applicant should provide sidewalks that meet the minimum sidewalk width requirement on Bulb Avenue. Streetscape character is an important visual aesthetic component of the City. According to OS 17.82.040.B.2, one street tree is to be provided for every 30 feet of linear feet of sidewalk length. The applicant should provide an adequate number of street trees are provided, while also meeting other relevant street tree design standard requirements identified in OS 17.82.040.B.2. In addition, per Code requirements, a landscape buffer is required to be provided between commercial and residential zoned properties and the applicant should incorporate relevant landscape setbacks within the

Site Plan

The site plan shows a large building labeled 'FACTORY ASSISTED LIVING & MEMORY CARE approx. 68,822 SF' situated on a corner lot. The lot is bounded by Capitola Road to the west and Bulb Avenue to the south. The plan includes various outdoor spaces, parking areas, and landscaping. Several callouts with arrows point to specific areas on the plan, providing design recommendations:

- Capitola Road:** Incorporate street trees per OS requirements.
- Bulb Avenue:** Provide 10-foot sidewalk.
- Interior/Adjacent Area:** Look for opportunities to maintain existing redwood trees on-site as part of project design.
- Right Side (Residential Area):** Provide landscape buffer adjacent to single-family residential per Code requirements.
- Driveway:** Revise driveway widths to meet OS requirements.
- Parking Area:** Remove parking from setback or determine if exception appropriate with staff.

project design. It should be noted that no formal conceptual landscape plan has been included as part of the preliminary project submittal (DRC 17.120.070.M). Going forward, the applicant should provide a conceptual landscape plan to articulate the proposed landscaping for the project in order to allow for adequate staff review. The conceptual landscape plan should also take into consideration the opportunity to maintain existing trees located on-site within the project design, such as the redwood trees located along Bulb Avenue.

To support a pedestrian-friendly streetscape, the OS and DRC dictates that parking facilities be minimized from view from public streets in order to encourage alternative modes of movement (OS 17.82.050.B and DRC 17.120.070.L). As proposed, parking for the project is located at the southern portion of the site and is accessed off of Bulb Avenue. OS 17.82.050.B.1 notes that no parking is allowed within a front or street side setback area. However, as seen on Sheet A1, it appears parking is proposed within the street side setback area. Applicant should clarify with staff if parking within the street side setback is acceptable and if determined to be adequate, should then comply with the design standards noted in OS 17.82.050.B.1.b. Per OS 17.82.050.B.2, the maximum width of a new one-way driveway crossing a public sidewalk is 12 feet and 20-feet for a two-car driveway. One-way driveway widths on the plan are noted at 14-ft, 15-ft, and 16-ft respectively, with two-way driveway widths noted at 17’8”. Going forward, applicant should revise driveway designs to ensure consistency with OS 17.82.050.B.2 requirements. Consistent with OS 17.82.050.B.3, the applicant has proposed three curb cuts along Bulb Avenue, two one-way and one two-way. Designated loading area for the project is identified on Sheet A1 at the eastern portion of the parking area, consistent with OS 17.82.050.B.6 requirements.

Architecture

The City of Capitola as a whole, and the Village in particular, has an eclectic mix of architectural styles and detailing that have evolved organically over the years and that contribute to the unique coastal village character. Section 17.120.070.I of the Zoning Code articulates that buildings should have an architectural style(s) that is compatible with the surrounding building and natural environment, is an authentic implementation of established architectural styles, and reflect Capitola’s unique coastal village character. As previously discussed above, the style portrayed in the conceptual plan set includes characteristics of a “Contemporary Coastal” style. The conceptual project lacks the stylistic detailing and level of applied design elements that would further enhance the unique coastal village character of the community. Going forward, the applicant should look for opportunities to further enhance the architectural style of the project by providing enhanced articulation/detailing, greater variation in material/color application, and/or introducing additional architectural styles that reflect the unique coastal village character.

Examples of Coastal Architecture in Capitola



Building massing, or the way the building is sized and appears, is a primary and important component of building design that provides for human-scale and adequate proportion that provides for transition to adjacent buildings and lower density residential uses (DRC 17.120.070.H). In general, the building design proposes minimal projecting and recessed elements and varying wall heights at street facing elevations, resulting in the appearance of 50-foot-tall unarticulated wall planes, inconsistent with the existing surrounding context. Moreover, the building lacks adequate proportion and scale, appearing box-like and lacking a connection to human-scale. Going forward, the applicant should break-up the 50-foot wall plane with additional projections/recesses and revise to provide greater balance and proportionality within the design to provide greater human-scale (OS 17.82.070.1.a and DRC 17.120.070.H). It appears a prominent massing recess has been provided at ground level along Capitola Road, however the massing recess does continue to the upper stories and no prominent recess is provided along the Bulb Avenue frontage (OS 17.82.070.1.b). While the property to the south of the project site is located within

Capitola Road Concept

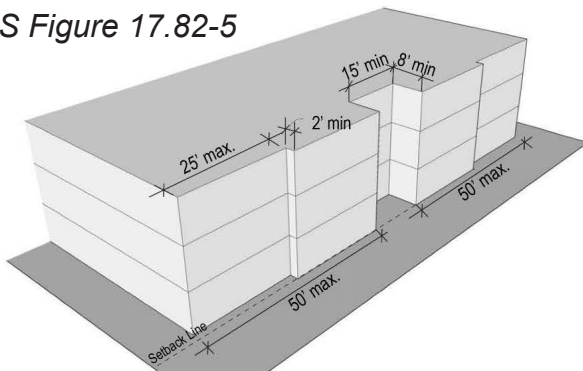


Introduce additional projecting/recessed massing elements from ground level to roof at prominent street facing elevations, to minimize box-like appearance and enhance proportionality.

Vary massing height at ground-level to provide more human-scaled connections with one- and two-story elements.

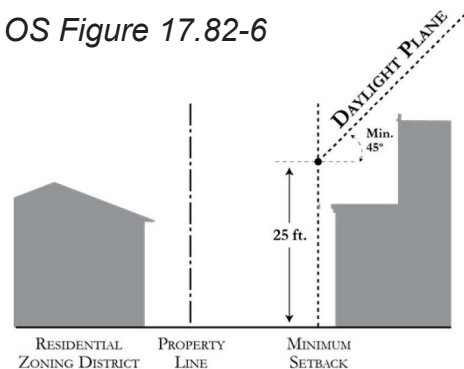
County jurisdiction, the land use designation is single-family residential equivalent and it is recommended that the applicant verify consistency with the daylight plane requirements of OS 17.82.070.2 as well as neighborhood compatibility and privacy requirements of DRC 17.120.070.B and 17.120.070.F, looking for opportunities to step down the building massing to transition to the single-family residential uses, while also minimizing potential traffic, parking, noise, odor, and privacy impacts.

OS Figure 17.82-5



Street facing elevations are required to meet the massing requirements of OS 17.82.070.B.1

OS Figure 17.82-6



Ensure that the proposed South Elevation meets the requirements of OS 17.82.070.2.

DRC 17.120.070.J notes that building facades should be well articulated to add visual interest, distinctiveness, and human scale. The project has begun to include articulation and detailing that are varied and interesting with human-scale design details. While some of these elements assist in reducing the perceived massing and box-like features of the building, additional attention to articulation and detailing is needed to further reduce the building mass and box-like appearance, add visual interest, and human scale (OS 17.82.080.A and DRC 17.120.070.J). For example, while trellis and shed roof elements at the first story aide in defining the human-scale, they appear haphazard and intermittently applied within the design and do little to reduce the box-like appearance. Also, it appears blank wall planes along street facing elevations have been largely minimized, however applicant should verify consistency with OS 17.82.080.B.1, as there appears to be areas along both Capitola Road and Bulb Avenue that exceed the requirements.

North Elevation



OS 17.82.080.B.3 identifies that each building façade facing a street shall include a minimum of two façade design elements, as identified in the OS. Along Capitola Road, it appears the project intends to include balconies, varied exterior colors, and varied wall materials, while along Bulb Avenue, it appears the project intends to include shutters, a balcony, varied exterior colors, and varied wall materials. While the design intent is generally provided, the applicant should verify façade design element approach as well as consistency with the percentage requirements of OS 17.82.080.B.3 for selected elements. Moreover, while the conceptual plan set provided appears to show consistent architectural application on all sides of the building (OS 17.82.080.B.6), the façade design elements approach should result in a unified design aesthetic. Also it should be noted that no elevation has been provided for the east elevation (internal side) for staff review and should be provided going forward. In addition, while faux closed shutters appear to be placed along the West and South Elevations, they do not appear on the Capitola Road elevation, and the applicant should provide consistent articulation and detailing on all elevations. Rather than faux closed shutters, shutters associated with windows may better facilitate the design direction intended for the project.

The project proposes to include gable, hip, shed, and dormer roof elements within the design, considered appropriate to the selected architectural style direction. Per OS 17.82.080.B.4.a, roof eaves are required to project two-feet from the street-facing building wall and include ornamental brackets or decorative fascia with eave returns. While decorative brackets have been provided at gable ends, it is unclear the projecting width of the roof eaves and the applicant should verify consistency with this requirement. Moreover, while gable, hip, and shed roof elements are shown on the street-facing

elevations, applicant should verify consistency with the percentage roof form variation of OS 17.82.080.B.4.b and the roof detail and ornamentation requirement of OS 17.82.080.B.4.c.

Acknowledging the need for vehicular drop off and ADA access, the primary entry for the project is located on the south elevation, adjacent to the drop-off and parking areas. Another secondary entrance is provided along the Capitola Road frontage. As identified within the OS and DRC, primary building entrances providing interior access to multiple units must face the street (OS 17.82.060.B.3 and DRC 17.120.070.E) in order to provide an active public realm and inviting pedestrian environment. Applicant should look for opportunities to relocate the primary entry to a street facing elevation or work with City staff to approve an exception to this requirement. If an exception is pursued, the primary entry design shall comply with the design standards identified in OS 17.82.060.B.3.c. In addition, the design associated with the secondary entrance should be revised to allow for greater sunlight access and visibility, while also meeting relevant OS 17.82.060.C.1 design criteria. As currently designed, the upper stories tower over the entry, creating additional shading to this entry located on the north side of the building and should also include additional refinements to enhance its prominence and presence along Capitola Road. While an on-site pedestrian walkway is shown on Sheet A1 connecting to the public sidewalk, the applicant should verify it meets the 6-foot minimum width requirement of OS 17.82.060.B.4. The primary entry design contains a covered entry featuring a gabled roof element and supporting decorative columns projecting from the building façade (OS 17.82.060.C.1). While consistent with the design direction of the project, the transitional relationship between the design approach above and the primary entry below creates an abrupt transition that could be softened through various design interventions, while maintaining primary entry emphasis.

Site Plan



Relocate primary entry to face the street.

Verify width of internal walkway meets 6-foot minimum requirement.

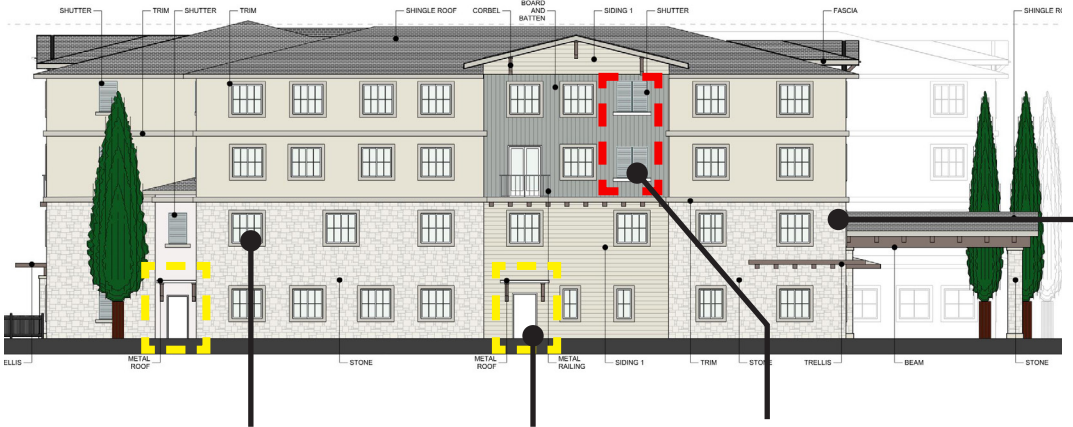
South Elevation



Soften transition of primary entry to box-like building by integrating design interventions to better blend the two design elements. Maintain primary entry emphasis.

Windows proposed along the street facing elevations appear to provide built-up profile trim/framing, consistent with OS 17.82.080.B.2, with detailing continuing onto the south elevation facing the parking area. However, it is unclear whether or not doors along these same street facing elevations contain the built-up profile trim/framing. Applicant should incorporate built-up profile trim/framing at street-facing doors as well as verify consistency with the 2-inch minimum trim offset for windows and doors from the building. In addition, east elevation along the interior property line is shown at a 0-foot setback with windows. Applicant should verify with the fire department to determine whether they can adequately serve the project as shown.

West Elevation



Vary application of materials/colors. Design appears bottom heavy, lacking connection to upper stories.

Verify built-up profile trim/framing of windows and doors meets minimum 2-inch offset.

Provide built-up profile trim/framing at doors.

Associate shutters with windows, rather than as tacked on elements.

DRC 17.120.070.K of the Zoning Code states that projects should include a mix of natural, high-quality, and durable materials that are appropriate to a selected architectural style, enhance building articulation, and are compatible with surrounding development. As noted on Sheet A3, materials proposed for the project include vertical and horizontal siding, board and batten, El Dorado stone veneer, trim, metal roof, and laminate shingles. Colors proposed include Dunn Edwards Trade Winds (Det 647), Dunn Edwards Silver Screen (Det 591), Dunn Edwards Light Gray (Det 789), Iron Creek (Det 5775), Dunn Edwards River Rocks (Det 6061), and Dunn Edwards So Chic! (Det 614). While not inappropriate to a coastal aesthetic, the application of colors/materials appears haphazard, splitting the building in half and further emphasizing the poor building proportions (DRC 17.120.070.K). Moreover, the application of darker colors at the upper stories furthers the appearance of a top-heavy project. Going forward, the applicant should look for opportunities to refine the color/material application to enhance the selected architectural style and relocate darker colors to ground level in order to more clearly define a base, body, and cap.

General Comments

Given the conceptual stage in which this project was reviewed, minimal information was provided regarding the sustainability aspects of the project. Going forward, the applicant should clarify any intended project features related to sustainability, such as on-site energy generation, passive solar design, enhanced energy efficiencies, water

conservation measures, and/or other green building techniques to allow for adequate staff review (DRC 17.120.070.D).

In reviewing the Site Plan, the trash and emergency generator enclosures are located to the southeast at the rear of the site and away from the street view. Applicant should ensure that the trash enclosure is appropriately screened from street view with solid enclosure (OS 17.82.090.B.1.b and DRC 17.120.070.S). Moreover, additional information should be provided regarding the emergency generator enclosure to allow for adequate review.

It is assumed that roof wells will be utilized to screen mechanical equipment atop the roof. The applicant should ensure that all equipment will be adequately screened with sufficient roof height (OS 17.82.090.B.2.a and DRC 17.120.070.S).

As noted in the CZC, exterior lighting should be considered an integral part of a project design, with light fixtures being designed, located, and positioned in order to minimize illumination of the sky and adjacent properties (DRC 17.120.070.Q). As part of the next submittal, applicant should clearly identify type and location of proposed site and building light fixtures for the project while also ensuring selected fixtures minimize illumination of the sky and nearby properties.

Sheet A2 appears to show front patio along Capitola Road projecting into public right-of-way. Applicant should clarify design intent and approach.

Contextual white boxes shown in project renderings should be shown at existing, real-world scale and in context of the project site.

Additional Information Needed

The following project information is needed to ensure adequate staff review going forward:

1. Conceptual Landscape Plan
2. East Building Elevation

Design Recommendations

The following recommendations are made to better respond to the proposed “Contemporary Coastal” architectural style and to enhance the overall project design.

Community Character

1. Revise project design to include elements to convey the primary guiding design principles, as discussed further within this review, and address opportunities to ensure the project more closely exudes the unique coastal village character and distinctive sense of place that is Capitola (DRC 17.120.070.H).

Site Planning

2. Ensure that the sidewalks meet the minimum 10-foot sidewalk width requirement on Bulb Avenue (OS 17.82.040.B).
3. Provide an adequate number of street trees along the street frontage per OS 17.82.040.B.2, while also meeting other relevant street tree design standard requirements identified in OS 17.82.040.B.2.
4. Provide a landscape buffer per Municipal Code requirements between commercial and residential zoned properties within the project design.
5. Provide a conceptual landscape plan to allow for adequate staff review (DRC 17.120.070.M). The conceptual landscape plan should also take into consideration the opportunity to maintain existing trees located on-site within the project design, such as the redwood trees located along Bulb Avenue.
6. Remove parking from side yard setback area per OS 17.82.050.B.1. If staff determines parking in the side yard setback to be acceptable, any parking within the setback should comply with the design standards noted in OS 17.82.050.B.1.b.
7. Revise driveway designs to ensure consistency with OS 17.82.050.B.2 requirements.

Architecture

8. Enhance the selected architectural style of the project by providing greater articulation/detailing, additional variation in material/color application, and/or introducing additional architectural styles that reflect the unique coastal village character (DRC 17.120.070.I).
9. Break-up the 50-foot wall plane with additional projections/recesses and wall heights in order to provide greater balance and proportionality within the design and provide greater human-scale (OS 17.82.070.1.a and DRC 17.120.070.H).
10. Provide a prominent massing recess element along Capitola Road and Bulb Avenue from ground level to roof level to enhance human-scale and proportionality (OS 17.82.070.1.b).

11. Ensure consistency with the daylight plane requirements of OS 17.82.070.2 at the south elevation, looking for opportunities to step down the building massing to transition to the single-family residential uses, and the neighborhood compatibility requirements of DRC 17.120.070.B and 17.120.070.F, minimizing potential traffic, parking, noise, odor, and privacy impacts.
12. Refine articulation and detailing to further reduce the building mass and box-like appearance of the project and enhance human scale (OS 17.82.080.A and DRC 17.120.070.J). For example, while trellis and shed roof elements at the first story aide in defining the human-scale, they appear haphazard and intermittently applied within the design and do little to reduce the box-like appearance.
13. Verify consistency with OS 17.82.080.B.1, as there appears to be blank wall areas along both Capitola Road and Bulb Avenue that exceed the blank wall design standard requirements.
14. Verify façade design element approach as well as consistency with the percentage requirements of OS 17.82.080.B.3 for selected design elements.
15. Provide consistent architectural application on all sides of the building in order to provide a unified design aesthetic (OS 17.82.080.B.6). For example, faux closed shutters appear to be placed along the West and South Elevations, they do not appear on the Capitola Road elevation; rather than faux closed shutters, shutters associated with windows may better facilitate the design direction intended for the project.
16. Provide East Elevation for the building to allow for adequate staff review.
17. Verify consistency with the percentage roof form variation of OS 17.82.080.B.4.b and the roof detail and ornamentation requirement of OS 17.82.080.B.4.c.
18. Verify roof eaves project a minimum of 2-feet from street facing building facades (OS 17.82.080.B.4.a).
19. Look for opportunities to relocate the primary building entry to a street facing elevation (OS 17.82.060.B.3 and DRC 17.120.070.E) in order to provide an active public realm and inviting pedestrian environment. If an exception is pursued, the primary entry design shall comply with the design standards identified in OS 17.82.060.B.3.c.
20. Revise the secondary building entry facing Capitola Road to allow for greater sunlight access and visibility, while also meeting relevant OS 17.82.060.C.1 design criteria.
21. Verify on-site sidewalk connecting to the public sidewalk meets the 6-foot minimum width requirement of OS 17.82.060.B.4.
22. Soften the building transition to the primary building entry through various design interventions, while maintaining primary building entry emphasis (OS 17.82.060.C.1).
23. Incorporate build-up profile trim/framing at street-facing doors (OS 17.82.080.B.2).
24. Verify consistency with the 2-inch minimum trim offset for windows and doors from the building (OS 17.82.080.B.2).
25. Verify with the fire department that 0-foot building setback at east property line can be adequately serviced as shown.
26. Refine the colors/materials application to align with the selected architectural style and relocate darker colors to ground level in order to more clearly define a base, body, and cap in order to enhance the overall project design (DRC 17.120.070.K).

