

City of Capitola

Planning Commission Meeting Agenda

Thursday, October 05, 2023 – 6:00 PM



City Council Chambers

420 Capitola Avenue, Capitola, CA 95010

Teleconference Location – Hospitality Suite, 5 7130 Kuhio Hwy, Hanalei, HI 96714

Chairperson: Susan Westman

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

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

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

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

1. Roll Call and Pledge of Allegiance

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

2. Oral Communications

A. Additions and Deletions to the Agenda

Additional Materials Item 5C – HCD letter, Santa Cruz YIMBY letter

Additional Materials Item 5D – one email

B. Public Comments

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

C. Commission Comments

D. Staff Comments

3. Approval of Minutes

A. August 17, 2023 – Planning Commission Meeting Minutes

4. Consent Calendar

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

separate review. Items pulled for separate discussion will be considered in the order listed on the Agenda.

A. Modifications to Permit #22-0140 for the Blanket CDP for Street Dining Decks in Capitola’s Central Village

Permit Number: 22-0140

Location: Up to 25 public parking spaces in the Central Village

Modifications to the Blanket Coastal Development Permit for Capitola’s prototype street dining decks which may be utilized by Eating and Drinking Establishments in the Central Village to review CDP recertifications programmatically rather than individually.

Environmental Determination: Categorically Exempt

Property Owner: City of Capitola

B. 511 Escalona Drive

Permit Number: #23-0404

APN: 036-125-02

Design Permit Amendment to modify the previously approved exterior appearance of a two-story, single-family dwelling and attached Accessory Dwelling Unit (ADU), located within the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Christine Meserve

Representative: Valerie Hart, Filed: 09.08.23

5. Public Hearings

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

A. 421 Riverview Avenue

Permit Number: #22-0216

APN: 035-132-04

Design Permit to construct a detached garage with a second story ADU. The application includes a Variance request for the required front setback for detached garages, two ADU deviations for the ADU required second-story front setback and privacy mitigations, and an exception to exceed driveway width. The project is located within the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Steve Owens

Representative: Dennis Norton, Filed: 06.01.22

B. 1435 41st Avenue – Best Western

Permit Number: #23-0397

APN: 034-151-51

Conditional Use Permit Amendment to add five guestrooms by converting double-bay suites to standard guestrooms. The conversion is entirely internal, adds no floor area, and results in 59 total guestrooms. The proposal complies with required parking standards and is located in the C-C (Community Commercial) zoning district.

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

Environmental Determination: Categorically Exempt 15301 – Existing Facilities

Property Owner: Capitola By-the-Sea Inn & Suites, LLC

Representative: Nielsen Architects, Filed: 09.05.2023

C. Citywide Housing Element Update

Permit Number: 23-0019

APN: Citywide

Housing Element Update 6th Cycle

Environmental Determination: Pending

Property Owner: City of Capitola

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

D. Color and Materials

Topic: Color and Materials for single family projects that require a Design Permit

6. Director's Report

7. Commission Communications

8. Adjournment

Notice of In-Person & Remote Access

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

Other ways to Watch:

- Spectrum Cable Television channel 8
- City of Capitola, California YouTube Channel
<https://www.youtube.com/channel/UCJqSsB5qgoS7CcD8lq9Yw1g/videos>

To Join Zoom Application or Call in to Zoom:

- Meeting link:
<https://us02web.zoom.us/j/84769092900?pwd=anpWVWIQamFzT3BGUm54QStJWtdwQT09>
- Or dial one of these phone numbers: **1 (669) 900 6833, 1 (408) 638 0968, 1 (346) 248 7799**
- Meeting ID: **847 6909 2900**
- Meeting Passcode: **379704**

To make a remote public comment:

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

Appeals: The following decisions of the Planning Commission can be appealed to the City Council within 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 submitted in 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 6 p.m. in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

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

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
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www.hcd.ca.gov



October 3, 2023

Katie Herlihy, Director
Community Development Department
City of Capitola
420 Capitola Avenue
Capitola, CA 95010

Dear Katie Herlihy:

RE: City of Capitola's 6th Cycle (2023-2031) Draft Housing Element

Thank you for submitting the City of Capitola's (City) draft housing element received for review on July 5, 2023, along with revisions received on September 19, 2023. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on September 6, 2023, with the City's housing element team. In addition, HCD considered comments from Santa Cruz YIMBY pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq). The revisions needed to comply with State Housing Element Law are as follows:

1. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)*

Goals, Actions, Metrics, and Milestones: Promoting housing mobility removes barriers to higher opportunity and income areas and strategically enhances access to housing choices and affordability. The element must include significant actions to promote housing mobility within the City and relative to the region to promote more inclusive communities. While the element includes some potentially meaningful actions, largely, these actions are limited to the regional housing need allocation (RHNA) or geographically targeted to high and highest resource areas which is the entire City. Instead, programs to promote housing mobility should consider geographic targeting such as highest resource and relatively higher median income areas or areas of lesser intensity. In addition, the element should consider additional actions with numerical targets (e.g., 200

units) beyond rehabilitation, accessory dwelling units (ADU) and following state laws. Examples of additional actions could include upzoning areas, increasing housing choices (e.g., duplexes to fourplexes), targeting funding, allowing conversion of existing space beyond state ADU and junior accessory dwelling unit (JADU) laws and homesharing.

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services...(Gov. Code, § 65583, subd. (c)(1).)

Capitola Mall: While the element provides information regarding the current uses on the Capitola Mall site, it must still describe the extent to which existing uses may continue to constitute an impediment to residential development. For example, the element cites a previous application and trends in commercial uses but should also evaluate the extent to which existing commercial uses may preclude residential development in the planning period. For example, the element could address existing lease agreements, easements or property conditions that may preclude residential development, whether uses will discontinue or how uses will continue through redevelopment, replacement parking and site planning consideration, potential phasing of the project, development on non-commercial portions of the site, and other factors that support the site's redevelopment during the planning period.

Additionally, given the reliance on the Capitola Mall site to meet the RHNA, the element should include a program that commits to facilitating development and monitoring approvals of the projects (e.g., coordination with applicants to approve entitlements, supporting funding applications, expanding approvals, and monitoring of project progress, including rezoning or identification of additional sites, if necessary).

Realistic Capacity: While the element lists recent projects in the MU-N and C-C zones to estimate realistic development capacity on those sites, the element must further analyze the likelihood of 100 percent nonresidential development and account for this likelihood in the calculation of residential capacity.

Suitability of Nonvacant Sites and Zoning for Lower-Income Households: The element includes sites in the R-1 zone (with a maximum density of 8.7 du/ac) with existing congregational or educational uses currently listed as sites appropriate to meet the lower-income RHNA. However, the element must demonstrate densities appropriate to accommodate housing for lower-income households. For communities with densities that meet specific standards (at least 20 units per acre for Capitola), no analysis is required. (Gov. Code, § 65583.2,

subd. (c)(3).) Otherwise, an analysis must demonstrate appropriate densities based on factors such as market demand, financial feasibility, and development experience within identified zones. In addition, the element should further evaluate the extent existing uses impede additional development. For example, the element mentions excess surface parking and underutilized buildings but should discuss whether those uses will continue or discontinue and if continuing, how the use impacts additional development. Based on the outcomes of this analysis, the element should add or modify programs, including, if applicable, meeting by right requirements pursuant to Government Code section 65583.2, subdivision (h) and (i).

Small Sites: Sites smaller than half an acre are deemed inadequate to accommodate housing for lower-income households unless it is demonstrated, with sufficient evidence, that sites of equivalent size and affordability were successfully developed during the prior planning period or other evidence demonstrates the suitability of these sites. The element mentions some past production on small sites and reports that most of the small sites are under common ownership but should also discuss the potential for consolidation. For example, the element could evaluate the circumstances potentially leading to consolidation such as existing shared access, necessity for consolidation to share access, necessity for consolidation to promote financial feasibility, meet development standards or facilitate site planning. Based on the outcomes of this analysis, the element should add or modify action to encourage lot consolidation. For example, the element could consider graduated density as an additional incentive to promote lot consolidation.

Publicly-Owned Sites: The element mentions publicly-owned sites but should also discuss their suitability for development in the planning period, including status, anticipated schedule and any known barriers to development in the planning period. Based on the outcomes of this analysis, programs should be added or modified to comply with surplus land act requirements, if applicable, target numerical objectives consistent with the inventory and commit to a schedule of actions to facilitate development, including alternative actions if necessary.