General Comments

27. Clarify any intended project features related to sustainability, such as on-site energy generation, passive solar design, enhanced energy efficiencies, water conservation measures, and/or other green building techniques (DRC 17.120.070.D).
28. Provide trash and emergency generators enclosures to ensure areas are screened from street view with solid enclosure (OS 17.82.090.B.1.b). Provide additional information on emergency generator enclosure for adequate review.
29. Ensure that all mechanical equipment is adequately screened with sufficient roof well height (OS 17.82.090.B.2.a).
30. Identify type and location of proposed site and building light fixtures for the project while also ensuring selected fixtures minimizes illumination of the sky and nearby properties as part of the next submittal (DRC 17.120.070.Q).
31. Applicant should clarify design intent and approach of patio shown along Capitola Road that projects into the public right-of-way.
32. Show contextual white boxes in project renderings at existing, real-world scale and in context of the project site.

Overall, we feel the applicant has proposed a project that is lacking connection to the location and context of the project site. As addressed above, we have a number of concerns identified regarding consistency with the OS related to massing, neighborhood context, articulation/detailing, roof, primary entry, windows and doors, among others, that will have to be adequately addressed by the applicant to ensure a project that appropriately addresses the location and context of the site while also being consistent with City's desire for high quality new developments.

Very truly yours,

RRM DESIGN GROUP

Capitola Planning Commission

Agenda Report



Meeting: October 06, 2022

From: Community Development Department

Address: 529 Capitola Avenue

Permit Number: #22-0153

APN: 035-093-01

Design Permit and Coastal Development Permit for the demolition of an existing detached garage and construction of a new two-story building with a two-car garage on the first floor and an ADU on the upper floor located within the MU-N (Mixed Use Neighborhood) zoning district.

Environmental Determination: Categorical Exemption 15301

Property Owner: Jim LaTorre

Representative: Dennis Norton, Filed: 04.19.2022

Applicant Proposal

The applicant is proposing to construct a two-story detached building with a 485 square-foot two car garage on the first floor and a 563 square-foot ADU on the upper floor in the MU-N (Mixed Use Neighborhood) zoning district. The applicant is requesting consideration of a deviation from standards for two windows at the south façade of the ADU to be clear rather than opaque or clerestory, as required by code. With the proposed conditions of approval, the application complies with all development standards of the MU-N zone.

Background

On June 6, 2019, the Planning Commission approved the addition of two dormers and a renovation to the historic primary residence on the property. The city contracted with a consultant to prepare a Secretary of Interior Standards Review. The review did not evaluate the detached garage, which is now proposed for demolition.

The city contracted with consultant, Leslie Dill to prepare a Preliminary Historic Evaluation for the detached garage as an addendum to the prior review. On September 9, 2022, the consultant furnished the report to city with a conclusion that the garage does not meet the criteria for designation as a Historic Resource (attachment #2).

On September 14, 2022, 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 Official, Robin Woodman: Commented that the sewer lateral for the ADU would need to be independent or tie into the existing main down gradient from the cleanout. Also, a single line drawing showing the gas line would be required for the Building Permit plan submittal.

Senior Planner, Brian Froelich: Advised that the proposed fence and gate adjacent to the driveway were in the sight distance triangle. He noted that the parallel parking configuration is atypical and would functionally benefit from a widened driveway approach with permeable pavers. Also, Planner Froelich commented that the upper floor windows facing neighboring properties are required to be clerestory or opaque (17.74.090 B2)

The applicant responded with revised plans that show a widened driveway apron that utilizes permeable pavers. The applicant is requesting a Deviation from Standards for the south facing upper floor windows to remain clear per section 17.74.100.

Development Standards

The following table outlines the zoning code requirements for development of a detached, two story ADU in the MU-N Zoning District. The new building complies with all quantitative development standards.

Building Height			
ADU/MU-N Regulation	Existing		Proposed
22 ft.	-		22 ft.
Floor Area Ratio (FAR)			
	Maximum		Proposed
Lot size	4,000 sq. ft.		4,000 sq. ft.
Maximum Floor Area Ratio	1.0 (Max 4,000 sq. ft.)		-
ADU First Story	-		485 sq. ft.
ADU Second Story	-		563 sq. ft.
(e) House no change	-		1,380 sq. ft.
Total FAR	100% (4,000 sq. ft.)		60.7% (2,428 sq. ft.)
Setbacks			
	ADU/MU-N regulation	Existing	Proposed
Front Yard	0 ft.	-	72 ft.
Street Side Yard	4 ft. min.	-	15 ft. first floor 13 ft. upper floor
Interior Side Yard	4 ft. min.	-	4 ft.
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 3 uncovered	0 covered 0uncovered	2 covered 1 uncovered
Underground Utilities: Required with 25% increase in area			Yes, for ADU

Discussion

The applicant is proposing to construct a 485 square-foot two car garage with a 563 square foot ADU on the upper floor.

Historic Evaluation

The property located at 529 Capitola Avenue is listed on the city's Historic Structures list. In 2019, the owner was approved for a remodel/addition to the primary structure. The application required the city to hire a consultant to prepare a Secretary of Interior Standards Review. The review did not address the detached garage that is now proposed for removal. With the current application, the city contracted the same consultant, Leslie Dill to prepare an analysis of the detached garage. The investigation concluded that the garage was built by at least 1927, however, does not meet the criteria for designation.

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 and front 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: The applicant is requesting consideration of a deviation from standards to allow two windows on the south façade of the ADU to be clear. Planning staff is recommending that the windows be raised with a minimum sill height of 60 inches or be treated with an opaque coating at 60 inches and below (condition #15).

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.

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 2:12 roof pitch, which matches the dormer roof pitch on the primary structure. The primary structure is historic and has an 8.5:12 pitch, which is generally not feasible for a two-story building with a 22-foot height limit. The design is compatible with the primary structure by relating to the portion of the roofline that is not historic.

5. Building Additions to Historic Structures.

Staff Analysis: The city contracted with a consultant to prepare a Historic Evaluation of the existing garage propose for demolition. The consultant found that the garage was not eligible for designation as a resource.

Deviation from Standards

The applicant is requesting consideration of one deviation from standards for two windows in the ADU. Section 17.74.100 allows the Planning Commission to allow deviations from objective standards for ADUs without necessity of a variance. Specifically, the applicant wants to install clear windows on the south façade of the building at the kitchen and living room windows. Planning staff met the owner at the property and viewed existing conditions and visibility toward the neighboring property to the south. The nearest structure is a single story cottage that is screened by vegetation at the property line. After review, Planning staff is recommending an alternative that sill heights be raised to 60 inches above the finished floor or portions of the windows below 60 inches be opaque.

Parking

Pursuant to Zoning Code section 17.76.020(C)(2), parking must be brought up to standard when the floor area is increased by more than ten percent. The proposed garage increases the floor area by more than ten percent and therefore parking must be brought up to standard, including three uncovered parking spaces (2 primary residence and 1 ADU). The applicant is proposing three total parking spaces (two garage spaces and one uncovered in the driveway). The lot currently provides no parking spaces.

In concept, the proposed parking layout complies with the basic dimensions of parking spaces required onsite. The uncovered driveway parking space is oriented in an atypical, parallel formation to the street. Inherent site constraints and considerations of no existing parking, historic primary structure, no existing curb cut on Capitola Avenue, and a lot width of 40 feet result in a necessity for flexibility in parking design. The applicant is proposing a flared driveway apron that is 40 feet wide at the property line. The applicable standard in the MU-N zone for driveways and curb cut limits width to 40% of lot width or 20 feet, like the R-1 zone, except the provision only applies where a new driveway crosses a public sidewalk (17.20.040). No sidewalk is planned at this location, so the proposed driveway apron and parking space complies with standards. The flared driveway increases the functionality, visibility, and safety of the proposed parallel parking space. The city is requiring completion of a deferred sidewalk agreement so in the event a sidewalk is built along Beverly, the owner would be required to pay for the installation of new curb, gutter, sidewalk, and curb ramp improvements (Condition #20).

Recommended Conditions of Approval

Planning staff is recommending the following project specific condition of approval to address the proposed deviation during the Building Permit stage of the project:

15. The applicant shall raise the sill height of the windows on the south side of the ADU to be a minimum of 60 inches above finished floor or treat any portion of the windows below 60 inches above finished floor with an opaque coating.

CEQA

Section 15301 of the CEQA Guidelines exempts the construction of ADUs and garages on properties that are developed with a primary residence. No adverse environmental impacts were discovered during review of the proposed project.

Recommendation

Staff recommends the Planning Commission approve application #22-0153 based on the following Conditions and Findings of Approval.

Attachments

1. Plan Set
2. Historic Evaluation – September 9, 2022

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 October 6, 2022. All construction and site improvements shall be completed according to the approved plans.
2. 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.
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 a two-story detached building with a 485 square-foot two car garage on the first floor and a 563 square-foot ADU on the upper floor. The maximum Floor Area Ratio for the 4,000-square-foot property is 1:1 (4,000 square feet). The FAR of the project is 60.7% with a total of 2,428 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 October 6, 2022, 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. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
10. Prior to issuance of building permit, all Planning fees associated with permit #22-0153 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 the new overhead utility lines will be underground to the nearest utility pole and/or meter.
13. Exterior lighting shall comply with CMC Section 17.96.110 and be limited to the Building Code required minimum. Fixtures shall be shielded 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.
14. 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.
15. The applicant shall raise the sill height of the windows on the south side of the ADU to be a minimum of 60 inches above finished floor or treat any portion of the windows below 60 inches above finished floor with an opaque coating.

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. The applicant shall work with the Public Works Department to complete a Deferred Sidewalk Agreement in place of installing new curb, gutter, sidewalk, and curb ramp improvements.

21. Prior to any work in the City Road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
22. The new driveway approach shall not change the existing flowline along the Beverly Drive frontage.

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 utilizes a board and batten siding with colors consistent to the primary dwelling and a 2:12 roof pitch to coordinate with the dormer roof line of the primary dwelling. The exterior design is compatible with the primary dwelling on the parcel.

- 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.

- 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 is being brought into parking compliance. 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 and mixed-use 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 in the rear of the property. 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 internal staircase to the proposed second-story ADU faces the interior of the lot and the primary residence. The applicant is requesting consideration for clear windows facing the property on the south. Planning staff is recommending a condition that windows on the south façade have a minimum sill height of 60 inches or be opaque for portions of the windows below 60 inches. The design of the ADU, with siding materials similar to the primary residence and similar roof pitch to the dormer, complements the design of the primary residence and 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 requesting consideration for clear windows on the south façade. The applicant asserts that there is adequate landscape screening a distance between structures to maintain privacy. Planning staff has added condition #15, which represents a compromise between strict code compliance and the applicant’s proposal.

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 529 Capitola Avenue. The project will not negatively impact public landmarks and/or public views.

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

The proposed 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 MU-N (Mixed-Use Neighborhood) 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 mixed-use lot of record. The project is consistent with the LCP goals for appropriate coastal development and land uses.

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GENERAL NOTES

DRAWN: GG

SCALE: NONE

JOB NO.: 529CAP

DATE: 03/21/22

SHEET

1A

OF 6 SHEETS

GENERAL NOTES:

GENERAL:

- PROJECT SHALL COMPLY WITH THE 2019 CALIFORNIA RESIDENTIAL BUILDING CODE, PLUMBING, MECHANICAL, ELECTRICAL, FIRE AND CALIFORNIA BUILDING STANDARDS CODE.
- CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES IN THE FIELD.
- VERIFY THE STABILITY OF ALL CONDITIONS BEFORE ANY WORK AND PROVIDE SHORING, BRACING AND/OR SUPPORT AS REQUIRED.
- VERIFY MATERIALS AND FINISHES TO THE SIZE, WRITTEN DIMENSIONS SHALL SUPERSEDE ORCA DRAWINGS. CONTACT DESIGNER IF ANY DISCREPANCIES EXIST.
- CONTRACTOR SHALL REMOVE ALL EXISTING PROTECTED AND KEEP CONSTRUCTION SITE ORDERLY.
- PLUMBING AND MECHANICAL PLANS WILL BE SUBMITTED BY THE CONTRACTOR.
- NO PERSON MAY TAP INTO ANY LINE EXCEPT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR AID WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER SUPPLIER AND FROM COUNTY HEALTH DEPT. ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL HAVE A SHUT OFF NOZZLE. WHEN AN AUTOMATIC SHUTOFF NOZZLE CAN BE OBTAINED FOR THE SIZE/TYPE OF HOSE USED, PROVIDE AUTOMATIC SHUTOFF NOZZLES.
- NO POTABLE WATER MAY BE USED FOR COMPACTION OR DUST CONTROL IN CONSTRUCTION ACTIVITIES WHERE THERE IS REASONABLY AVAILABLE RECLAIMED OR SUB-POTABLE WATER APPROVED BY THE COUNTY HEALTH DEPT. ALL OTHER APPLICABLE BUILDING CODES, REGULATIONS AND SAFETY REQUIREMENTS.
- ALL WORK AND CONSTRUCTION SHALL COMPLY WITH THE 2019 CALIFORNIA BUILDING CODE (CBC), AND ALL OTHER APPLICABLE BUILDING CODES, REGULATIONS AND SAFETY REQUIREMENTS.
- PERMANENT PROPERTY CORNER HUBS ARE REQUIRED TO BE IN PLACE PRIOR TO FOUNDATION INSPECTION.

SITE:

- FINISH GRADE SHALL SLOPE (MINIMUM 2% AWAY FROM STRUCTURE).
- ALL DISTURBED AREAS, NOT WITHIN LANDSCAPE PLAN, TO BE REVEGETATED WITH NATIVE GRASSES.
- ALL MATERIALS CONTAINING GRASS, BRUSH OR ROOTS SHALL BE STRIPPED PRIOR TO ANY GRADING OPERATIONS. THIS MATERIAL SHOULD BE STOCKPILED FOR LATER USE AS TOPSOIL.
- TREES NOTED TO BE SAVED ARE TO BE PROVIDED PROTECTION BY FENCING OR OTHER MEANS DURING CONSTRUCTION.
- THE INSTALLATION FORM OF-GR AND THE CERTIFICATION OF INSTALLATION ARE REQUIRED TO BE POSTED AT THE JOB SITE DURING THE CONSTRUCTION AND THE PROJECT.
- ALL HOUSE DRAINAGE TO LANDSCAPED AREAS.
- ALL SUBCONTRACTORS TO REVIEW AND SIGN CONSTRUCTION WASTE MANAGEMENT PLAN.

ENERGY REQUIREMENTS:

- ALL EXTERIOR DOORS SHALL HAVE ALUMINUM OR WOOD THRESHOLD AND INTERLOCKING WEATHERSTRIP, UNLESS NOTED OTHERWISE.
- JOISTS AND PARTITIONS SHALL BE CAULKED AND SEALED.
- DOORS & WINDOWS SHALL BE CENTERED. ALL WINDOWS GLAZED EXCEPT WHERE NOTED OTHERWISE.
- EXISTING WALL SHALL HAVE DAMPER CONTROLS.
- HVAC EQUIPMENT SHALL HAVE SET BACK THERMOSTAT.
- FIRST FIVE FEET OF PIPES CLOSEST TO WATER HEATER TANK SHALL BE WRAPPED WITH R-3 MINIMUM.
- HVAC EQUIPMENT, WATER HEATER, EXHAUST HEADS AND FAUCETS SHALL BE GOTTAFED.
- CONTRACTOR TO PROVIDE AND POST ON THE STRUCTURE AT FINAL INSPECTION A COMPLETED INSULATION CERTIFICATE.
- NFRC LABELS MUST REMAIN ATTACHED TO THE GLAZING UNTIL AFTER INSTALLATION INSPECTION IS COMPLETED.

FOUNDATION:

- CONTRACTOR SHALL CAREFULLY EXCAVATE ALL MATERIALS NECESSARY OF WHATEVER NATURE, FOR CONSTRUCTION OF THE WORK. ANY MATERIAL OF AN UNSOUND OR COLLAPSIBLE NATURE DISCOVERED BELOW THE BOTTOMS OF THE FOUNDATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE WORK.
- GRADING ON WHICH GRADE BEAMS AND EXTERIOR CONCRETE FLOORWALL ARE CONSTRUCTED MUST BE LIGHTLY PRECOMPACTED BEFORE CONCRETE IS PLACED.
- USE 3/4" X 3/4" REINFORCED TREATED SILLS OVER CONCRETE OR
- USE MINIMUM 5/8" X 10" I.B. AT 48" O.C. U.N.G.. ALL ANCHOR BOLTS SHALL BE INSTALLED WITH METAL SLOTTED WASHERS (5/8"x10x20") 2 FOUNDATION DETAILS SHALL SUPERSEDE GENERAL NOTES.
- PROVIDE 18"x24" DRINK ACCESS UNDER MAIN HEAD CUT.
- PROVIDE SUMPION NO. 26 OR EQUIV. CFX 4" FOUNDATION VENTS (2 S.F. PER 25 S.F.). PLACE AT MAX. 8'-0" O.C. STARTING AS CLOSE TO CORNERS AS POSSIBLE & LOCKED TO PROVIDE CROSS VENTILATION. PROVIDE MINIMUM 40 SQ. IN. FRESH VENTILATION PER CAR TO OUTSIDE AIR. 4" ABOVE GARAGE FLOOR.
- CONCRETE SHALL DEVELOP 2500 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS. IN ACCORDANCE WITH THE PROVISIONS IN AC 308 STANDARD PRACTICE FOR CURING CONCRETE.
- CONCRETE WORK SHALL CONFORM WITH THE APPLICABLE PROVISIONS, LATEST EDITION.
- REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 40 FOR #3 BARS AND SMALLER, AND GRADE 60 FOR #4 BARS AND LARGER. BARS SHALL BE WIRE TIED TOGETHER AND LAPPED AT SPACES A MINIMUM OF 40 BAR DIAMETERS IN CONCRETE AND MASSIVE. WHERE PARS OF SINGLE LAPED HORIZONTAL BARS MEET AT CORNERS, ADD ONE BAR TO LAP 40 BAR DIAMETERS WITH THE INTERESTING BAR. ALTERNATELY, PROVIDE L BARS WITH EACH LEG 40 BAR DIAMETERS. SEE DRAWINGS FOR OTHER LAP REQUIREMENTS WHERE NOTED. WHERE CORNERS TO FLOURE AGAINST EXISTING FLOOR, PROVIDE 2" MINIMUM REINFORCED STEEL. CONCRETE COVERS FOR OTHER CONDITION SHALL BE AS FOLLOWS: (1) ABOVE GRADE FORMED - 1 1/2" MIN. (2) BELOW GRADE - FORMED - 1 1/2" MIN. (3) OTHER - SEE STRUCTURAL PLANS.
- PROVIDE NECESSARY HOLES THROUGH CONCRETE FOR ACCESS, PLUMBING, ETC. USE POUND DET. HOOKS. SILE TO BE FINISHED SMOOTH. ALL OTHER EXPOSED CONCRETE SURFES SHALL BE LIGHT BROWN FINISH, UNLESS NOTED OTHERWISE.
- SLOPE GARAGE SLAB 1/2" TO OUTSIDE FOR DRAINAGE.
- ALL DIMENSIONS ARE TO FACE OF CONCRETE FOR FOUNDATION. FACE OF STUDS FOR FRAMING, U.N.G. FRAMING ANCHORS AND STRONG AND OTHER STANDARD FRAMING ACCESSORIES SHALL BE "SIMPSON" OR APPROVED EQUAL OF THE DESIGNATION NOTED ON THE PLANS. ALL NAIL HOLES SHALL BE FILLED, AND WALLS SHALL BE OF THE SIZE AND LENGTH SPECIFIED AND/OR SUPPLIED BY THE MANUFACTURER, UNLESS NOTED OTHERWISE. WHEN INSTALLING 60 PSI WOOD, USE CORNER NAILS. JOIST AND BEAM HANGERS SHALL BE L-TYPE, EXCEPT AS NOTED.

FRAMING, FINISHES, ETC.:

- ALL CONSTRUCTION SHALL CONFORM TO THE "GENERAL CONSTRUCTION REQUIREMENTS" THE CONVENTIONAL CONSTRUCTION PROVISIONS" AND ANY OTHER SECTION OF 2019 C.B.C. UNLESS NOTED OTHERWISE IN THE DETAILS OF THESE SPECIFICATIONS.
- METAL JOIST CONNECTIONS SHALL BE IN ACCORDANCE WITH EQUAL. INSTALL PER MANUFACTURER'S SPECS.
- FLOOR JOISTS AND CEILING JOISTS TO BE USED LAPPED AND NAILED OVER 10" PLATES.
- PROVIDE RAFTER TIPS (MINIMUM 1/8" @ 48" O.C.) IN LOWER THIRD OF ATTIC WHERE CEILING JOISTS ARE NOT AVAILABLE TO ENDS.
- ALL BOLTS THROUGH WOOD SHALL BE A DRIVE FIT WITH WASHER UNDER HEADS AND NUTS.
- ATTIC VENTILATION EQUALS MINIMUM 1/600 SF AREA TO BE VENTED.
- 8'-0" O.C. MAXIMUM FOR 2X12 AND 2X14S MEMBERS.
- 10" POLE 2"x10" ATIC ACCESS WITH MINIMUM 30" HEADROOM.
11. EXTERIOR WALL COVERING SHALL BE APPLIED OVER MINIMUM 1/8" LB. BUILDING PAPER.
12. EXTERIOR STUCCO WALLS SHALL HAVE A 3/16" WEEP SCREED AT OR BELOW THE FOUNDATION SHEATHING. STUCCO TO BE APPLIED 3/4" COAT APPLICATION.
13. PROVIDE ELEGANT HANGERS AND HEADERS AT ALL DOWNGUT OPENINGS.
14. OCCUPANCY SEPARATION BETWEEN GARAGE AND HOUSE SHALL BE A SELF-CLOSING, TIGHT FITTING, SOLID CORE DOOR 1 3/8" MINIMUM IN THICKNESS.
15. MINIMUM 2" R. CLEARANCE REQUIRED FROM STAIR TREAD NOSING TO CEILING.
16. COMBUSTION AIR: PROVIDE 2" - 8"x16"-1/4" MESH VENTS 6" FROM FLOOR & 6" FROM CEILING.
17. SOLICITS SHALL BE TEMPERED/INSULATED GLASS FOR GLAZED SKYLIGHTS.
18. TUB ENCLOSURES SHALL BE FULLY TEMPERED GLASS, LAMINATED SAFETY GLASS OR APPROVED PLASTIC OR A SAFETY-RESISTANT TYPE.
19. INTERMEDIATE RAILS OR AN ORNAMENTAL PATTEREN SHALL PREVENT PASSAGE OF A 4" DIAMETER SPHERE: RAIL TO BE LIES PER U.S.B.A. CODES HORIZONTALLY TO THE TOP RAIL.
20. ALL FRAMING LEMER SHALL BE GRADE DRYING. ALL WALLS SHALL BE FRAMED WITH 2X4 STUDS @ 16" O.C. UNLESS OTHERWISE SPECIFIED.
21. FLOORING SHALL BE AS MANUFACTURED CONFORMING TO PS-43. EXPOSURE 1 OF EXTENSION OF THE TECHNOLOGY, GRADE AND/OR SPAN RATINGS NOTED ON THE DRAWINGS. LAY OVER GAIN SHEETS.
22. PROVIDE WALL TO SUPPORTING MEMBERS OF HORIZONTAL MEMBERS. SHELS MAY LAP WITH FACE ORAIN EITHER PERPENDICULAR OR PARALLEL TO SUPPORTING MEMBERS OF VERTICAL MEMBERS. PROVIDE ONE NAIL UP AT THE CENTER OF ALL SHELS. PROVIDE ONE NAIL UP AT THE CENTER OF ALL SHELS. PROVIDE ONE NAIL UP AT THE CENTER OF ALL SHELS. PROVIDE ONE NAIL UP AT THE CENTER OF ALL SHELS.
23. MICROFIL MEMBERS SHALL BE AS MANUFACTURED BR TRUSS, JOIST OR APPROVED EQUAL. IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS: 70x200 AND 74x200/200 THE COMPANIONS TO NEW-481 GUL-LAMINATED BEAMS MANUFACTURED BY AN APPROVED FABRICATOR, CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED UNLESS NOTED. SILL-WALLS SHALL BE GRADE OR 4" FOR SIMPLE SPANS.
24. STUD WALLS HORIZONTAL BRACING SHALL BE INSTALLED IN ALL WALLS AND PARTITIONS WHERE STUDS ARE GREATER THAN EIGHT FEET IN HEIGHT. STUD WALLS SUPPORTING BEAMS SHALL HAVE POSTS OF THE SAME TYPE UNDER BEARINGS UNLESS OTHERWISE NOTED.
25. WOOD SILLS SHALL BE ATTACHED TO CONCRETE FOUNDATIONS OR SLAB WITH 5/8"x10" ANCHOR BOLTS 94"-0" O.C. MAXIMUM SPACING, EXCEPT AS NOTED OTHERWISE. THERE SHALL BE A MINIMUM OF TWO BOLTS, INCLUDING ONE BETWEEN 4" AND 10" FROM EACH END/INCH REEF EXCEPT AS OTHERWISE NOTED.
26. DOUBLE PLATES SHALL LAP A MINIMUM OF 4'-0" AT SPICES AND BE NAILED WITH NO LESS THAN 8#-16G NAILS. ALL CUTS IN PLATES SHALL COVER OVER A JOIST.
27. HOLES IN WOOD SILLS OF PLATES OF ROOF OR BEARING WALLS SHALL BE PLACED IN THE CENTER OF THE JOIST AND SHALL BE NO GREATER IN DIAMETER THAN 1/2 THE WIDTH OF THE MEMBER. HOLES LARGER THAN NOTED ABOVE MAY BE BORER IN SILLS. PROVIDING THE SILL IS CONSIDERED OUT IN TWO AND ANCHOR BOLTS ARE PLACED ACCORDINGLY.
28. UNLESS OVER OPENINGS IN NON-BEARING WALLS SHALL BE SILD MEMBERS THE WIDTH OF THE STUDS AND A MINIMUM NOMINAL DEPTH IN INCHES AT LEAST EQUAL TO THE SPAN LENGTH IN FEET. UNLESS IN BEARING WALLS SHALL BE AS NOTED ON THE PLANS.
29. CUTTING OF BEAMS AND JOISTS FOR PIPES SHALL BE NOT PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
30. ALL INHERIT FRAMING TO BE MAINTAINED COUNTER OF 10% OR LESS AT THE TIME OF CONNECTION/INSTALLATION.

PLUMBING:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION (2019 C.F.C.) AND ALL APPLICABLE CODES AND LOCAL ORDINANCES.
- SLOPE OF DRAINS 1/4" FT. MINIMUM. CLEARANCE FOR CLEANOUTS 18" MINIMUM.
- PROVIDE 1/2" SQ. ACCESS PANEL OR UTILITY SPACE FOR ALL PLUMBING FUTURES HAVING CONCEALED SUMP JUNK CONNECTORS.
- TOILET SHALL HAVE MAX. 1.28 GAL./FLUSH; SHOWER HEAD FLOW SHALL BE MAX. 1.8 GAL./MIN. AT 80 PSI; WATER PRESSURE SHALL BE 50 PSI MAX.; FAUCETS SHALL BE MAX. 1.2 GPM.
- PIPER MATERIALS:
 - A. WATER - COPPER TYPE "M" WITH LEAD SOLDER
 - B. GAS - SCHEDULE 40 ABS
 - C. DRAIN - SCHEDULE 40 ABS
- FRESHWATER OUTLET CONTROL VALVES SHALL BE LOCATED IN THE SAME ROOM AS THE OUTLET, OUTSIDE THE HEARTH, BUT NOT MORE THAN 4' FROM SUCH OUTLET.
- ALL FAUCETS SHALL HAVE A MINIMUM FLOW RATE OF 1.2 GPM 800 PSI.
- KITCHEN SINKS, LAUNDRIES, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH BOTH HOT AND COLD WATER.
- THE USE OF SOLDERS CONTAINING MORE THAN TEN PERCENT LEAD IN MAKING JOINTS ON PRIVATE OR PUBLIC WATER SUPPLY SYSTEM IS PROHIBITED.
- ALL HOT WATER FAUCETS THAT HAVE MORE THAN TEN FEET OF PIPES BETWEEN THE FAUCET SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM. (SECTION 610, ORO, 3522)

PLUMBING DETAILS:

- PROVIDE 2X6 PLUMBING WALLS.
- SHOWER HEADS SHALL BE FINISHED WITH A NON-ABSORBANT SURFACE TO A HEIGHT OF 72" ABOVE DRAIN INLET. SHOWER & TUB WALLS TO BE A SMOOTH, HARD NON-ABSORBANT SURFACE OVER A 1/2" THICK, NON-FLAMMABLE FIBER REINFORCED GLASS MAT (GYPSUM, ETC.) TO A HT. OF 72" ABOVE DRAIN INLET (NOT 70" PER ORC 310.2).
- USE NON-REMOVABLE SLOWFLOW PREVENTION DEVICES ON ALL HOSE BIBBS (PROCES)
- WATER HEATERS SHALL HAVE A PRESSURE RELIEF VALVE W/GRAB TO OUTSIDE.
- SHOWER AND TUB-SHOOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF PRESSURE-BALANCE OR THE PRESSOSTATIC MIXING VALVE TYPE (EVAL, 120P).
- PROVIDE APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON HOSE BIBBS.
- PROVIDE 1" WATER LINE FROM WATER TO WATER HEATER.
- ALL BUILDING WATER SUPPLY SYSTEMS IN WHICH QUACK-DRAINING VALVES (WASHING MACHINES, DISHWASHERS, ETC.) ARE INSTALLED, SHALL BE PROVIDED WITH DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THESE VALVES.
- FERRIS GAS PIPES MUST BE ELECTRICALLY GROUND FROM THE REST OF THE GAS SYSTEM WITH A LISTED OR APPROVED ISOLATION FITTING INSTALLED A MIN. OF 6" ABOVE GRADE.

MECHANICAL:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH (2019 C.M.C.) AND ALL APPLICABLE CODES AND LOCAL ORDINANCES.
- OWNER'S DRIVER SHALL BE VENTED TO EXTERIOR OF BUILDING. ALL FACTORY MADE PRODUCTS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S AND STANDARD. USE 1/2" 1818 TAP.
- BATHROOMS, TOILET COMPARTMENTS AND LAUNDRY ROOMS REQUIRING MECHANICAL VENTILATION SHALL HAVE A SYSTEM CAPABLE OF PROVIDING 100% AIR CHANGES PER HOUR.
- SPARK ARRESTOR REQUIRED ON EACH FIREPLACE CHIMNEY AND SHALL HAVE MINIMUM AREA OF 4 TIME NET FREE AREA OF CHIMNEY OUTLET.
- CHIMNEYS SHALL EXTEND MIN. 2' ABOVE THE HIGHEST ELEVATION OF ANY PART OF THE BUILDING WITHIN 10' OF CHIMNEY. SECURE LEAD SECTION OF METAL FLUE TO PREVENT LATERAL DISPLACEMENT.
- STRAP WATER HEATERS TO WALL AND/OR FASTEN TO FLOOR TO RESIST LATERAL FORCES EQUAL TO 100% OF GRAVITY LOAD.
- HEATING AND COOLING EQUIPMENT LOCATED IN THE GARAGE WHICH GENERATES A GLOW, SPARK OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED WITH PROTECT AND BURNERS OR HEATING ELEMENTS & SWITCHES AT LEAST 18" ABOVE THE FLOOR LEVEL.
- ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3'-0" FROM ANY OPENING INTO BUILDING.
- DUCTS PENETRATING THE SEPARATION SHALL BE CONSTRUCTED OF NOT LESS THAN 26 GAUGE GALVANIZED STEEL AND BE CONTIGUOUS WITHOUT OPENINGS OR NON-METALLIC CONNECTIONS.
- DUCT CONNECTIONS TO BE WRAPPED WITH LISTED 1/2" 181 TAP IN ACCORDANCE WITH THE FOLLOWING:
 - A. AT EACH THE INNER CORNER TO THE COLLAR WITH AT LEAST TWO WRAPS OF APPROVED DUCT TAPE AND SECURE WITH AN APPROVED CLAMP.
 - B. PULL JACKET AND INSULATION BACK OVER THE CORNER AND USE TWO WRAPS OF APPROVED TAPE OR AN APPROVED CLAMP.
- FIRING PERMISSIBLE TO BE METAL INCLUDING PIPES EXPOSED IN THE GARAGE.
- AIR DUCTS INSTALLED UNDER A FLOOR IN A CRAWL SPACE SHALL BE INSTALLED SO AS TO MAINTAIN A VERTICAL CLEARANCE OF EIGHTEEN (18) INCHES FOR ALL PORTIONS OF THE DUCT THAT WOULD OBSTRUCT ACCESS TO ANY PART OF THE CRAWL SPACE. C.M.C. SECTION 606.1.

ELECTRICAL:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF (2019 C.E.C.) AND ALL APPLICABLE CODES AND LOCAL ORDINANCES.
- ALL 120V, SINGLE PHASE TS ARE 30 AMP RECEPTACLE OUTLETS INSTALLED OUTDOORS IN GARAGES, IN BASEMENTS, IN BATHROOMS AND THE KITCHEN ABOVE COUNTER TOP SURFACE SHALL HAVE GROUND-Fault CIRCUIT PROTECTION.
- PLUMBING REPAIRS PROHIBITED FOR USE AS ELECTRICAL GROUND.
- SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND HAVE BATTERY BACK-UP. ONE SMOKE DETECTOR SHALL BE LOCATED IN EACH SLEEPING ROOM & HALLWAY ON EACH FLOOR.
- SERVICE CONDUITS SHALL HAVE A CLEARANCE OF NOT LESS THAN 3 FEET FROM WINDOWS, DOORS, PORCHES, FIRE ESCAPES OR SIMILAR LOCATIONS.
- CENRAL LIGHTING IN KITCHEN AND BATHS SHALL BE L.E.D.
- LIGHT FIXTURES ABOVE SHOWER/TUB SHALL BE W.P. RATED AND COMPLY WITH CODE.
- CONDUCTOR WIRES WITH AN INSULATED NEUTRAL & A FOUR-PRONG OUTLET ARE REQUIRED FOR DRIVERS & COOKING UNITS.
- RECEPTACLES AT FRONT AND REAR OF HOME SHALL BE WATERPROOF & G.F.C.I. PROTECTED & MUST BE WITHIN 6'-0" OF GRADE.
- PROVIDE G.F.C.I. OUTLETS AT GARAGE, KITCHEN, DINING AND EXTERIOR. DISHWASHER
- ALL BRANCK CIRCUITS THAT SUPPLY 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, KITCHENS, BATHS ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENIS, BEDROOMS, SLEEPING ROOMS, RESTROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE ARC-FAULT CIRCUIT INTERRUPTER (A.F.C.I.) PROTECTED PER C.E.C. 210.12(B).
- KITCHEN CIRCUITS TO BE IN ACCORDANCE WITH CALIFORNIA ELECTRICAL CODE - TWO 20-AMP SMALL APPLIANCE CIRCUITS SUPPLYING KITCHEN & DINING ROOM - SEPARATE CIRCUIT FOR DISPOSAL.
- ALL BATHROOM RECEPTACLES TO BE SUPPLIED BY A DEDICATED 20 AMP CIRCUIT WITH G.F.C.I. PROTECTION. CENTRAL HEATING EQUIPMENT SHALL BE SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT.
- L.E.D. LIGHTING IN ALL HABITABLE ROOM.
- RECESSED LUMINAIRE ARE REQUIRED TO BE LABELLED FOR ZERO CLEARANCE INSULATION COVERAGE (IC) AND SHALL BE LABELLED AS RTH (AT).
- ALL BATHROOM RECEPTACLES TO BE SUPPLIED BY A DEDICATED 20 AMP CIRCUIT WITH G.F.C.I. PROTECTION. CALIFORNIA ELECTRICAL CODE ARTICLE 210-8-110.(1)(3).
- ALL LAUNDRY ROOM RECEPTACLES TO BE SUPPLIED BY A DEDICATED 20 AMP CIRCUIT.
- ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE OUTLETS (I.E. RECEPTACLES, LIGHTS, SMOKE ALARMS, ETC.) TO BE PROTECTED BY ARC-FAULT CIRCUIT INTERRUPTER (AFCI) LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT PER CCC 210-12(B) IN THE KITCHEN & LAUNDRY ROOM. SEE 210.12

FIRE DEPARTMENT REQUIREMENTS:

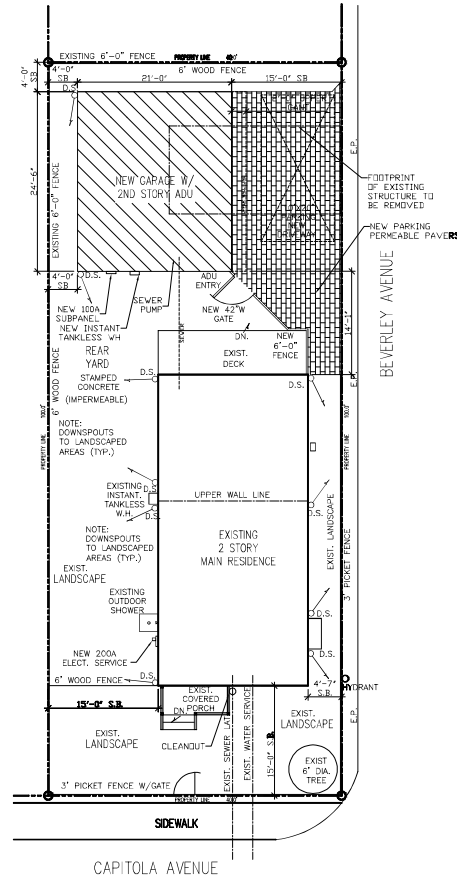
- OCCUPANCY CLASSIFICATION: R-3 BUILDING CONSTRUCTION TYPE V-B
- FIRE FLOW REQUIREMENTS FOR SUBJECT PROPERTY ARE A MINIMUM 1,000 GALLONS PER MINUTE FROM HYDRANT LOCATED WITHIN 200 FEET.
- EXISTING HYDRANT 1.232 D.P.M. (SEE PG 1 MAP FOR LOCATION).
- THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2019) AND DISTRICT ORDINANCES.
- DESIGNER/INSTALLER SHALL SUBMIT TWO SETS OF PLANS AND CALCULATIONS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC FIRE-SPRINKLER SYSTEM TO FIRE APPROVAL.
- SMOKE DETECTORS ARE TO BE INSTALLED ACCORDING TO CALIFORNIA BUILDING CODE AND APPROVED BY FIRE AGENCY.
- PLUMBING NUMBERS SHALL BE PROVIDED. NUMBERS SHALL BE A MINIMUM OF FOUR INCHES IN HEIGHT ON A CONTRASTING BACKGROUND AND VISIBLE FROM THE STREET.
- INSTALL AN APPROVED SPARK ARRESTOR ON THE TOP OF CHIMNEYS, THE WIRE MESH SHALL NOT EXCEED 1/2 INCH.
- ROOF COVER SHALL BE NO LESS THAN CLASS "A" RATED ROOF.
- A 30-FOOT CLEARANCE WILL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE WHICHEVER IS A SHORTER DISTANCE.
- THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST BE ON SITE DURING INSPECTIONS.
- FIRE HYDRANT SHALL BE PAINTED IN ACCORDANCE WITH THE STATE OF CALIFORNIA HEALTH AND SAFETY CODE. SEE JURISDICTION REQUIREMENTS.
- DRIVEWAY SHALL HAVE IN PLACE (ALL WEATHER SERVICE) PRIOR TO ANY FRAMING CONSTRUCTION.
- THE DRIVEWAY SHALL HAVE AN OVERHEAD CLEARANCE OF 14 FEET VERTICAL DISTANCE FOR ITS ENTIRE WIDTH.
- AS A CONDITION OF SUBMITTAL OF THESE PLANS, THE OWNER AND INSTALLER CERTIFY THAT THESE PLANS AND DETAILS COMPLY WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES, AGREE THAT THEY ARE SOLELY RESPONSIBLE FOR COMPLIANCE WITH SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES, AND FURTHER AGREE TO CORRECT ANY DEFICIENCIES NOTED BY THIS REVIEW, SUBSEQUENT REVIEW, INSPECTION OR OTHER SOURCE, AND TO HOLD HARMLESS AND WITHOUT FEE, THE REVIEWER AND REVIEWING AGENCY.
- DRIVEWAY WILL BE 14 FEET WIDE WITH A MAXIMUM SLOPE OF 8% WITH A SOLE COMPACTION OF 95% DRYWEY. - SEE SITE PLANS FOR DRIVEWAY.
- CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION 51-7. PROVIDE APPROPRIATE NOTATIONS ON SUCCESSION PLAN SUBMISSIONS, AS APPROPRIATE TO THE PROJECT. CFC CHP.33.

EROSION CONTROL:

- LAND CLEARING, GRADING, OR EXCAVATION SHALL BE BEGUN BETWEEN OCTOBER 1ST AND APRIL 15TH, UNLESS A DEVIATION FROM THIS CONDITION REQUIRES REVIEW AND APPROVAL OF A SEPARATE PERMIT FROM THE COUNTY ENGINEER. THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
- UNNECESSARY GRADING AND DISTRIBUTING OF SOIL SHALL BE AVOIDED.
- ALL MATERIAL STOCKPILED ON SITE SHALL BE PROTECTED FROM EROSION AT ALL TIMES. MAY BARRS, FILTER BARRIS, SILT FENCES OR OTHER MEANS SHALL BE EMPLOYED TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING ANY WATERCOURSE.
- DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO ENTER THE CHANNEL OR STORM DRAIN SYSTEM. USE OF SILT AND GRADE TRAPS, FILTER BARRIS, HWY BARRS OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
- ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR PLANTING OF THE FOLLOWING SO APPROVED EROSION CONTROL: MAX AT A RATE OF 15 LBS PER ACRE:
BRANDON BROME 50%
ROSE OLIVER (PELLETT HICULATED) 15%
CREEPING RED FESCUE 15%
ZORNO PAMPA 15%
WILDFLOWER 15%
TRAKE 15%
- ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED S.C. COUNTY DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.
- ANY MATERIAL STOCKPILED ON-SITE SHALL BE COVERED WITH PLASTIC, ESPECIALLY DURING THE WINTER MONTHS OR DURING PERIODS OF RAIN.
- UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SILTS SHALL BE PERMANENTLY REVEGETATED PER LANDSCAPING PLAN.
- EXPOSED SOIL ON SLOPES GREATER THAN 20% SHALL BE SEEDED, COVERED WITH 2 INCHES OF STRAW, AND AN EROSION CONTROL BLANKET. THE EROSION CONTROL BLANKET SHALL BE STAKED IN PLACE, AND THE EROSION CONTROL AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
- ROAD AND SITE DRAINAGE TO REPERULATE TO LOT AREA, UNLESS NOTED, DOWNSPOUTS TO "SPRINKLETRUCKS TO SURFACE DRAIN TO ESTABLISHED LANDSCAPE AREAS.

F.E.A. COUNTY:

- AS A CONDITION OF SUBMITTAL OF THESE PLANS, THE SUBMITTER, DESIGNER AND INSTALLER CERTIFY THAT THESE PLANS AND DETAILS COMPLY WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES, AGREE THAT THEY ARE SOLELY RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES, AND FURTHER AGREE TO CORRECT ANY DEFICIENCIES NOTED BY THIS REVIEW, SUBSEQUENT REVIEW, INSPECTION OR OTHER SOURCE. FURTHER, THE SUBMITTER, DESIGNER AND INSTALLER AGREE TO HOLD HARMLESS FOR ANY AND ALL SHILLED CLAIMS TO HAVE ARISEN FROM ANY COMPLIANCE DEFICIENCIES, WITHOUT PRELUDE, THE REVIEWER AND THE DISTRICT.



NOTES:

- SEE SITE PLANNING DETAILS PG 9, DETAIL 3
- PLACE FIBER ROLLS AROUND ENTIRE SITE PRIOR TO CONSTRUCTION.

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

REVISIONS	BY

OWNER:
JIM LA TORRE
529 CAPITOLA AVE
CAPITOLA, CA 95010
831-419-6100

LA TORRE A.D.U.
529 CAPITOLA AVE
CAPITOLA, CA 95010
APN 035-093-01

DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING
112 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
PHONE: 831-419-6100
WEBSITE: www.dennisonortondesign.com

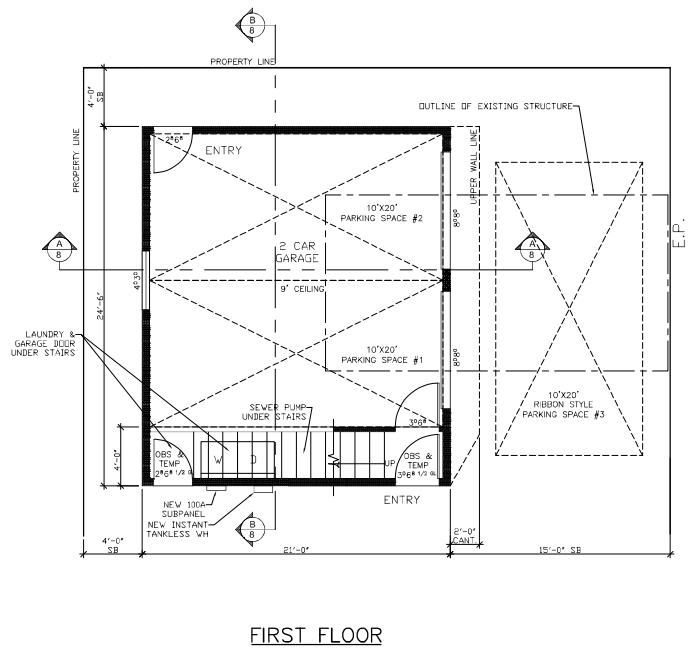
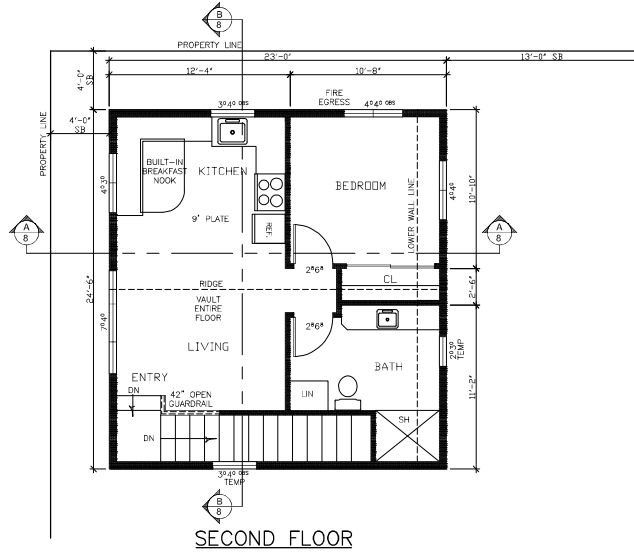
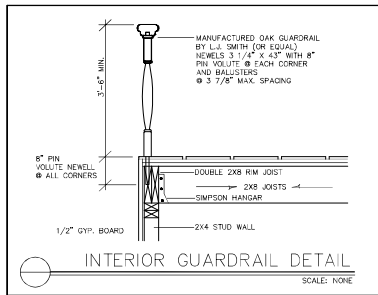
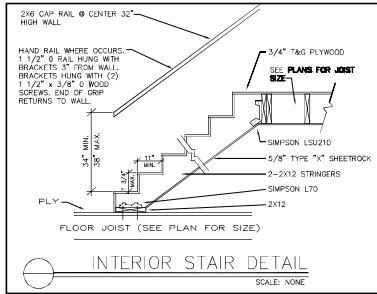
SITE
PLAN

DRAWN: GG

SCALE: 1/8"=1'-0"
JOB NO.: 529CAP

DATE: 09/19/22

SHEET
2
OF 2 SHEETS



GARAGE 1ST FLOOR = 485 S.F.
LIVING 2ND FLOOR = 563 S.F.

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

REVISIONS:

NO.	DATE	DESCRIPTION

OWNER:
JIM LATO FORRE
529 CAPITOLA AVE
CAPITOLA, CA 95010
831-419-6100

LA TORRE A.D.U.
529 CAPITOLA AVE
CAPITOLA, CA 95010
APN 035-093-01

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PROPOSED FLOORPLAN

DRAWN: GG
SCALE: 1/4"=1'-0"
JOB NO. 529CAP
DATE: 07/12/22

SHEET
4
OF # SHEETS

REVISIONS:	BY:

OWNER:
 JIM LATORRE
 529 CAPITOLA AVE
 CAPITOLA, CA 95010
 831-419-6100

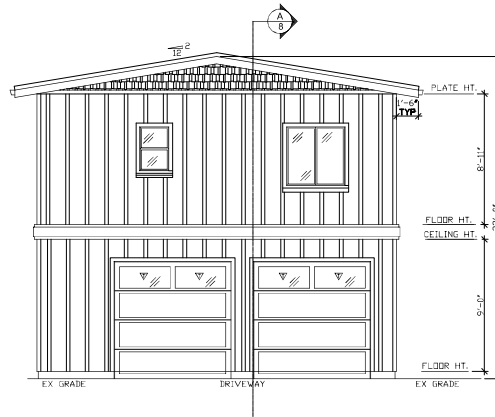
LATORRE A.D.U.
 529 CAPITOLA AVE
 CAPITOLA, CA 95010
 APN 035-093-01

DENNIS NORTON
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 775 CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
 PHONE: 831-419-6100
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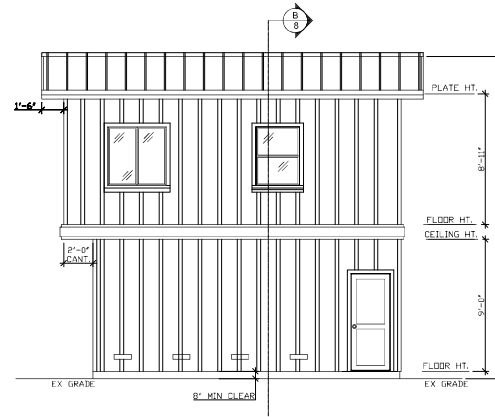
PROPOSED
 ELEVATIONS

DRAWN: GG
SCALE: 1/4" = 1'-0"
JOB NO.: 529CAP
DATE: 07/12/22

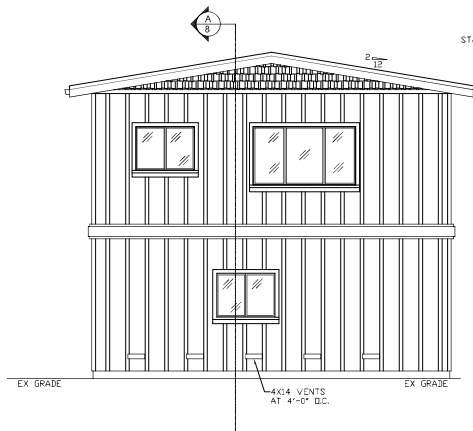
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 OF # SHEETS



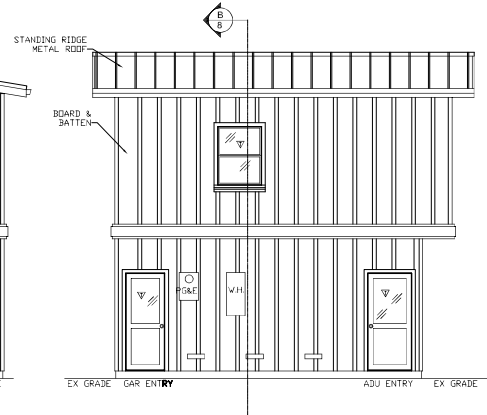
NORTH ELEVATION
 BEVERLEY AVE.



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION
 CAPITOLA AVE.

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

GA FILE NO. WP 3240	PROPRIETARY*	1 HOUR FIRE	50 to 54 FBTC SOUND
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GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER INSULATION, WOOD STUDS

Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. End joints backblocked with resilient channels, 2" mineral fiber insulation, 2.0 or 2.3 pcf, in stud space.

OPPOSITE SIDE: One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1 1/4" Type W drywall screws 12" o.c. Vertical joints staggered 48" on opposite sides. Sound tested with studs 16" o.c. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space. (LOAD-BEARING)

PROPRIETARY GYPSUM BOARD
 United States Gypsum Company - 5/8" SHEETROCK® Brand FIRECODE® C Core Gypsum Panels

Thickness: 5/8"
 Approx. Weight: 7 pcf
 Fire Test: UL R1319-93, 94, 129; 8-10-86;
 UL Design US11;
 ULC Design U911

Field Sound Test: BBN 762903, 9-17-76

B
8

GA FILE NO. FC 5011	PROPRIETARY*	1 HOUR FIRE	60 to 64 STC SOUND
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FLOOR-CEILING SYSTEMS, WOOD FRAMED

WOOD JOISTS, WOOD STRUCTURAL PANELS, GYPSUM FLOOR TOPPING, RESILIENT CHANNELS, GLASS FIBER MAT OR LOOSE FILL INSULATION, GYPSUM WALLBOARD

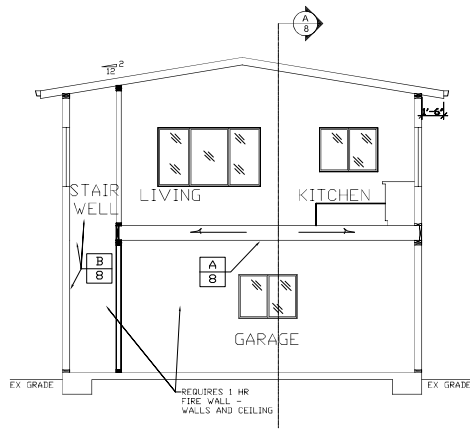
Base layer 1/2" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to resilient framing channels 24" o.c. (16" o.c. when insulation is used) with 1" Type S drywall screws 16" o.c. Gypsum board end joints located midway between continuous channels and attached with screws 8" to additional pieces of channel 60" long located 2" back on either side of end joint. Resilient channels applied at right angles to minimum 1 1/2" deep wood joists spaced a maximum of 12" o.c. with 1 1/4" Type S drywall screws 8" o.c. and 1/4" Type O screws 48" o.c. at the end joints located mid span. Gypsum veneer base applied at right angles to resilient framing channels 1 1/2" Type S drywall screws 8" o.c. and 1/4" Type O screws 48" o.c. at the end joints located mid span. Wood structural panel and subfloor applied at right angles to joists with construction adhesive and 6d ring shank nails 12" o.c. Minimum 1/2" proprietary gypsum floor topping applied over subfloor.

STC rated with 1 joist spaced 24" o.c., 2 1/2" glass fiber insulation in joint spaces, 1/2" proprietary gypsum floor topping poured over 5/8" proprietary sound reduction mat, and with finish flooring of sheet vinyl, engineered wood laminate, and ceramic tile. (STC 64 when sheet, vinyl or engineered wood laminate is applied to floor; STC 55 when tiled with ceramic tile applied to floor).