Environmental Constraints: While the element generally describes a few environmental conditions within the City, it must relate those conditions to identified sites and describe any other known environmental or other constraints that could impact housing development on identified sites in the planning period, such as lot shape, access, contamination, overlays, and easements.

Electronic Sites Inventory: For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements> for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Programs: Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

3. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including... ..land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures...(Gov. Code, § 65583, subd. (a)(5).)*

Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities...(Gov. Code, § 65583, subd. (c)(3).)

Fees and Exaction: While the element provides a general overview of fees in the City, it should further analyze the total fees as a proportion to the overall development cost. Upon this analysis, the element may need to add or modify programs to reduce fees, as appropriate.

Other Locally Adopted Ordinances – Incentives for Community Benefit: While the element provides some general information on the City’s Incentives for Community Benefit Ordinance, it should analyze the Ordinance’s impact on housing supply and affordability. For example, the element should describe the process which applicants must go through to qualify for these incentives, including any discretionary hearings or standards that might apply. Upon this analysis, the element may need to add or modify a program, as appropriate.

Constraints on Housing for Persons with Disabilities: Program 3.4 commits to permit large residential care facilities in zones where residential uses are permitted but should also clarify these uses will be permitted regardless of licensing and similar to other uses of the same type in the same zone.

Programs: Upon a complete analysis of potential governmental constraints, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

The element will meet the statutory requirements of State Housing Element Law once it has been revised and adopted to substantially comply with the above requirements pursuant to Government Code section 65585.

Public participation in the development, adoption, and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly

available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the hard work, dedication, and responsiveness the City's housing element team provided during the update and review. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Jose Ayala, of our staff, at Jose.Ayala@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

Westly, Austin

From: John <jxmuly@gmail.com>
Sent: Wednesday, October 4, 2023 10:53 AM
To: PLANNING COMMISSION
Cc: Gautho, Julia; Gautho, Julia; Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Subject: Color and Materials for R1 Homes

Are we en route to being an HOA, banning colors like we see at the Venetian, or just in general trying to meddle in none of our business what colors other private property owners paint their houses?

This is not a rhetorical question.

Warmly JM



To: Capitola Planning Commission

Date: October 4, 2023

Subject: **Agenda Item 5.C, Citywide Housing Element Update.**

Santa Cruz YIMBY advocates for abundant housing at all levels of affordability to meet the needs of a growing population in Santa Cruz County. We support sustainable growth, including along transportation corridors and activity centers and a commitment to lower Vehicle Miles Traveled by housing people near services and jobs.

The Housing Element is an opportunity for Capitola to address the housing crisis on its own terms. We want Capitola to have a compliant Housing Element that meets the 6th cycle RHNA, but more importantly, we want commitments to policies and programs that result in more affordable housing throughout the city.

Santa Cruz YIMBY provided detailed comments on the Housing Element drafts and had conversations with both Capitola's Community Development office and California Housing and Community Development (HCD). Our past comments are posted on our [Housing Element webpage](#).

We urge the Planning Commission to recommend additional changes to the Housing Element. Capitola must do more to address the constraints on housing development, incentivize key projects such as the Capitola Mall and others along transit corridors, and ensure equitable distribution of affordable housing throughout the city.

Capitola must do more to identify and address constraints on housing development, especially affordable housing.

Add review and revision of the Incentives for Community Benefit Ordinance to Program 1.4 Mixed-use Developments

- In an attempt to incentivize development, Capitola expands the application of their Incentives for Community Benefit to more sites in the Sites Inventory. It has not incentivized any development where it already applies. Program 1.4 does not go far enough to address development constraints and enable mixed-use development.

- Capitola must analyze development constraints and make changes to the Incentives for Community Benefits Ordinance based on a feasibility study.
- The expected land use study for Capitola Mall can inform how to change this ordinance and more broadly affect other mixed-use sites on the inventory.

Include an economic analysis in Program 2.8 Inclusionary Housing Ordinance

- In 2021, after rezoning, Capitola completed an Affordable Housing Fee Feasibility Assessment which concluded that with current conditions, NO rental development pencils out: “Even without any inclusionary requirements or in-lieu/impact fee obligations, rental development appears to fall somewhat short of industry-standard return thresholds.”
- Capitola must analyze the zoning and development standards as constraints which affect economic feasibility of affordable housing development.
- This is especially critical as Capitola plans for 50% of units on nearly every parcel in the Site Inventory to be affordable for very-low or low income households to meet their RHNA.