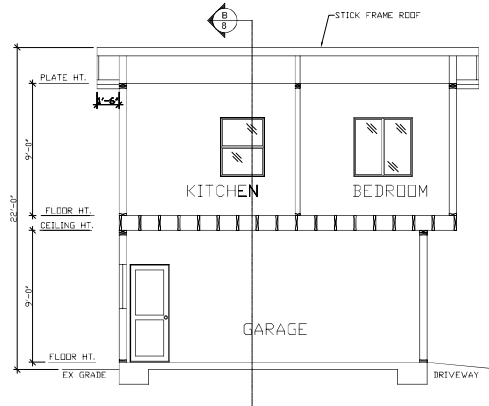
PROPRIETARY GYPSUM COMPONENTS
 United States Gypsum Company - 1/2" SHEETROCK® Brand FIRECODE® C Core Gypsum Panels
 - LEVELROCK® Brand Floor Underlayment

Approx. Calling Weight: 3 pcf
 Fire Test: UL R1319, QBN04680, 2-4-05, LR R1319, QBN04680, 3-31-05; UL Design L570
 Sound Test: RAL OT35-06, 4-22-03; RAL OT33-07, 4-28-03; RAL OT35-09, 6-18-03 (SR sheet vinyl); RAL OT33-08, 4-22-03; (SE engineered wood laminate) RAL OT33-08, 4-22-03; (CF ceramic tile) RAL OT35-10, 6-18-03

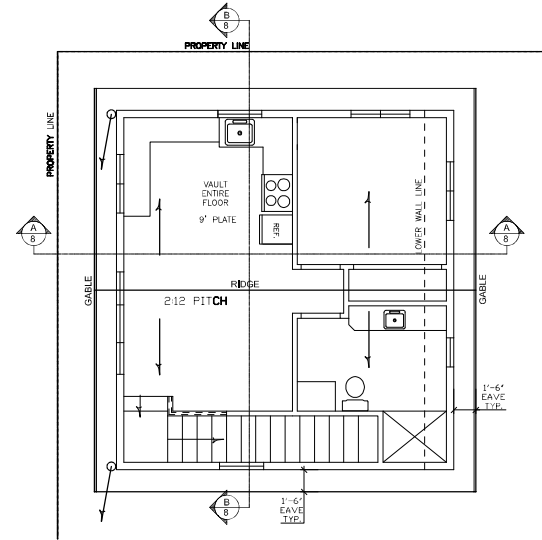
A
8



SECTION B



SECTION A



ROOF PLAN

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

REVISIONS	BY

OWNER
 JIM LATORRE
 529 CAPITOLA AVE
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 831-419-5101

LA TORRE A.D.U.
 529 CAPITOLA AVE.
 CAPITOLA, CA 95010
 APN 035-093-01

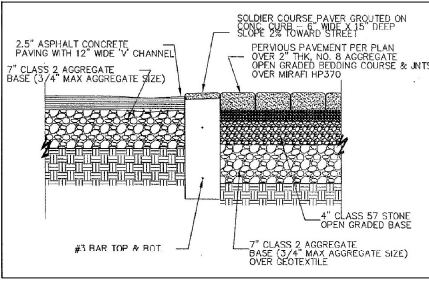
DENNIS NORTON
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ROOF PLAN & SECTIONS

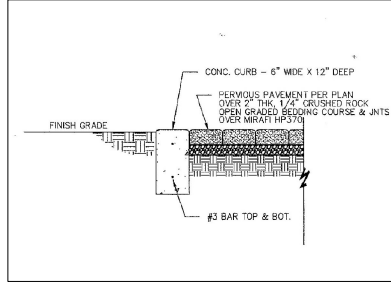
DRAWING GG
SCALE 1/4"=1'-0"
JOB NO. 529CAP
DATE 07/12/22

SHEET
 8
 OF 8 SHEETS

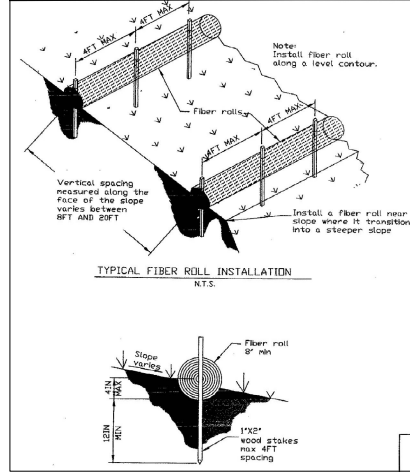
1 SEMI-PERMEABLE PAVERS (DRIVEWAY)



2 SEMI-PERMEABLE PAVERS (PATIOS & WALKWAYS)



3 FIBER ROLL

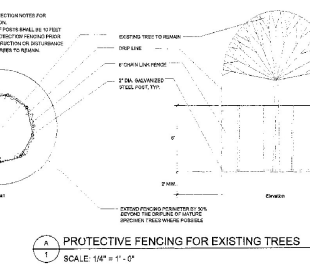
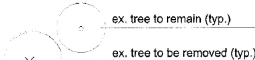


5 TREE PROTECTION PLAN

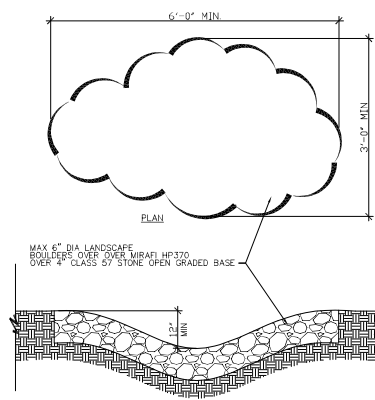
TREE PROTECTION NOTES:

1. Prior to installing any construction activity in the area, including grading, temporary fencing shall be installed at each site tree. Fencing shall be located at or beyond the canopy drip line so that 100% of the drip line will be protected by fencing. To reduce soil compaction from equipment, a mat of 1-2 inch solid wood planks shall be placed at a depth of 4 inches where no construction is to occur on the activity if the trees to be protected.
2. The tree protection fence shall be 5' high chain link with removable posts. The fencing shall form a continuous barrier without entry points around each tree. Any encroachment into the drip line for fencing or construction purposes shall not be permitted.
3. Low hanging limbs or canopy trees shall be pruned prior to grading, or any equipment mobilization on site. The purpose of this requirement is to avoid being struck by any equipment. All limbs to be pruned shall be supported by the structural support for the job.
4. This fencing shall serve as a barrier to prevent drip line encroachment of any type of construction activities and equipment. No oils, gas, chemicals, liquid waste, solid waste, construction machinery or construction materials shall be stored or allowed to stand for any period of time within the drip line of the tree. Further, no area shall enter the fence perimeter for any reason except for the purpose of monitoring the health of the tree. Accidental damage to bark, root zones, or limbs may increase the potential for future decline in the health of the tree.
5. Contractors and subcontractors shall direct all equipment and personnel to remain outside the fenced area and at all times until the project is complete, and shall install employees as to the purpose and importance of fencing.
6. A warning sign shall be posted at each tree including the purpose of the fencing.
7. Fencing shall remain in place and shall not be removed until all construction activities are completed. This shall include grading and compaction activities, installation of underground utilities, all construction activities, and any other construction activity that is scheduled prior to landscape installation.
8. Roots of single standing trees and other exposed trees to be removed shall be cut back to a depth of 12 inches from the trunk. All roots shall be cut back to the trunk to function as temporary walking beams during the construction period. These shall be watered according to each tree and site requirements.
9. Roots of single standing trees and other exposed trees to be removed shall be cut back to a depth of 12 inches from the trunk. All roots shall be cut back to the trunk to function as temporary walking beams during the construction period. These shall be watered according to each tree and site requirements.
10. Unauthorized tree removal is subject to in-kind replacement equal to the mature tree removed as determined by the City.
11. The contractor is required to water, fertilize and attend to other maintenance needs of existing trees as needed per arborist recommendations to maintain healthy growth throughout the construction period. Six foot diameter minimum to six inch diameter forms shall be constructed at the base of each tree to function as temporary walking beams during the construction period. These shall be watered according to each tree and site requirements.
12. Relocation of existing trees (if desired) shall occur under the observation and direction of a certified arborist approved by the County of Santa Cruz. Contact County for additional notes regarding tree relocation.
13. Please consult specifications concerning tree protection and maintenance prepared by project architect or more information.
14. No staking shall occur within the tree protection zone.
15. All staking within the drip line of trees shall be done by hand.
16. Exposed soil after demolition must be covered immediately with a six inch layer of wood chip mulch.
17. In accordance with County standard provisions as applicable (Protection of Trees during Construction Activities):
 - a. All existing heritage trees and designated trees on the job site require protection from construction activities within the drip line. Temporary 54-in.-high fencing and plastic construction fence are acceptable as protective barriers for tree protection purposes. Fencing shall be minimum two feet (2') high. Tree protection shall remain in place until all construction is complete.
 - b. No excavation within the tree protection zone are allowed unless approved by the County and under the supervision of a licensed arborist. Any filling within the tree protection zone shall be done in accordance with a detailed tree protection plan approved by the County. No staking, cutting, or removal of designated trees or canopy trees without the approval by the County and supervision of a licensed arborist.
 - c. No storage of materials, disposal of debris, wrecks or other noxious materials, operation of equipment, parked cars, unnecessary fencing, grading or compaction shall be allowed within the drip line of any tree.

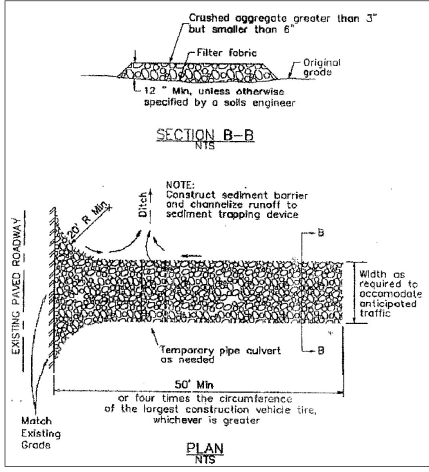
EXISTING TREE LEGEND



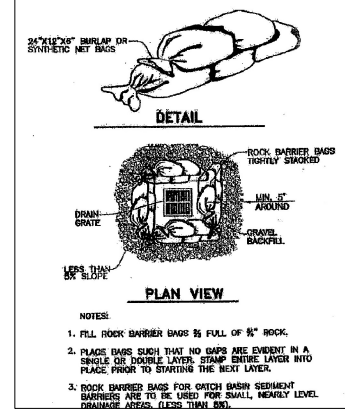
6 BIOSWALE



4 CONSTRUCTION ENTRANCE



7 STORM DRAIN INLET PROTECTION



8 SITE HOUSEKEEPING REQUIREMENTS: CONSTRUCTION MATERIALS

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

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

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

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

9 SITE HOUSEKEEPING REQUIREMENTS: WASTE MANAGEMENT

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

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

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

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

DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.

STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.

PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.

EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.

CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

10 SITE HOUSEKEEPING REQUIREMENTS: VEHICLE STORAGE & MAINTENANCE AND LANDSCAPE MATERIALS

MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.

ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ON-SITE SHALL BE IN A DESIGNATED AREA FITED WITH APPROPRIATE BMP'S.

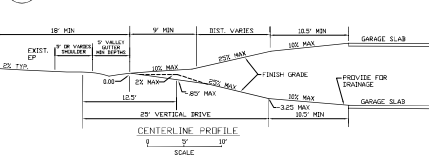
LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY, CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.

CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED. DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.

APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURER RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.

STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

11 TYPICAL DRIVEWAY



REVISIONS:	BY:

OWNER:
JIM LATORRE
529 CAPITOLA AVE
CAPITOLA, CA 95010
831-419-6100

A.D.U.
LA TORRE A.D.U.
529 CAPITOLA AVE
CAPITOLA, CA 95010
APN 035-093-01

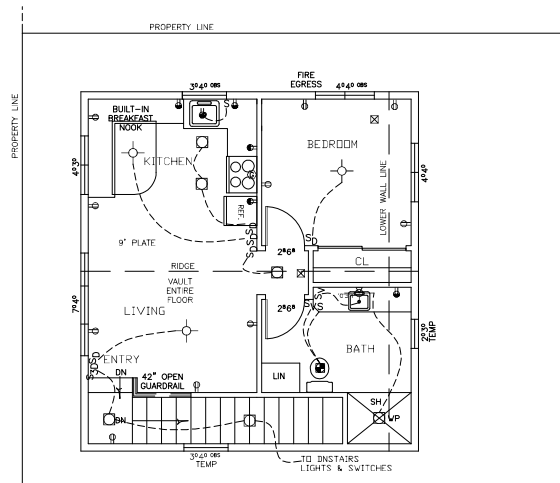
DESIGNER:
DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING
1712 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
PHONE: 831-419-6100
WWW.DENNISNORTON.COM

SITE PLANNING
DETAILS

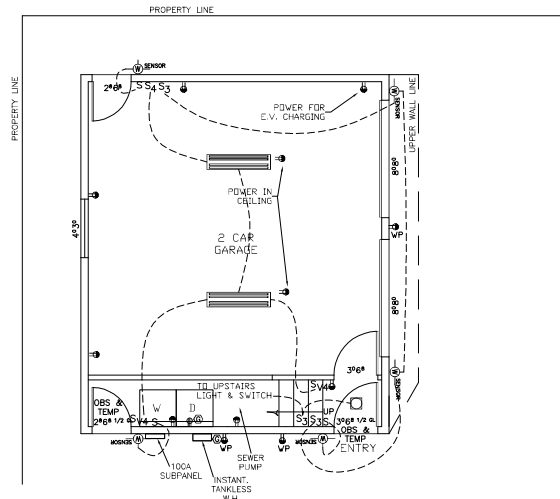
DRAWN: GG
SCALE:
JOB NO. 529CAP
DATE: 04/24/19
SHEET
9
OF SHEETS

ELECTRICAL SYMBOL LEGEND			
SYMBOL	CONTEXT	SYMBOL	CONTEXT
	LIGHT (WALL MOUNT) L.E.D.		AFG RECEPTACLE
	LIGHT (OVERHEAD) L.E.D.		GFI RECEPTACLE (GROUND FAULT)
	CAN LIGHT (RECESSED AIRTIGHT L.E. L.E.D.)		HALF SWITCHED RECEPTACLE
	TUNE LIGHT (L.E.D.)		RECEPTACLE 220V
	WALL LIGHT L.E.D.		FLOOR RECEPTACLE
	STEP LIGHT (L.E.D.)		FAN-HEAT-LIGHT (60 CFM)
	SWITCH		FAN-LIGHT COMBINATION (60 CFM)
	SWITCH (3-WAY)		FAN VENT (60 CFM)
	SWITCH (3 WAY) W/DIMMER		WHOLE HOUSE FAN (16 CFM) 1 SONE
	SWITCH (4 WAY) W/DIMMER		GAS
	SWITCH W/DIMMER		PHONE
	SW W/OCCUPANCY SENSOR		CABLE TV
	SWITCH W/VACANCY SENSOR		SMOKE DETECTOR W/COMB MONITOR DETECTOR (W/ LINE-BATTERY BACKUP)

NOTE:
 -NEW REQUIRED OUTLETS SHALL BE TAMPER RESISTANT (CRC 404.11)
 -ALL LIGHTING TO BE L.E.D.



UPPER LEVEL



LOWER LEVEL

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

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

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

REVISIONS	BY

OWNER:
 JIM LA TORRE
 529 CAPITOLA AVE
 CAPITOLA, CA 95010
 831-419-6100

LA TORRE A.D.U.
 529 CAPITOLA AVE
 CAPITOLA, CA 95010
 APN 035-093-01

DENNIS NORTON
 HOME DESIGN AND PROJECT PLANNING
 112 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
 PHONE: 831-419-6100
 WWW: www.dennisonorton.com

ELECTRICAL PLANS

DRAWN: GG

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

JOB NO. 529CAP

DATE: 07/12/22

SHEET

11
 OF SHEETS

REVISIONS table with columns for No. and Description.

OWNER: JIM LA TORRE 529 CAPITOLA AVE CAPITOLA, CA 95018 831-419-5100

LA TORRE A.D.U. 529 CAPITOLA AVE CAPITOLA, CA 95018 APN 035-093-01

DENNIS NORTON HOME DESIGN AND PROJECT PLANNING 1715 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95018 WWW.DENNISNORTON.COM

BEST MANAGEMENT PRACTICES

DRAWN: GG

SCALE: JOB NO. 529CAP

DATE: 04/24/19

SHEET

BMP

OF SHEETS

Stormwater Pollution Prevention and Protection for Construction Projects

In the City of Capitola water in creeks, gutters, and storm drains flows directly to local creeks and Monterey Bay without any treatment...

In order to reduce the amount of pollutants reaching local storm drains and waterways, the City has developed "Best Management Practices" (BMPs) for construction work...

General Construction & Site Supervision The rainy season referred to herein applies to the dates October 1 to April 30, the dry season spans May 1 to September 30...

- General Principles
1. Keep an orderly site and ensure good housekeeping practices are used.
2. Maintain equipment properly.
3. Cover materials when they are not in use.

- Good Housekeeping Practices
1. Designate one area of the site located away from storm drains, drainage swales, and creeks for auto parking and heavy equipment storage...
2. To prevent off-site tracking of dirt, provide site entrances with specialized aggregate surfaces...

Table with columns for NOT TO SCALE, DRAWN BY, CHECKED BY, DRAWING No., and REV. Includes City of Capitola logo.

- Effective filtration devices, barriers, and settling devices shall be selected, installed and maintained properly.
1. Silt fences must be installed so that the drainage around each fence does not create additional erosion and rills down slope of the fence.

Earth Moving Activities & Heavy Equipment Soil excavation and grading operations loosen large amounts of soil that can be transported into storm drains when handled improperly...

- Site Planning
1. Maintain all heavy equipment, inspect frequently for leaks, and repair leaks immediately upon discovery.
2. Perform regular oil or heavy equipment maintenance, repair jobs and vehicle or equipment washing off-site.

- Practices During Construction
1. Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.

- Spill Clean Up
1. Maintain a spill clean-up kit on site.
2. Clean up spills immediately. Use dry cleanup methods if possible.

Table with columns for NOT TO SCALE, DRAWN BY, CHECKED BY, DRAWING No., and REV. Includes City of Capitola logo.

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

Site Clean Up Clean up by sweeping instead of hosing down whenever possible. Dispose of litter and debris in the garbage.

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

Table with columns for NOT TO SCALE, DRAWN BY, CHECKED BY, DRAWING No., and REV. Includes City of Capitola logo.

- Clean up leaks, drips and other spills immediately so that they do not contaminate the soil or runoff nor leave residue on paved surfaces. Use dry cleanup methods whenever possible.

- Advantage Planning
1. Site development shall be fitted to the topography and soils in order to minimize the potential for erosion.
2. Soil grading/clearing limits, easements, setback, sensitive or critical areas, trees, drainage courses, and buffer zones must be delineated on site...

- Materials & Waste Handling
1. Practice containment "Source Reduction" by streamlining collection and minimizing wastes when ordering materials.
2. Recycle excess materials such as concrete, asphalt, scrap metal, solvents, degreasers, paper, and white maintenance materials whenever possible.

- Landscape, Gardening & Ponds/Fountains/Pool/Spa Maintenance
1. Many landscaping activities and practices expose soils and increase the likelihood of water runoff that will transport earth, sediments and garden chemicals to the storm drain during irrigation or rain events.
2. Landscaping & Garden Maintenance
1. Protect stockpiles and landscaping materials from wind and rain by storing them under tarps or secured plastic sheeting.

- Ponds/Fountains/Pool/Spa Maintenance
1. When draining a pond, fountain, pool or spa, any volumes in excess of 500 gallons must be reported in advance to the City of Capitola Public Works Department.

- Preventing Water & Sediment Runoff Effective erosion and sediment control measures must be implemented and maintained on all disturbed areas in order to prevent a net increase of sediment in the site's storm water discharge relative to pre-construction levels.

Table with columns for NOT TO SCALE, DRAWN BY, CHECKED BY, DRAWING No., and REV. Includes City of Capitola logo.

- Painting, Varnish & Application of Solvents & Adhesives Paints, varnish, solvents and adhesives contain chemicals that are harmful to wildlife and aquatic life in our community.

- Handling of Surface Coatings
1. Keep paint, varnish, solvents and adhesive products and wastes away from the gutter, street and storm drains.
2. When there is a risk of a spill reaching the storm drain, nearby storm drain inlets must be protected prior to starting painting.

- Removal of Surface Coatings
1. Non-hazardous paint chips and dust from dry stripping and sand blasting may be swept up or collected in plastic drip cloths and disposed of as trash.
2. Chemical paint or varnish stripping residue, chips and dust from marine paints or varnishes, or paints containing lead, mercury or thymol must be disposed of as hazardous wastes.

- Clean Up of Surface Coatings
1. Never clean brushes or rinse paint or varnish containers into a gutter, street, storm drain, French drain or creek.
2. For water based paints, paint out brushes to the extent possible and rinse into an interior sink drain that goes to the sanitary sewer.