Capitola can decrease processing time and costs for projects using Objective Standards

“Objective standards increase approval certainty and decrease processing time and costs for projects by allowing developers to design to clear standards prior to initial submittal, rather than having to change the design to meet City requirements later in the process.” (Capitola draft Housing Element, Page 3-15)

Ensure use of Objective Standards in Incentives for Community Benefit Ordinance

- The Incentives for Community Benefits Ordinance requires discretionary review by the Planning Commission and the City Council. We urge you to update the Ordinance to rely on Objective Standards for mixed-use residential developments. This will remove uncertainty and reduce project time and costs.

Ensure use of Objective Standards in any new overlay zones, including the Program 1.8 Religious Facility Housing

- The Housing Element includes development of housing on congregational sites, especially in the low-density eastern section of Capitola. We urge you to rely on Objective Standards for multifamily and mixed-use residential developments to remove uncertainty and reduce project time and costs.

Capitola must strengthen the commitment to transit-oriented development

Add a stronger, proactive program to pursue the Capitola Mall as a planned high-quality transit stop.

- Despite being home to the Capitola Mall Transit Center, Capitola lacks any current or planned high quality transit stops. In the 2040 MTP/SCS the Capitola Mall was identified as such a site, however, it was subsequently removed in the 2045 MTP/SCS. Capitola should commit to working with AMBAG in the 2050 MTP/SCS (scheduled for June 2026) to designate the Capitola Mall as a planned high quality major transit stop. This designation would incentivize more sustainable, affordable, and equitable development in an area identified for large amounts of new housing in the 6th RHNA cycle.
- The Site Inventory plans for housing along transit corridors such as 41st Ave and Capitola Rd. A high-quality transit stop at the Capitola Mall can help Capitola/affordable housing developers in securing additional funding, e.g. through grant programs that focus on transit-oriented development or reduction of green-house gasses.¹

Develop local implementation ordinances for additional transit-oriented development state laws.

- As one example, AB 2011 incentivizes affordable housing development on commercial properties. The City should include a program to develop a local implementation ordinance to incentivize the affordable housing on sites along the transit corridors that make up much of the City's site inventory.

Capitola Mall

The Capitola Mall ("Mall") is critical to Capitola's current plan to meet its 6th cycle goals and much of our earlier input focused on concerns about development standards as constraints and the inadequacy of incentives for this project. We know that the Capitola City Council has recently approved a contract for a land use study to remove barriers to the Mall project. We look forward to that report.

We do think the projected affordability of 50% low income is unrealistic and note that if the project misses this affordable target, Capitola has a daunting task to identify other sites under the No Net Loss law.

¹ Examples: [California Invests \\$757 Million to Create Affordable Housing and Clean Transportation](#); [Santa Cruz METRO Announces \\$38.6M State Funding Award to Support Transit and Affordable Housing Projects](#)

City of Capitola

Planning Commission Meeting Minutes

Thursday, August 17, 2023 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Susan Westman

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

1. Roll Call and Pledge of Allegiance

The meeting was called to order at 6:01pm. In attendance: Commissioner Estey (teleconference), Commissioner Jensen, Commissioner Wilk, Vice Chair Christiansen, Chair Westman.

2. Oral Communications

A. Additions and Deletions to the Agenda

Senior Planner Froelich announced two additional materials for Item 4B.

B. Public Comments

A member of the public, Goran Klepic, spoke about an illegal dumping issue that he has seen happening near the CVS and McDonalds on 41st Ave.

C. Commission Comments

Commissioner Wilk commented on the approved and in progress Tree Stump Sculpture project in the Lower Parking Lot.

Commissioner Jensen shared his pride in seeing a nearly complete outdoor dining deck at Left Coast Sausage Worx.

D. Staff Comments

None

3. Approval of Minutes

A. July 20, 2023 – Planning Commission Meeting Minutes

Motion to approve the July 20, 2023 minutes: Vice Chair Christiansen

Seconded: Commissioner Jensen

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

Abstaining: Commissioner Wilk

4. Consent Calendar

Commissioner Wilk pulled Item 4B for discussion.