- Disposal of Surface Coatings
1. Recycle, return to supplier, or donate unopened water-based (latex) paint. Oil-based paint may be recycled or disposed of as hazardous waste.

- Roadwork & Paving
1. Protect nearby storm drain inlets and adjacent water bodies prior to breaking up asphalt or concrete.
2. The discharge of saw cut slurry to the storm drain system is prohibited. Take measures to contain the slurry and protect nearby catch basins or gutters.

Table with columns for NOT TO SCALE, DRAWN BY, CHECKED BY, DRAWING No., and REV. Includes City of Capitola logo.



ARCHIVES
ARCHITECTURE

PO BOX 1332
SAN JOSE CA 95109

September 9, 2022

Attn: Brian Froelich, AICP
Senior Planner
City of Capitola
420 Capitola Avenue
Capitola, CA 95010
(Via email)

RE: Preliminary Historical Evaluation of Detached Garage – 529 Capitola Avenue, Capitola, CA
APN# 035-093-01

Dear Brian:

This letter constitutes a preliminary historic resource evaluation (Phase One Report) for the garage on the property located in the City of Capitola, County of Santa Cruz, at 529 Capitola Avenue. The property contains two buildings: the main house and a detached garage.

Executive Summary

The detached garage at 529 Capitola Avenue, although being built on the site by at least 1927, does not meet the criteria for listing on the California Register of Historical Resources as a contributing structure to the significant property, nor does the garage meet the criteria for designation as a Historic Resource utilizing the criteria of the City of Capitola Historic Resource Ordinance.

INTRODUCTION

Intent of this Memorandum

In the City of Capitola, California, an historical resource evaluation is often required to accompany a project submittal when the city determines that extant structures on the property are at least 50 years old. This property is listed on the 2005 City of Capitola Historic Structures List; however, a property does not have to be listed on a historic resource inventory or historic property register to warrant this type of evaluation as a part of the development review process. Based on the information presented in this letter, findings can be made or subsequent additional documentation could be required by the City of Capitola Community Development Department.

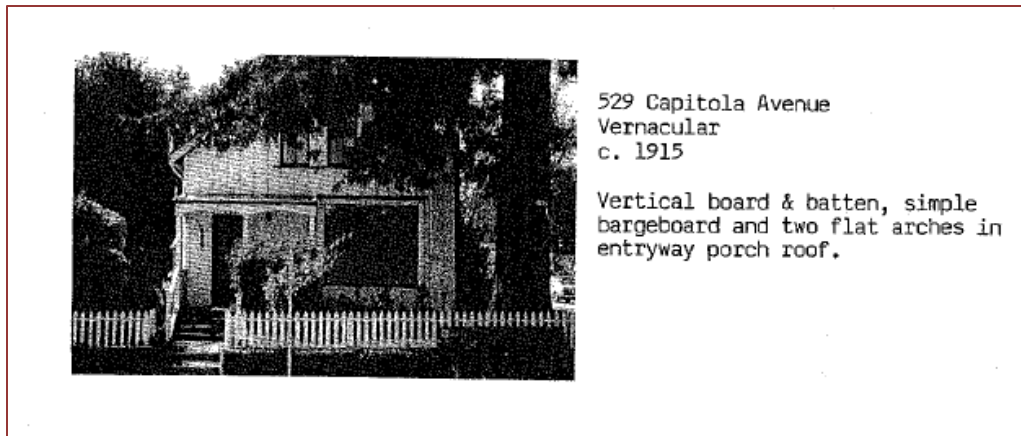
The detached garage and its non-historic lean-to addition are currently proposed for demolition and replacement. A preliminary historic evaluation, such as presented in this letter, can be used to determine the potential for historical significance of a building, structure, site, and/or improvement.

Policy and Regulatory Background

The City's historic preservation policies recognize older buildings for their historical and architectural significance as well as their contributions to the identity, diversity, and economic welfare of the community. The historic buildings of Capitola highlight the City's unique heritage and enable residents to better understand its identity through these links with the past. When a project has the potential to affect a historic resource which is either listed, or eligible for listing, on the California Register of Historical Resources, or is eligible for designation as a Historic Resource under City of Capitola's criteria, the City considers the impact of the project on this significance. Each of these listing or designation processes is based on specific historic evaluation criteria.

Property Status

The parcel at 529 Capitola Avenue is identified on the 2005 City of Capitola Historic Structures List with the status of 7N. This designation, according to the State of California Historical Resource Status Codes, indicates that the property may require additional evaluation. The property was first identified as part of the Capitola Architectural Survey published in 1986 (indicated by the designation "D" on the Historic Structures List), and as shown in the *Capitola Architectural Survey*.



Detail from the 1986 City of Capitola Architectural Survey

The property was further identified within the 2004 Draft *Historic Context Statement For the City of Capitola* (Context Statement), written by Carolyn Swift (indicated by the designation "C" on the Historic Structures List).

For a rehabilitation and addition project at the property, a Secretary of the Interior's Standards Review was conducted in May 2019 by Archives & Architecture LLC, and the character-defining features of the property were listed (see addendum). No evaluation of the historic significance was undertaken. The main portion of the detached garage was not part of the project scope, so the garage was not evaluated for its contribution to the property at that time.

The buildings on the property at 529 Capitola Ave. have not been previously evaluated locally at an intensive level. The property is not listed or designated as a part of any state or national survey of historic resources. The preparer of this report reviewed the detached garage building on the subject property under local, state, and national criteria, to analyze eligibility for listing or designation as a historic property.

**Vincent Canepa home, 529
Capitola Avenue (Survey, 52):**

Architectural style:
Vernacular board-and-batten
Construction date: ca.1874
Theme: Economic
Development



Vincent Canepa home, 529 Capitola Avenue (Survey, 52): Canepa migrated to California in 1896, and his daughter, Edith Canepa Castagnola, was born in the house, a vernacular, two-story board-and-batten built in the mid-1870s. Historians believe the home may have originally been associated with the California Beet Sugar Mill located nearby.

Detail photo and text from the 2004 Draft Historic Context Statement for the City of Capitola

Qualifications

Archives & Architecture, LLC, is a cultural resource management firm located in San Jose, California. Leslie Dill, partner in the firm and the author of this letter, meets the Secretary of the Interior's qualifications within the fields of architectural history and historic architecture to perform identification, evaluation, registration, and treatment activities in compliance with state and federal environmental laws, and are listed with the California Historical Resource Information System (CHRIS). The standards are outlined in 36 CFR Part 61.

Methodology

The methodology used for this historic evaluation included an on-site visual observation of the extant buildings, property, and neighborhood setting; a preliminary-level investigation into the history of the property and its associations. The report references the historic survey listing of the residence in the Capitola Architectural Survey and reviews historic documentation of the property including the City of Capitola Architectural Survey and the Draft *Historic Context Statement for the City of Capitola*. This letter includes an evaluation of the garage within the context of the development of the local area and early development in what is now the City of Capitola, as well as architectural associations.

Property Description

The subject property consists of a rectangular parcel of just under a tenth of an acre. The one-and-one-half-story house is set to the northeast on the parcel, facing the main frontage on Capitola Avenue (approximately east) and running parallel to the secondary frontage along Beverly Avenue. The one-story detached garage, the subject of this preliminary review letter, is located in the northwest corner of the property, accessed directly from Beverly Avenue.



*Assessor's Map of 529 Capitola Avenue, Capitola
The blue rectangle follows the property lines; the red oval encircles the subject garage building*

HISTORICAL BACKGROUND

Historical Context

The Context Statement notes: "Significant single-family residences are those directly related to Capitola's architectural chronology..." [as summarized at the end of the Context Statement as follows]:

1906-1920

Types of Existing Resources:

Capitola Heights subdivision houses along Wharf Road

Vacation homes built in village, on Depot Hill, Fairview Tract, and Opal Cliff

Rosedale Avenue subdivision homes

Lawn Way cottages

Village apartment buildings and single-family structures

Houses built on former beet sugar mill factory site

Village commercial structures

El Salto cottages

Farm Structures between Wharf Road and Forty-first Avenue

Associated themes:

Economic Development: Industry; Agriculture; Land Development, Business, and Tourism; Real Estate Management

The property has been identified as significant to the City of Capitola and appears on the City's 2005 Historic Structures List. Earlier evaluations, all brief mentions in larger surveys, indicate that the parcel, particularly the main house, conveys significant historical aspects of the economic growth of Capitola, as the property embodies associations with historic patterns of development, including the residential development along Capitola Avenue and associations with the Sugar Beet Factory that was located immediately north of this property in the late-nineteenth century. The property is

associated with an original owner, Vincent Canepa, who fished out of Capitola around the turn of the twentieth century, and his daughter, Edith Canepa Castagnola.

The house at 529 Capitola Ave. was likely built in the late nineteenth century, identified by the Context Statement as early as ca. 1874. The HRI originally estimated the house as ca. 1915, possibly identifying a move-on date, but also identifying the earliest date known in a range of years when the house was first constructed or moved onto the current location. Confusing the historical record, Edith Canepa Castagnola was reported to have been born in the house; however, her birthday was in 1899, well before the house appears in its current location. The house represents an older form of residence and use of materials in the City of Capitola and the region. It is clad in board-and-batten and has a simple gabled form associated with the National Style of that time.

The date of the detached garage could also be ascertained only within a range between 1914, when no buildings are identified at this location on the USGS Map, and 1927, when the garage appears on the Sanborn Insurance Map of that year (labeled “A” for “automobile-related”). The garage is also a simple structure, with a rectangular footprint, mud sill, and gabled roof.

Neighborhood History

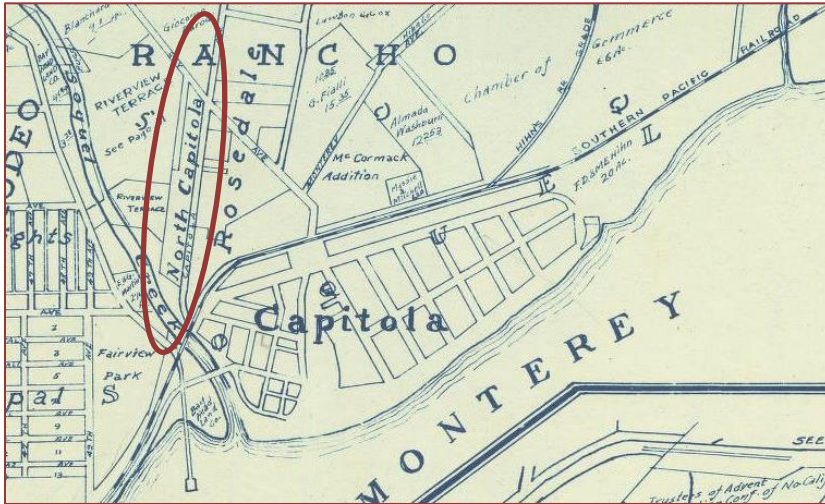
In the first decades of the twentieth century, Capitola Avenue was a rural road leading into Capitola Village from Santa Cruz and the South San Francisco Bay Area. With a background of fields and orchards, a scattering of single-family houses had been built along its route. The road was developed over time as methods of transportation changed from carriage and rail to automobile.

The 2004 *Draft Historic Context Statement of the City of Capitola* (Context Statement) focuses on the history of Capitola Village and highlights significant subdivisions that were developed during the Frederick A. Hihn years around the turn of the last century and under H. Allen Rispin’s ownership from 1919 to around 1926. The property is outside of these focal areas; it is in a neighborhood that was sold as individual parcels and developed more organically over time than many areas of Capitola.

Although outside the main boundaries of the early Village of Capitola, the property would be considered within the patterns and themes of the Residential Phase II development of the city’s Context Statement. The Context Statement notes: “Hihn planned expansive improvements for Capitola between 1895 and 1905 to transition from Camp Capitola to Capitola By-the-Sea. In addition to an expanded number of rental units and apartments, Hihn planned several new subdivisions in areas previously occupied cabins or tents...” “Examples of Property Types” of this phase of development “... include bungalow cottages, duplex vacation homes, apartments, and single-family dwellings.” In the early twentieth century, the subdivision of the subject area into a regular series of residential parcels was undertaken by Frederick A. Hihn, the well-known and significant figure in the historical development of the city and region. In the 1880s and earlier, F. A. Hihn had acquired the larger immediate acreage as a part of his substantial real estate investment in Capitola and other coastal communities.

As early as January 1911, Lloyd Bowman, a local surveyor, created a subdivision map of the area. The subdivision is officially referred to as “North Capitola” in real estate documents, although the area was also referred to as “Sugar Mill Field.” The sugar mill field refers to the nineteenth-century sugar-beet processing mill property that was divided into the parcels along the west side of Capitola Avenue north of the subject property and also divided into the Riverview Terrace neighborhood bordering the Soquel River, across Beverly Street and northwest of the subject property. There is at least one legal reference to “North Capitola” from 1902, so this term may have been in use earlier than the Hihn subdivision map of 1911. The North Capitola subdivision

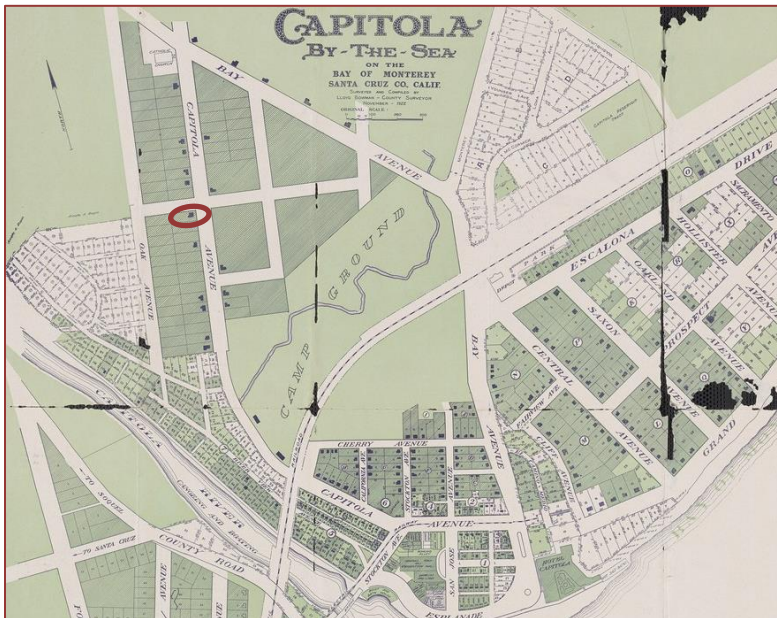
encompasses two long blocks on the west side of Capitola Avenue. The main property frontages are along Capitola Avenue and Oak Drive, and the blocks span from Bay Avenue, across Beverly Avenue, and to the rear of the parcels that front Riverview Drive. The neighborhood was advertised with parcels for sale in 1926, but the area was still largely rural and residential and didn't fully develop until the post-WWII era.



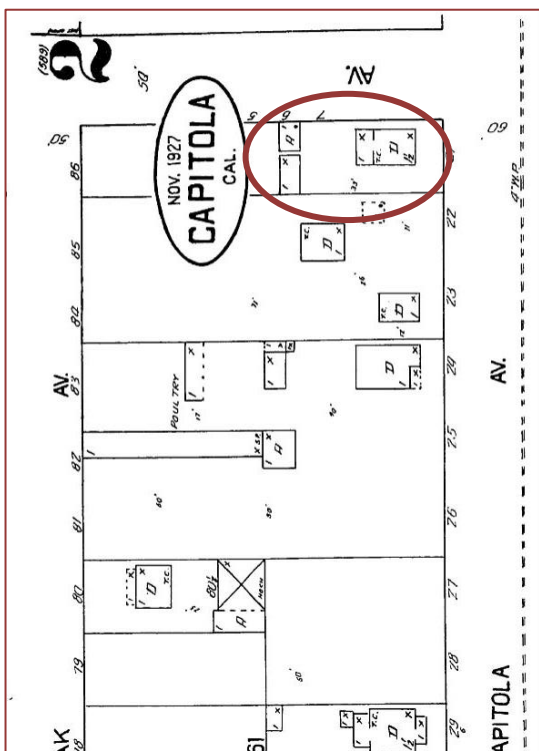
1931 Standard Map Service Atlas of Santa Cruz County, page 29, illustrating North Capitola Subdivision. University of California, Santa Cruz. McHenry Library, Special Collections (online)
The subject property is approximately located at the "C" in "North Capitola"

Property Development

In 1912, the USGS topographic maps do not illustrate any buildings in the immediate location of the subject property. After 1922 the house and property are clearly illustrated at the current address.



1922 Capitola By-the-Sea Real Estate Map, showing the "North Capitola" blocks as not-for-sale
Note: No outbuildings are illustrated on any properties on this map



1927 Sanborn Insurance Map, showing historic house and two outbuildings. One of the outbuildings is no longer extant

Outside the main boundaries of the early Village of Capitola, the house and detached garage appear on the parcel during the Rispin era of the 1920s; however, the house does not represent a 1920s design, and the parcel is not included in any of the specific subdivisions mentioned in the Context Statement. Instead, the house represents an older structure, likely moved onto the site in the early twentieth century. The significance is conveyed from the older National Style residence, and what that represents in the larger context of Capitola’s development. The parcel is across Beverly Avenue from the Sugar Beet Mill property, and the age and materials of the construction suggest that the house may have been associated with that complex. The detached garage is more likely to have been built in-situ, again based on its construction materials and detailing.

Personages

The property is associated with the Vincent Canepa family. They are a significant Capitola and Santa Cruz area Italian-American fishing family. This researcher could not find any documents or resources that could identify the detached garage in any meaningful way with the legacy of this family.

ARCHITECTURAL BACKGROUND

Architecture and Description

The form and detailing of the house at the front of the property serve to document its age and provide its character. It features a low, almost cubical volume, topped by a relatively steep full-width gabled roof that encloses a second story, recently expanded with differentiated dormers. The one-story rear wing, now altered, featured a shed roof typical of nineteenth-century designs. The house displays distinctive board-and-batten siding, single-wall construction, and simple decoration that indicate that the house is from the late-nineteenth century. The front porch features flat arches

that were utilized in porch designs of the 1860s; the porch does not appear on the 1927 Sanborn Insurance maps, so is not historic, but its design, size, and scale are compatible with the age and original design of the house. Per the 1986 Historic Resources Inventory, the original cottage was of note for its “Vertical board & batten, simple bargeboard and two flat arches in entryway porch roof.” According to the Draft Historic Context Statement, the style of the house is “Vernacular board-and-batten,” and the house was likely built ca. 1874.

The subject detached garage building is a vernacular design, not associated with a specific style, meaning it doesn’t include such elements such as trim or cladding that might visually tie it to the house design or other design movements, even though the house and garage share board-and-batten exterior siding design. It features a rectangular footprint on a mud sill with a recent brick floor. The board-and-batten vertical walls serve as both structure and siding. The roof is a moderately pitched gable, covered in rolled roofing. The shallow eaves have exposed rafter tails and no blocking. The front (north), main opening consists of a pair of swinging board-and-batten doors. There is a small gable-end window facing south; it is a fixed wood sash with three lites and thin muntins; it appears to be salvaged from an earlier structure and added into a simple opening cut into the rear wall without trim.