A. 1500 Wharf Road #7

Permit Number: #23-0228

APN: 035-194-05

Historic Alteration Permit first-story modifications to one of the historic Venetian condominium units, located within the MU-V (Mixed Use Village) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Viola Carr and Sherrean Carr

Representative: Roy Horn, Filed: 05.02.23

Motion to approve Item 4A: Commissioner Wilk

Seconded: Vice Chair Christiansen

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

Conditions of Approval:

1. The project approval includes the rehabilitation of an existing 451-square-foot single-story, historic residence and a 14-square-foot addition. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on August 17, 2023, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, all Planning fees associated with permit #23-0228 shall be paid in full.
7. 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.
8. 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.
9. 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

10. 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.
11. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
12. 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.
13. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties.

Historic Alteration Permit Findings:

- A. The historic character of a property is retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property is avoided.
 Community Development Staff and the Planning Commission have reviewed the proposed rehabilitation project and determined it will it has been designed to preserve character-defining features and maintain the spatial relationship with the row of adjacent Venetian dwellings. The project includes necessary repairs and fortifies the structure against future damages, thus enhancing the long term preservation of the historic resource.
- B. Distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property are preserved.
 Community Development Staff and the Planning Commission have reviewed the proposed rehabilitation project and determined that distinctive design will be preserved by reconstructing the signature stucco cladding that was damaged by the 2023 storms, and use of clay-barrel tile roof accents.
- C. Any new additions complement the historic character of the existing structure. New building components and materials for the addition are similar in scale and size to those of the existing structure.
 Community Development Staff and the Planning Commission have reviewed the proposed rehabilitation project and determined that the addition will not modify the spatial relationships between the existing condominium units. The stucco cladding, stucco pattern, and structural massing are prioritized over differentiation. The addition is modest, similar in scale and size, and complements the overall character of the structure.
- D. Deteriorated historic features are repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature matches the old in design, color, texture, and, where possible, materials.
 Community Development Staff and the Planning Commission have reviewed the proposed rehabilitation project and determined that historic features will be preserved and repaired to the extent possible. Stucco cladding will be replaced in-kind where damaged by the 2023 storm.

Windows and doors on the front are not original and have all been damaged or destroyed by the storm; all will be replaced utilizing distinct but compatible materials.

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

Community Development Staff and the Planning Commission have reviewed the proposed renovations and determined it will not impact archaeological resources.

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

Section 15331 of the CEQA Guidelines exempts projects limited to maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings. Following the flood and wave damage, construction is necessary to make the residence habitable again. The expanded scope of rehabilitation will help defend the historic structure against future storms. The proposed project is consistent with the Secretary of the Interior's Standards and no adverse environmental impacts were discovered by Planning Staff during the review of the proposed project.

Coastal Development Permit Findings:

- A. The project is consistent with the LCP land use plan, and the LCP implementation program.
The proposed residential rehabilitation project 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 will not negatively impact public views.
- C. The project maintains or enhances vegetation, natural habitats and natural resources.
The project will not interfere with vegetation, natural habitats, and natural resources.
- D. The project maintains or enhances low-cost public recreational access, including to the beach and ocean.
The project involves façade improvements and a minor addition on private property. The project is located adjacent to a coastal access pathway but will not interfere with public access.
- E. The project maintains or enhances opportunities for visitors.
The project involves façade improvements and a minor addition on private property. The project will not interfere with visitor-serving opportunities.
- F. The project maintains or enhances coastal resources.
The project involves façade improvements 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.
- 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 façade improvements and a minor addition. The project is consistent with the LCP goals for appropriate coastal development and land uses. The use is an allowed use consistent with the MU-V zoning district.

B. 206 Hollister Avenue

Permit Number: #23-0003

APN: 036-125-10

Design Permit to demolish an existing cottage and detached garage and build a new two-story, single-family residence and detached, single-story ADU, located within the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption 15303(A) New Construction

Property Owner: Muhamed Causevic

Representative: Muhamed Causevic, Filed: 01.03.2023

Senior Planner Brian Froelich presented the staff report.

Commissioner Jensen asked about any comments from neighboring properties, and Senior Planner Froelich commented that no comments had been made since the project was publicly noticed.