*Detached Garage – 529 Capitola Ave., Viewed from the north (from Beverly Avenue), August 2022
(Photo by Leslie Dill)*

The materials and form of the garage are not distinctive in a way that tie the building to a place, style, materials, or personages. Many other single-wall structures in the region were decoratively clad in horizontal siding and included such features as boxed eaves or special window trim, but this garage exhibits a purely functional design where the exterior exposed envelope is also the structure. The garage features board-and-batten siding and built using board framing; these building techniques are associated with residential framing in the late 1800s in this part of California, and, in more rural local areas, they were used into the early 1900s for sheds and

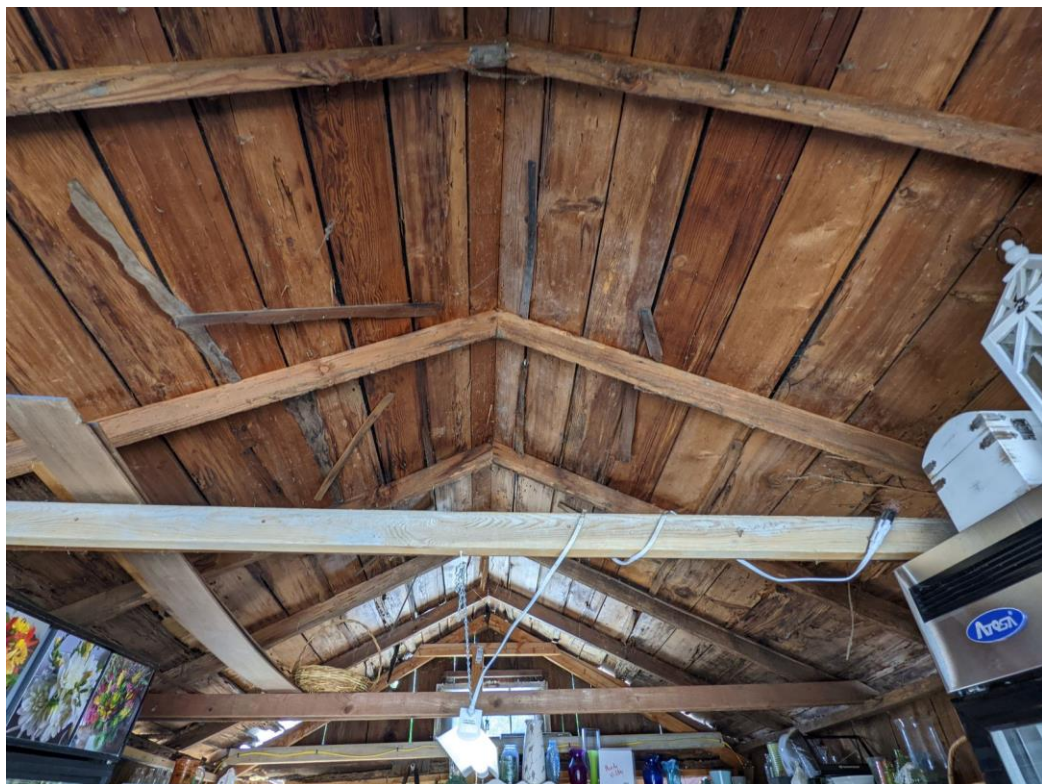
agricultural buildings. The boards do not exhibit saw cuts or square nails that would associate the design with an early (i.e., mid-nineteenth-century) structure. The closely spaced board sheathing also suggests that the structure is not from the 1860s through 1870s when skip sheathing was used (boards laid with gaps). The board walls do not appear to be old-growth redwood, which would signify age and regional use of materials, and the boards and structure are seriously deteriorating. The lack of ridge board or ridge beam, along with the single-wall construction, suggests a turn-of-the-twentieth-century design, and likelihood of having been built on-site, but these features could have been incorporated into a later building (1910 or 20s) because of the building's simple historic function as a shed or garage in a relatively rural area. So, the materials and design of the building are consistent with the maps that show the range of construction from 1914 to 1926, most likely at the earlier end of that range.



Detached Garage – 529 Capitola Ave., Viewed from the northeast, August 2022 (Photo by Leslie Dill)



*Rear of Detached Garage and Shed Addition – 529 Capitola Ave., Viewed from the south, August 2022
(Photo by Leslie Dill)*



Detached Garage View of Interior Roof Framing – Detail, August 2022 (Photo by Leslie Dill)



Detached Garage Round Nail Examples – Details, August 2022 (Photo by Leslie Dill)

PRELIMINARY EVALUATION

Integrity

According to the 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. 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 historic integrity of the detached garage on the residential property at 529 Capitola Avenue is substantially intact, although some aspects have been slightly compromised over time.

From observing lack of ridge beam (creating a vulnerable structure for relocation), one can assume that the garage was likely built in-situ, so the **location** is likely original or at least dating from almost 100 years ago, the established period of significance of the property.

The neighborhood **setting** continues to convey an area of single-family residences with a variety of designs and eras represented.

The south lean-to addition has removed some original materials, but the vast majority of its **materials** are obviously of an earlier age. The board-wall **design** of the garage is authentic. There is no “**workmanship**” to evaluate.

Although the use of the building is identified on the Sanborn Insurance Map as automobile-related in 1927, and it is of a size that might have housed a single car of that era, the **feeling** the garage conveys is more of a stripped-back functional outbuilding (e.g., more of a storage shed). It has no architectural features, such as trim or windows, siding, or even cross-facing boards that might indicate that it would house something of value. It does not embody strong **associations** with the house design or the historical development of the city in this neighborhood.

After reasonable research efforts were undertaken for a report of this kind, no new historical documentation was discovered for this parcel, so the evaluation that follows in this report is based primarily on the design and materials of the garage itself and its larger known context. A building can be considered a “primary resource” the same way a diary or first-person account of historic events is a primary resource. The building itself tells its own stories, in its design, materials, workmanship, etc.

California Register of Historic Resources

The California Office of Historic Preservation describes the California Register as a “...program [that] encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act.” There are four criteria for designation, evaluated for the garage at 529 Capitola Avenue as follows:

Historic Events and Patterns

The main house (and, therefore, property) is identified within the Context Statement, for how it conveys its associations to the development of Capitola (especially Capitola Avenue) and its associations with a family with ties to the significant early-twentieth-century fishing industry, as well as its potential associations with the Sugar Beet Mill history. Although the house at 529 Capitola Ave. is at least 100 years old—and more likely older—it is not merely its age that makes it representative of broad historical patterns of development. The construction materials and methods of the house clearly convey the age of the house and its original modest size (even with recent additions). Even without additional intensive research and evaluation, the property would, therefore, continue to have potential for eligibility for the California Register based on significant events or patterns of history under California Register Criterion (1), as represented by the main house.

Meanwhile, the garage does not contribute to these historical associations. It is known to be in place by 1927, but it does not have features or materials that are readily understood to represent the residential values of people in Capitola in the early 1900s.

Personages

Although the Canepa family is associated with the property, the garage structure does not illustrate or convey aspects of their lives that make the family significant in the City of Capitola. The garage does not embody known stories, materials, or design traits that

illustrate the family's trade or growth over time. Although the property may be evaluated as a whole to be associated with significant personages (California Register Criterion 2), the garage can be found not to be an important contributor to that narrative.

Architecture

Although recognizable from its framing techniques as a building from an earlier era, and although the building stands out somewhat in the neighborhood because of its unpainted wood exterior, the garage does not represent a distinguished example among vernacular garages from its period. The materials are conventional for their time, used in a very basic manner, and do not embody exceptional significance for their quality or workmanship. A small, detached garage can sometimes capture or embody the feelings and association of an austere era or provide associations with early automobile use; however, this garage is not a distinctive representation of the use of materials or composition, nor does it clearly embody design elements that might differentiate between a garden shed and an automobile garage. Unadorned, it does not convey strong design connections to the house on the property. The property would therefore not qualify for the California Register under Criterion (3).

Potential to Provide Information

The property has no known associations or identified materials that indicate that it might lead to the discovery of significant information. The property would therefore not qualify for the California Register under Criterion (4).

Capitola Historic Features Ordinance

The Capitola Designated or Potential Historic Resources Ordinance (Municipal Code 17.84.060) allows for the identification and/or designation of local historic resources, formerly known as "historic features." Per the ordinance, "The City Council may classify a property as a Designated Historic Resource if it meets any of the following criteria":

1. *It exemplifies or reflects special elements of the City's cultural, social, economic, political, aesthetic, engineering, architectural or natural history.*
2. *It embodies distinctive characteristics of a style, type, period or method of construction, or is a valuable example of the uses of indigenous materials or craftsmanship.*
3. *It is an example of a type of building once common in Capitola but now rare.*
4. *It contributes to the significance of an historic area, being a geographically definable area possessing a concentration of historic or scenic properties or thematically related groupings of properties which contribute to each other and are united aesthetically by plan or physical development.*

The ordinance also says that "Designated Historic Resources represent particularly noteworthy community resources that exemplify the City's unique historic identity, primarily from the pre-World War II era of Capitola's history. Designated Historic Resources possess iconic landmark status that contribute to Capitola's unique sense of place due to physical characteristics of the resource visible from a public place."

Analysis

In considering the significance of the property based on these City of Capitola criteria, the detached garage can be found not to meet the criteria of the City of Capitola Historic Resource Ordination, as follows:

1. Because of the garage's lack of documentary narrative that ties it into the property history or neighborhood development, and because of its unremarkable architectural materials and simplistic methods of construction, it cannot be found to exemplify special elements of the City's history per Criterion 1.
2. Although the garage is built using single-wall techniques which dates its construction back many years, it is not a distinctive, artistic, or high-quality example of that type of building. The garage can be found not to meet Criterion 2 for its lack of characteristics of a style, type, period or method of construction.
3. Because, as a detached garage and vernacular residential outbuilding, it is not a common type of building that is now rare, the building can be found not to meet Criterion 3.
4. Finally, the detached garage is not a contributing building to a larger narrative—it is not a piece of a jigsaw puzzle that might build a larger sense architectural, artistic, thematic, or historic-neighborhood community. The garage can be found not to meet Criterion 4.

CONCLUSIONS

The garage building, as a detached built element within an identified historic property, does not appear to be a contributing historic resource or a character-defining feature within the criteria of the California Register of Historical Resources nor within the City of Capitola Criteria for Designation of Historic Resources.

It can be found that the proposed demolition of the detached garage would not have a significant effect on the environment under CEQA.

Sincerely:



Leslie A.G. Dill, Architectural Historian and Historic Architect
Archives & Architecture, LLC

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ADDENDUM

(Page 4 from May 2019 Standards Review report that identified character-defining features of the property)

The house is recognizable as a somewhat altered National-style cottage. The National style is associated with the nineteenth century, from the 1860s into the late 1880s. The design is embodied by vernacular steeply-pitched gable-roofed houses with half stories at the upper level, supported by balloon framing. They are commonly clad in board-and-batten siding and feature 2/2 or 1/1 double-hung wood windows placed individually. Many are of single-wall construction.

Character of the Existing Resource

The primary character of the historic house is obtained from its simple form and materials. It features a low, almost cubical volume, topped by a relatively steep gabled roof that encloses a small second story. The one-story rear wing, now altered, featured a shed roof typical of nineteenth-century designs; it was expanded, and the roof form altered, leaving the side eaves of the original shed roof. The front porch features flat arches that were utilized in porch designs of the 1860s. The porch does not appear on the 1927 Sanborn Insurance maps, but its design, size, and scale are compatible with the age and original design of the house.

Per the 1986 Historic Resources Inventory, the original cottage was of note for its “Vertical board & batten, simple bargeboard and two flat arches in entryway porch roof.” According to the Draft Historic Context Statement, the style of the house is “Vernacular board-and-batten,” and the house was built ca. 1874.

To review the design of the proposed rehabilitation and addition project, Archives & Architecture, LLC created an initial in-house list of the house’s features. The list of character-defining features includes, but may not be limited to:

- Compact, approximately square main footprint with a full-width one-story rear wing (in this location by 1927)
- Low one-and-one-half-story massing with high wall plates (balloon framing)
- Full-width steeply-pitched gable roof form and lean-to shed roof to the rear
- Boxed shallow eaves
- Vertical board siding with flat-board fascia (with narrower siding on the rear wing)
- Placement of most of the window openings, as individually placed vertical windows

Unclear elements (not proposed for alterations, so no additional historical investigation was undertaken):

- Current version of the front porch. No projecting porch is shown on the 1927 or 1933 Sanborn Insurance maps; however, the porch design is commensurate with the age and design of the house.
- Eastern portion of the detached garage. It is illustrated on the property by 1927; however, its age is not necessarily indicative of its significance, as it is not associated with the nineteenth-century house design. The western portion has been altered (see below).

Alterations or added elements, appropriate for removal, include features that do not appear on the 1927 Sanborn Insurance maps—so appear to be later additions—and/or building elements that are clearly not original:

- Projecting rear porch
- Large plate-glass focal window
- Replacement sash for windows
- Gabled roof addition at the rear wing
- The lean-to (west) addition at the detached garage

Capitola Planning Commission

Agenda Report



Meeting: October 6, 2022
From: Community Development
Address: 401 Capitola Avenue

Permit Number: #22-0282

APN: 035-131-11

Conditional Use Permit and Parking Variance to establish a bar and lounge (pour room) serving beer and wine with no onsite parking in the MU-N (Mixed Use Neighborhood) zoning district. This project is in the Coastal Zone but does not require a Coastal Development Permit.

Environmental Determination: Categorical Exemption 15301

Property Owner: Amy Cheng

Representative: Richard Emigh Filed: 07.06.2022

Applicant Proposal

The applicant is applying for an amendment to an existing conditional use permit (CUP) #19-0031 to establish a bar and lounge (pour room) serving beer and wine, to expand indoor and outdoor dining/consumption customer areas and a variance to required parking. The existing business, Capitola Tap House, is operating under the existing CUP as a take-out food and beverage eating establishment that serves kombucha, coffee, tea, and snacks. Conditions of the 2019 CUP limit the business to six customer seats and the location provides no onsite parking.

Background

On April 4, 2019, the Planning Commission approved CUP #19-0031 for a takeout restaurant that was to serve rice bowls, salads, beverages, and ice desserts with six seats for customers. The final local action notice included 26 conditions of approval that remain effective (attachment #3). During discussion, the Planning Commission decided not to approve a proposed patio along the side of the building nearest the trestle and that any kitchen/hood exhaust would need to be located on the front half of the building toward Capitola Avenue.

During the Building Permit plan check, the applicant changed the business model to a kombucha, tea, and coffee serving business with a smaller kitchen to serve small bites and snacks. The change included replacing a portion of the kitchen and prep area with a walk-in cooler that is plumbed with 32 tap dispensers for non-alcoholic beverages.

Discussion

The Capitola Tap House is located at 401 Capitola Avenue, within the Mixed-Use Neighborhood (MU-N) zoning district and just outside the Mixed-Use Village (MU-V) boundary, which is aligned with the trestle. The purpose of the zones are different with the MU-V supporting a mix of retail, restaurants, services, and recreation amenities providing a walkable environment, catering to all ages, and supporting year-round activities during the day and night. Although also mixed-use, the purpose of the MU-N is to allow for neighborhood-serving mixed uses that enhance resident's quality of life and is carefully designed to complement its surroundings and minimize impacts on neighboring properties.

The application requires two entitlements:

1. A Conditional Use Permit Modification to establish a bar and lounge serving beer and wine in the MU-N zoning district (use table 17.20-1).
2. A Parking Variance to expand customer area from six seats to a plan that fully utilizes the front porch and interior customer area with proposed seating for 31 customers.

The existing business was approved under the prior Zoning Ordinance, which allowed takeout businesses to establish with six customer seats without requiring additional parking. The current Zoning Ordinance modified the standards for take-out food and beverage eating establishment to remove the six seat limit and rather limit customer accessible area to 160 square feet. More recent projects reviewed under the new code are required to renovate interiors to physically limit customer spaces to comply with the new standard. An example of a take-out food and beverage which complies with the new ordinance is Boba Tea located at 110 Capitola Avenue and was approved in October 2021.

The customer area of the existing building (interior plus front porch) is 554 square feet, which is considered legal nonconforming but the limitation to six seats still applies. The applicant proposes to activate the full 554 square foot customer space for customers to include 31 seats.

The Zoning Ordinance defines “Eating and drinking establishments” as follows:

17.160.020 E “Eating and drinking establishments” means businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.

- a. “Bars and lounges” means a business devoted to serving alcoholic beverages for consumption by guests on the premises and in which the serving of food is only incidental to the consumption of such beverages. Includes cocktail lounges, nightclubs, taverns, and other similar uses.
- b. “Restaurants and cafes” means a business establishment serving food and beverages to customers where the food and beverages may be consumed on the premises or carried out and where more than one hundred sixty square feet of public area is open to customers. Includes full-service restaurants, fast-food restaurants, coffee shops, cafes, and other similar eating and drinking establishments.
- c. “Take-out food and beverage” means establishments where food and beverages may be consumed on the premises, taken out, or delivered, but where the area open to customers is limited to no more than one hundred sixty square feet. Includes take-out restaurants, take-out sandwich shops, limited service pizza parlors and delivery shops, and snack bars. Also includes catering businesses or bakeries that have a storefront retail component.

The proposed use includes greater than 160 square feet of customer area, includes 31 seats, proposes a self-pour tap system, and will utilize at least 50% of the 32-tap system for dispensation of alcoholic beverages. The proposed use is a “Bar and lounge” (pour room) as defined by the Zoning Ordinance.

The applicant has provided a business plan and narrative (attachment #2), which describes the intended operation details and customers for the business. The proposal includes operation hours of 11am-8pm and posits that most customers would be pass-by stops by visitors that are already on their way to and from the Village and beach.

Conditional Use Permit

The applicant's request is for approval of an amendment to CUP #19-0031 to allow beer and wine sales. The applicant has filed for a type 41 license with California Department of Alcohol and Beverage Control (ABC).

In review of the applicant's proposal, Planning staff consulted with the Police Department and found that no calls to Police have been made by or to the Capitola Tap House.

The Planning Department has conducted two Code Enforcement actions against the property since the existing CUP was approved in April 2019. In November 2019, the applicant built a trash enclosure that did not conform to the approved plans and had installed forms to pour concrete for a patio area that was specifically not approved by the Planning Commission. Planning staff visited the property, took photos, and informed the applicant of the violations. The applicant removed the forms and rebuilt the approved trash enclosure. In June 2022, the applicant had installed multiple banners in front of the business without permits. Planning staff visited the property and sent a courtesy notice to the applicant informing of the issue. The applicant removed the banners. There are no open code violations at the property.

Planning staff also contacted representatives from ABC and inquired about the proposal. The response was that ABC will not perform an in-depth review until after local approval but offered preliminary feedback. The representative noted that they were familiar with the front porch area and were not concerned with this area being used for consumption. The representative expressed concern with how IDs would be checked for a self-pour business model. They also noted that a type 41 license requires that the business be primarily food serving with beer and wine as a beverage option. They stated concern with the kitchen's limitations and the ability to meet the type 41 requirement of being a true restaurant.

Pursuant to 17.124.060, when evaluating a CUP, the Planning Commission must consider the following characteristics of the proposed use:

- A. Operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).
- B. Availability of adequate public services and infrastructure.
- C. Potential impacts to the natural environment.
- D. Physical suitability of the subject site for the proposed use in terms of design, location, operating characteristics, shape, size, topography.

Pursuant to 17.124.070, the Planning Commission must make the following findings for approval for a CUP:

- A. The proposed use is allowed in the applicable zoning district.
- B. The proposed use is consistent with the general plan, local coastal program, zoning code, and any applicable specific plan or area plan adopted by the city council.
- 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.
- D. The proposed use will not be detrimental to the public health, safety, and welfare.

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

Planning Department staff cannot make the required findings for approval of the proposed CUP amendment. The operating characteristics of a bar and lounge business with no parking in the MU-N zone is not compatible with surroundings at this location. Additionally, the applicant has a recent history of code violations and ABC has open concerns that may not be able to be addressed with the current plan.

Parking Variance

Bar and Lounges require parking to be provided at a ratio of 1:60 square feet for customer area and 1:240 square feet for other areas. The gross calculation for the proposed business is 12 parking spaces (see table). However, section 17.76.020 only requires parking be provided for the incremental intensification of a proposed new use. The existing use, takeout restaurant, is categorized by code with a requirement for a 1:300 square foot parking ratio (1,265/300=4). Therefore, the existing parking credit for a 1,265 square foot building with a 1:300 ratio is four parking spaces. The proposed change of use has an incremental intensification that requires eight parking spaces be added to the site to comply.

Use Areas and Parking Required			
	Building Area	Customer Area	Other Area
First Floor	912 sf	404 sf	508 sf
Loft	203 sf	0 sf	203 sf
Porch	150 sf	150 sf	0 sf
Total	1,265 sf	554 sf	711
Parking Ratio		1:60 sf	1:240 sf
Required Parking		9 spaces	3 spaces
Provided Parking		0 spaces	0 spaces

General Plan Analysis

Several General Plan policies are relevant to the review of the project. Compatibility related to the intensity of the proposed use, no onsite parking, proximity to R-1 properties, and the location within the city are individually significant issues that are not mitigated and collectively result in an unsupportable project.

Policy LU-1.3 Compatible Development. Ensure that all new development is compatible with neighboring land uses and development.

Policy LU-4.1 Quality of Life. Ensure residential neighborhoods are walkable, safe, friendly, and provide a high quality of life for residents of all ages. Minimize unwanted noise and spillover parking in neighborhoods.

Policy LU-4.7 Planning Projects. Ensure that future planning efforts for non-residential areas carefully consider potential impacts on adjacent residential neighborhoods.

In summary, the zoning code is established to implement the general plan and to protect the public health, safety, and welfare. The proposed project does not conform with the purpose statement of the MU-N zoning district and is contrary to the general plan.

CEQA

The project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations. The proposed project involves changes to operations and amending a conditional use permit to an existing mixed-use space.

Recommendation

Staff recommends that the Planning Commission deny the Parking Variance and the amendment to the Conditional Use Permit based on the following Findings.

Attachments

- 1. Proposed Site Plan/Floor Plan
- 2. Proposed Business Plan and Narrative
- 3. Existing Cup Conditions for #19-0031

Conditional Use Permit Findings

- A. The proposed use is allowed in the applicable zoning district.**
Bar and lounge businesses are permitted through a conditional use permit in the MU-V zoning district. The CUP amendment request for a bar and lounge is not consistent with the MU-N zoning or the General Plan policies applicable to this location. The business provides no parking onsite and proposes an expansion of 25 seats with implementation of a 32 tap system for beer and wine. The tap system is likely the largest in Capitola with a capability of dispensing large quantities of alcoholic beverages at a location that is transitional in land use intensity and prioritizes resident’s quality of life.
- 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 is not consistent with the General Plan or Zoning Ordinance. Specifically, General Plan policies LU-1.3, LU-4.1, and LU-4.7; and Zoning Ordinance sections 17.20.010 B2, 17.124.060, and 17.128.010. The location is not in the Capitola Village. The area of Capitola Avenue between the trestle and Bay Avenue is described as transitional with a focus on residents’ quality of life rather than visitor serving amenities like the MU-V zone and Capitola Village area. **This finding cannot be made.**
- 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.**
A Variance for the additional eight parking spaces while providing zero onsite parking is not compatible with surrounding land uses. The applicant is proposing to place the burden of all inbound parking demand off site. This will have a direct impact on public parking options in the area with no mitigating circumstances. **This finding cannot be made.**
- D. The proposed use will not be detrimental to the public health, safety, and welfare.**
Bar and lounge uses, with 32 taps and limited space for patrons, poses a risk to public health, safety, and welfare to adjacent residential property owners. **This finding cannot be made.**
- E. The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.**
The proposed use is not adequately served by parking and places the burden of parking demand entirely offsite. The proposed use is not properly located within the city. With a

single family residence approximately five feet away and over twenty single family properties within 300 feet, the use will have an impact to quality of life for residents. Additionally, the proposed use will be a pour room with 32 taps with at least 50% dedicated to serving beer and wine. The combination of parking deficiency, proximity to sensitive receptors, and the proposed intensity of use are not supported by services or infrastructure. **This finding cannot be made.**

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

Section 15301 of the CEQA Guidelines exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. This project involves no new permanent physical improvements and does not require a Building permit. The permit will involve a minor change in operations and utilization of existing spaces. No adverse environmental impacts were discovered during review of the proposed project.

Variance Findings

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

There are not unique circumstance applicable to the subject property. The applicant is proposing a variance to allow no parking without making a justification that is based on inherent property or location conditions. **This finding cannot be made.**

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

Strict application of the zoning code concludes that the subject property is currently operating with a legal nonconforming status and is enjoying the privilege of a customer area larger than currently permitted. The property is not deprived an opportunity or privilege enjoyed by any comparable property in the MU-N zoning district. **This finding cannot be made.**

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

The proposed variance is not necessary to preserve an essential property right possessed by other property in the vicinity. The applicant has proposed an intensity of use that outsizes the property. Specifically, the property is 1,655 square feet and the proposed use requires 12 parking spaces. Commercial parking spaces are 9 feet by 18 feet and require 162 square feet of area. The required parking for the proposed use would require 1,944 square feet, which is larger than the subject property. **This finding cannot be made.**

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

Granting of the proposed variance would be a detrimental to public health, safety, or welfare. It would be injurious to properties in the vicinity because all parking demand for the subject property would be borne by and adjacent to surrounding properties. Noise associated with a

pour room would have negative impacts on neighbors in the vicinity. **This finding cannot be made.**

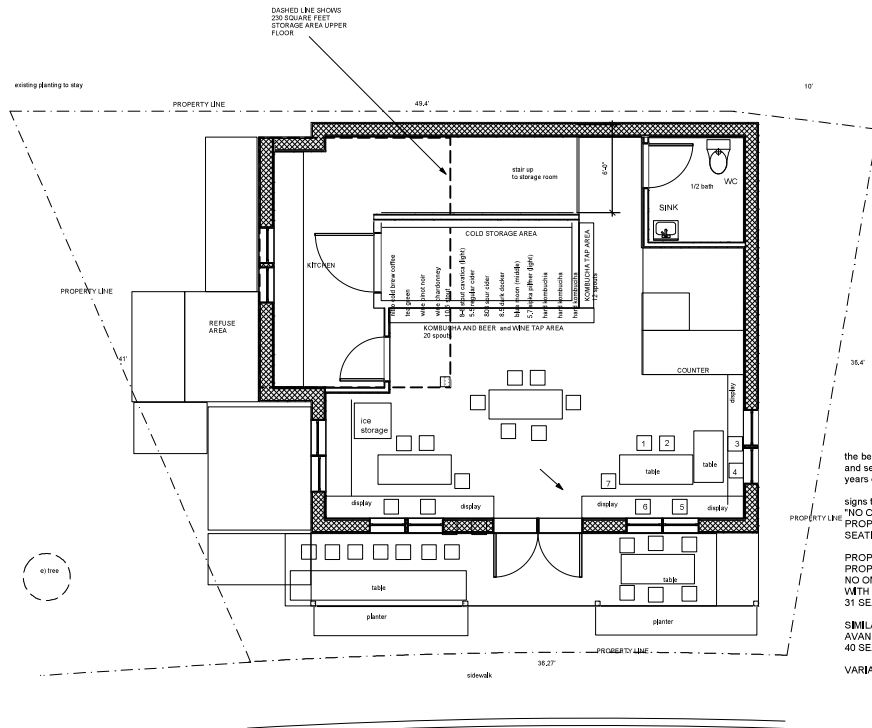
E. The variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity or in the same zone as the subject property.

The granting of the parking variance would be a granting of special privilege by allowing a use that requires eight parking spaces to provide none. **This finding cannot be made.**

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

The variance would potentially have a minor impact coastal parking resources due to displacing the entire parking burden on other parking locations. This would limit overall visitor parking opportunities. **This finding cannot be made.**

Report prepared by: Brian Froelich



SITE PLAN
1/4" = 1' 0"

404 sf of public area inside
150 sf public are in covered porch

the beer will be from controlled taps and served only to persons over 21 years of age (card key controlled)

signs to be posted
"NO OPEN CONTAINERS PAST PROPERTY LINE OR CONTROLLED SEATING AREAS"

PROPOSED SEATING FOR 18 PEOPLE INSIDE
PROPOSED SEATING FOR 13 PEOPLE OUTSIDE
NO ON SITE PARKING SEATING AREA
WITH 160 SF ALLOWED FOR 31 SEATING AREA

SIMILAR CONDITION TO AVANUE CAFE SAME ZONING, NON-CONFORMING 40 SEATS WITH ONSIDE AND OUTSIDE SEATING
VARIANC TO PARKING REQUESTED

RICHARD L. EMIGH A.I.B.D.
DRAFTING, DESIGNING & LAND USE ANALYSIS
413 Capitola Avenue Capitola, CA 95010
Phone: 831-479-1452 Fax: 831-479-1476



SITE PLAN AND SEATING AREAS

phone # 510-701-8383

401 CAPITOLA AVE 95010
TAP HOUSE FLOOR PLAN
FOR LL APPLICATION
for Amy Cheng

DATE: 05/20/2022
DRAWN BY: RLE
PROJECT NO: 22-0001

SHEET
A-1

1 OF 1 SHEETS

BUSINESS PLAN

Capitola Tap House
401 Capitola Ave.

Capitola, CA 95010, USA

September 13, 2022

Executive Summary

The Company

Capitola Tap House is a self-serve drink on draft. The self-pour revolution is growing and will add a modern touch to my establishment that will increase foot traffic, drive up sales, reduce waste, and make my operations overall more efficient. Self-pour technology can surely add a unique differentiator.

Having a self-pour beverage wall with beer, wine, and wine-based spirits cocktails will create a sense of community and is great for team bonding and creating a more inclusive environment for everyone for Santa Cruz county and visitors come to Capitola.

The Ownership

The Company will be structured as a sole proprietorship.

The Management

The Company will be managed by hired managers and staff. For delivery drop off, In front of the business location on the street, two parking spaces are designated for a 24 minute parking/loading zone for receiving deliveries. For storage concerns, All beer/wine are set up in 5 gallons to 15 gallons inside the walk-in cooler, and there are plenty of storage shelves. The second story has plenty of room for storage. Green waste management offers bigger size garbage/recycle containers to meet higher waste demand as necessary.

The Goals and Objectives

Capitola Tap House aims to add a fun place for local residents and visitors to stop for some drinks (non alcohol and alcohol drinks are featured on two walls and daily fresh small eating plates for pairing with the drinks. The Capitola Tap House business will enhance the residents' quality of life. Many residents and visitors have expressed positive interest regarding this new business in Capitola, especially the incorporation of alcohol beverages into our business model. This is an ideal location for residents to gather and meet their neighbors and enjoy social circles. Capitola Beach draws many visitors and vacation renters to this area. The City of Capitola Village parking lots, and street meter parking provide parking to the visitors who come by my business while on their way to the village, as we are not a point of destination, but a stop on the way to or from the Village, and many people would be able to take advantage of our take-out option. This business will not generate more

than usual car traffic, or spillover parking in the neighborhoods, as can be confirmed by our previous statement on not being an immediate point of destination, but a business on the way to the Capitola Village. This business is surrounded by recently rezoned vacation rentals and separated by the mixed use village zone.

Open hours are 11am to 8pm (summer and winter business hours may vary).

The Products and Services

Capitola Tap House offers self-pour draft kombucha, specialty tea, nitro cold brew coffee, beer and wine on tap and daily fresh food.

Pricing Strategy

The Company will make use of an economy pricing strategy.

Business Plan - Capitola Tap House

The Company

Business Sector

The Owner would like to start a business in the following industry: food and drinks accommodation services sector.

Company Background

Capitola Tap House is a self-serve drink on draft. The self-pour revolution is growing and will add a modern touch to my establishment that will increase foot traffic, drive up sales, reduce waste, and make my operations overall more efficient. Self-pour technology can surely add a unique differentiator.

Having a self-pour beverage wall with beer, wine, and wine-based cocktails will create a sense of community and is great for team bonding and creating a more inclusive environment for everyone for Santa Cruz county and visitors come to Capitola.

Company Goals and Objectives

Capitola Tap House aims to add a fun place for local residents and visitors to stop for some drinks (non alcohol and alcohol drinks are featured on two sides of the walls) and daily fresh made small eating plates for pairing with the drinks. My business is in close proximity to the central village zone and the business is not directly inside a residential neighborhood. My business has only one vacation rental behind me, one side is adjacent to the trestle, and the other side is adjacent to the fire station. My business is in the Neighborhood Commercial Zone, but boarding the Central Village Zone. Lack of parking for this business would not constitute a special privilege, because lack of parking is not a unique request, as many businesses have a lack of parking, and I am not taking parking from the Central Village Zone. In addition, my business would not be a point of destination, not congest the traffic, and we also limited our seating to aid your concerns. Open hours are 11am to 8pm. Summer and Winter business hours may vary.

Company Ownership Structure

The Company will be structured as a sole proprietorship.

Ownership Background

- Owner: Amy Cheng
Experience and training: Amy Cheng has many years of experience in the food and drinks business. She has degrees in nutritional food and science from UC Davis.

Company Management Structure

The Company will be managed by hired managers and staff.

The Products and Services

The Products and Services

Capitola Tap House offers draft kombucha, special tea, cold brew coffee, beer and wine on tap.

Location Analysis

The business is located in a bustling commercial beach town and is minutes away from the prominent Capitola Village.

Pricing

The Company will make use of an economy pricing strategy.

Advertising

The Company will promote the business through:

- Online channels (website, Google ads, etc.)
- Email marketing (newsletters, brand story, etc.)
- Social media
- TV or radio ads
- Print (magazines, flyers, etc.)

The annual budget for advertising is: \$5,000.00.

SWOT Analysis (Strengths/Weaknesses/Opportunities/Threats)

Strengths

Customer service, cutting edge technology in the self-pour are critical success factors and they give the business its competitive advantage.

Weaknesses

The location is driven by tourists, summer, warm, sunny weather.

Opportunities

There is an opportunity to promote brands and products to the community. Bring education about the benefits of Kombucha healthy drinks and efficiency of self-pour technology.

Threats

Common threats include things like rising costs for goods and products, increasing competition and current labor shortage.

Operations

Daily Operations

The business hours are open to the public from 11am to 8pm. This business is family friendly to locals, visitors and services of all ages. This is family friendly hours and limited crowds after dark and avoiding noisy crowds around the nearby residential neighborhood.

Operational Facilities

Capitola Tap House offers indoor seating, outdoor seating, and daily fresh small plates healthy choice of food. Self-Pour Technology card key check-in manage and control alcohol consumption include the following: (1) keeping track of consumption; (2) measure portion drink sizes; (3) limiting to no more than 2 standard drinks per person at a time. (4) Signs posted "No Open Containers past controlled outdoor seating areas. Staff serve free samples of kombucha on draft outdoor mobile carts within the property line. Outdoor Signages stand placement within the property line.

Staffing

The Company has a 5-10 person staff, including a general manager, part-time and full-time staff. Staff check ID at the POS counter.

Zone Commercial/Residential

Capitola Tap House business is separated by Trestle Boundary Zoning Central Village and Neighborhood Commercial. Central Fire Station is on the right, Trestle is on the left, Riverview Ave Beach Vacation Rentals directly behind. Capitol Ave is a major art This business is surrounded by Central Village Zoning. Outdoor dining seating and Outdoor Business Signage placements are important for businesses in central village and neighborhood commercials.

Capitola Tap House proposed 18 people indoor seating, 13 people outdoor seating



420 CAPITOLA AVENUE
CAPITOLA, CALIFORNIA 95010
TELEPHONE (831) 475-7300
FAX (831) 479-8879

FINAL LOCAL ACTION NOTICE AND ZONING PERMIT

April 19, 2019

Amy Cheng
P.O. Box 145
Cupertino, CA 95015

RE: Notice of Final Action on Application #19-0031

401 Capitola Avenue

#19-0031

APN: 035-121-11

Conditional Use Permit and Design Permit for a take-out restaurant with a garbage storage area and trellis located within the CN (Neighborhood Commercial) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Amy Cheng

Representative: Amy Cheng, Filed: 01.23.2019

The above matter was presented to the Planning Commission on April 4, 2019, 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 Conditional Use Permit for a take-out restaurant with a maximum of 6 seats and a Design Permit for construction of a ~~442-square-foot patio~~ garbage storage area with a trellis. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on April 4, 2019, except as modified through conditions imposed by the Planning Commission during the hearing.
2. There shall be no amplified audible entertainment inside the business that can be audible outside of the business.
3. The applicant is responsible for maintaining the area directly in front of the business free from litter and/or graffiti.
4. All exterior furniture shall be stored inside the main building when the restaurant is closed.
5. The garbage area shall be maintained to prevent odors and provide screening from the street and screening from adjacent neighbors.

6. Any outside lighting on the building shall be turned off within half an hour of the closing time of the business.
7. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
8. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
9. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
10. 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.
11. Prior to issuance of building permit, a final landscape plan shall be submitted and approved by the Community Development Department. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of irrigation systems.
12. Prior to issuance of building permit, all Planning fees associated with permit #19-0031 shall be paid in full.
13. 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.
14. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
15. 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).
16. 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.
17. 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.
18. 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

19. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
20. 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.
21. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.81.160.
22. 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.
23. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
24. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.
25. The proposed patio on the south side of the building shall be removed. The applicant may construct a small garbage storage area on the south side of the building located toward the midpoint of the building. Revised plans shall be approved by the Community Development Director.
26. Any roof jacks required for future kitchen exhaust systems shall be located on the front half of the roof to minimize the impacts of food odors on adjacent residential properties.

FINDINGS

A. The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance and General Plan.

Community Development Department Staff and the Planning Commission have reviewed the application and determined that the business owner may be granted a conditional use permit for a to-go restaurant within the CN Zoning District. The use meets the intent and purpose of the Neighborhood Commercial Zoning District. Conditions of approval have been included to ensure that the use is consistent with the Zoning Ordinance and General Plan.

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

Community Development Department Staff and the Planning Commission have reviewed the proposed use and determined that the use complies with the applicable provisions of the Zoning Ordinance and maintain the character and integrity of this area of the City. This area of the City is a mix of commercial and residential uses. Conditions of approval have been included to carry out these objectives.

C. This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.

The proposed project involves the conversion of an existing commercial space into a to-go restaurant. No adverse environmental impacts were discovered during project review by either the Community Development Department Staff or the Planning Commission.

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 (April 19, 2021) unless otherwise indicated in conditions of approval. Should you have any questions on this matter, do not hesitate to call.

Respectfully,



Matt Orbach
Associate Planner