Commissioner Wilk asked about the palm tree straddling the property line and whether or not the neighbor at 204 Hollister has ever tried removing the tree. Senior Planner Froelich commented that if the tree is approved to be removed, the City would seek approval from both property owners.

Commissioner Wilk also asked for clarification about the second story opaque windows.

Commissioner Estey offered his concerns about the palm tree's root system as it relates to the development of this project, mentioned that the species is non-native, and that the palm tree serves no purpose as it relates to the canopy coverage requirement, given that the Wax Myrtles satisfy this requirement at maturity.

Chair Westman opened the public hearing.

The owner of the adjacent property, Carma Heitzman, commented about the property line as it relates to the setback requirements. She also commented about her desire that the ADU does not obstruct her ocean view. She also inquired about the legally allowed construction hours.

Commissioner Wilk recommended removal of the palm tree.

The property owner asked if the commission would consider allowing the second story windows to be clear.

Designer Kurt Leintz commented about the intention and purpose of the original design of the second story opaque windows and asked for the Commission to consider allowing them to be clear.

Chair Westman suggested the Commission give staff the discretion to determine which windows can be clear as to not obstruct the privacy or comfort of adjacent properties.

Motion to approve Item 4B, adding a condition to remove the palm tree located on the property line: Commissioner Wilk

Seconded: Vice Chair Christiansen

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

Conditions of Approval:

1. The project approval consists of the demolition of an existing cottage and garage and the construction of a 2,160 square-foot single-family residence and 750 square-foot detached ADU. The maximum Floor Area Ratio for the 4,000 square foot property is 54% (2,160 square feet). The mature palm tree proposed for removal must remain, except as allowed pursuant to Section 12.12.180 for the removal of non-heritage trees. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on August 17, 2023, and as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At the time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a detailed landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.
7. Prior to issuance of a Certificate of Occupancy, the applicant shall complete landscape work to reflect the approval of the Planning Commission. Specifically, required landscape areas, all required tree plantings, privacy mitigations, erosion controls, irrigation systems, and any other required measures shall be addressed to the satisfaction of the Community Development Director.
8. Prior to issuance of a building permit, all Planning fees associated with permit #23-0003 shall be paid in full.
9. Prior to issuance of a building permit, the developer shall pay affordable housing impact fees as required to assure compliance with the City of Capitola Affordable Housing Impact Fee Ordinance.

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

20. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
21. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
22. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
23. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties. Building mounted lighting and lighting specifications shall be included with the plans for Building permit plan check.
24. Along with the plans for building permit plan check, the property owner shall submit a site plan showing all square footage of existing and proposed impervious surfaces and existing and proposed square footage of pervious surfaces. The plan should reflect the calculations submitted in the Stormwater Permit Project Application Form.
25. 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.

Design Permit Findings:

- A. The proposed project is consistent with the general plan, local coastal program, and any applicable specific plan, area plan, or other design policies and regulations adopted by the city council.
 Community Development Staff and the Planning Commission have reviewed the project. The proposed single-family residence and ADU complies with the development standards of the R-1 zoning district. The project is consistent with the General Plan, and Local Coastal Program, and design policies and regulations adopted by the City Council.
- B. The proposed project complies with all applicable provisions of the zoning code and municipal code.
 Community Development Staff and the Planning Commission have reviewed the application for a new single-family residence and ADU. As conditioned the project complies with all applicable provisions of the zoning code and municipal code.
- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).
 Section §15303(a) of the CEQA Guidelines exempts one single-family residence and accessory structures in single family zones. This project involves a single-family residence within the Single-

Family Residential (R-1) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

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

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

- F. The proposed project maintains the character, scale, and development pattern of the neighborhood.
Community Development Staff and the Planning Commission have reviewed the application for the single-family residence and detached ADU. The design of the structures with setback garage, standing metal seam roof, and stucco and stone veneer siding will fit in nicely with the existing neighborhood. The project will maintain the character, scale, and development pattern of the neighborhood.

Coastal Development Permit Findings:

- A. The project is consistent with the LCP land use plan, and the LCP implementation program.
The proposed development conforms to the City’s certified Local Coastal Plan (LCP) land use plan and the LCP implementation program.

- B. The project maintains or enhances public views.
The proposed project is located on private property at 206 Hollister Avenue. The project will not negatively impact public landmarks and/or public views.

- C. The project maintains or enhances vegetation, natural habitats and natural resources.
The proposed project is located at 206 Hollister Avenue in the Depot Hill neighborhood. The home is not located in an area with natural habitats or natural resources. The project will maintain or enhance vegetation consistent with the allowed use and will not have an effect on natural habitats or natural resources.

- D. The project maintains or enhances low-cost public recreational access, including to the beach and ocean.
The project involves the construction of a single-family residence and ADU in a developed neighborhood and will not negatively impact low-cost public recreational access.

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

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

- F. The project maintains or enhances coastal resources.
The project involves the construction of a single-family residence and ADU in a developed neighborhood and will not negatively impact coastal resources.
- G. The project, including its design, location, size, and operating characteristics, is consistent with all applicable design plans and/or area plans incorporated into the LCP.
The proposed residential project complies with all applicable design criteria, design guidelines, area plans, and development standards. The operating characteristics are consistent with the R-1 (Single-Family Residential) zone.
- H. The project is consistent with the LCP goal of encouraging appropriate coastal development and land uses, including coastal priority development and land uses (i.e., visitor serving development and public access and recreation).

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

5. Public Hearings

A. 836 Bay Avenue

Permit Number: #22-0438

APN: 036-011-17

Design Permit to replace an existing gas station canopy structure and a Sign Permit with Variance requests for a new wall sign, located within the C-C (Community Commercial) zoning district.

This project is not in the Coastal Zone.

Environmental Determination: Categorical Exemption

Property Owner: Akhtar Javed

Representative: Kurt Wagenknecht, John Sevo, Filed: 10.11.22

Associate Planner Sean Sesanto presented the staff report.

Commissioner Wilk asked about the condition requiring undergrounding of the utility lines, which was already completed during the construction of the

Kurt, from K12 architects, spoke on behalf of the owner and offered his approval of all conditions.

Motion to approve Item 5A: Vice Chair Christiansen

Seconded: Commissioner Wilk

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

Conditions of Approval:

1. The project approval consists of the demolition of an existing gas station canopy structure and the construction of a new 1,912 square-foot replacement canopy. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on August 17, 2023, except as modified through conditions imposed by the Planning Commission during the hearing.

2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.
7. Prior to issuance of building permit, all Planning fees associated with permit #-22-0438 shall be paid in full.
8. Prior to issuance of building permit, the developer shall pay Affordable housing impact fees as required to assure compliance with the City of Capitola Affordable Housing Impact Fee Ordinance.
9. 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.
10. 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.
11. 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).
12. 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.

13. 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.
14. 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
15. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
16. 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.
17. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
18. 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.
19. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
20. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
21. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties.

Design Permit Findings:

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

Community Development Staff and the Planning Commission have reviewed the project. The proposed demolition and replacement of a gas station canopy structure with additional signage complies with the development standards of the C-C (Community Commercial) zoning district.

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

Community Development Staff and the Planning Commission have reviewed the application to demolish and replace a gas station canopy structure with additional signage. The project complies with all applicable provisions of the zoning code and municipal code.

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

Section 15302 of the CEQA Guidelines exempts projects involving the replacement or reconstruction of structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The project involves the replacement of an existing gas station canopy with attached signage in the same location. The project will not increase the number of pump stations. No adverse environmental impacts were discovered during review of the proposed project.

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

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

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

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

Sign Permits Findings:

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

Community Development Staff and the Planning Commission have reviewed the project. With the granting of a variance for the maximum number of wall signs and maximum sign area, the proposed wall sign complies with all applicable signage provisions of the general plan, local coastal program, zoning code, and area plans.

B. The proposed signs comply with all applicable standards in Chapter 17.80 (Signs).

Community Development Staff and the Planning Commission have reviewed the application for the additional wall sign. With the granting of a variance for the maximum number of wall signs and maximum sign area, the project complies with the applicable sign standards of the C-C (Community Commercial) zoning district.

C. The proposed sign will not adversely impact the public health, safety, or general welfare.

Community Development Department Staff and the Planning Commission have reviewed the sign application and determined that the proposed sign will not have adverse impact on public health, safety, or general welfare.

D. The number, size, placement, design, and material of the proposed signs are compatible with the architectural design of buildings on the site.

Community Development Department Staff and the Planning Commission have reviewed the sign application and determined that the proposal is compatible with the architectural design of the buildings on the site. With the granting of a variance for the maximum number of wall signs and maximum sign area, the project complies with limitations on the number and total size of signage.

E. The proposed signs are restrained in character and no larger than necessary for adequate identification.

Community Development Department Staff and the Planning Commission have reviewed the sign application and determined that the proposal is compatible with the architectural design of the buildings on the site. Site signage serves multiple uses, provides for adequate identification of branding and various services, and is comparable to similar uses within the City.

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 unique circumstances applicable to the subject property that do not generally apply to other properties. The subject property is occupied by one business but operates with distinct uses: a car wash, gas station, and convenience store. The combination of uses is typical for gas stations within Capitola, with most having at least a convenience store. Were each use to be separate businesses located on adjacent lots they would be entitled to their own signage based on their shop frontage.

The subject property is adjacent Bay Avenue to the west and Highway 1 to the north, visually and functionally similar to a corner lot, although the northern side is a highway on-ramp and not a street. Corner lot gas stations are typically entitled to a second monument sign on the secondary street frontage.

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.

State law requires gas stations to post fuel prices that are visible to motorists prior to entering the station, specifically limiting signage flexibility to all gas stations. Additionally, the subject property also operates a convenience store and car wash, but the zoning code does not afford additional signage because they are part of the same business on the same property. Most gas stations are located along 41st Avenue and are under a different zoning as the subject property, however, each would be similarly impacted were they to seek new or additional signage.

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 variance enables the subject property to include franchise branding which reflects multiple commercial uses and is similar to previous signage approvals by the City in the same zone as the subject property.

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

The variance involves a four square-foot wall sign on the new canopy structure and will not negatively impact the public, properties or improvements in the vicinity or in the same zone as the subject property,

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

The Chevron station at 1650 41st Avenue includes fuel pumps and a convenience store and was approved with a large monument sign and multiple wall signs for both the convenience store and the gas station canopy. The Shell station at 1649 41st Avenue has two pump island canopies, a car wash, and a convenience store and includes a monument sign, two canopy wall signs, a car wash sign, and a wall sign for the convenience store. Both sites are located within the C-C zoning district. Therefore, the variance does not constitute a grant of special privilege.

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

The subject property is located outside the Coastal Zone.

6. Director's Report

Senior Planner Brian Froelich provided the Director's Report and commented on the ongoing project at the current Lucky's site, which New Leaf will be moving into. They've proposed a robust signage/façade update which will be publicly heard at a future meeting. He also commented that Grocery Outlet is looking at the soon-to-be unoccupied New Leaf space.

He also provided an update on the current work being done on outdoor dining projects in the Village. Currently tracking to be completed by the weekend of the Art and Wine Festival.

He provided an update on the Housing Element timeline and reminded the Commission about upcoming items related to the Housing Element.

Finally, he provided information related to the affordable housing project at 1098 38th Ave.

7. Commission Communications

Commissioner Jensen asked about plan drawings for a potential site identified as part of the Housing Element. The plans were not yet available.

Chair Westman commented on the storm drain system in the City, which is operated by a county agency. Some neighborhoods in Capitola do not have a storm drain system, which is becoming a problem for some homeowners, specifically at Riverview Dr/Riverview Ave. She requested that Staff investigate this issue with the county storm drain operator.

Finally, Chair Westman asked Staff to follow up about the complaint related the garbage issue at the CVS/McDonalds location on 41st Ave.

8. Adjournment – Adjourned at 6:55pm to the next regularly scheduled meeting on September 7, 2023.

ATTEST:

Austin Westly, Deputy City Clerk

Capitola Planning Commission

Agenda Report



Meeting: October 5, 2023

From: Community Development Department

Subject: **Modifications to Permit #22-0140 for the Blanket CDP for Street Dining Decks in Capitola's Central Village**

Permit Number: 22-0140

Location: Up to 25 public parking spaces in the Central Village

Modifications to the Blanket Coastal Development Permit for Capitola's prototype street dining decks which may be utilized by Eating and Drinking Establishments in the Central Village to review CDP recertifications programmatically rather than individually.

Environmental Determination: Categorically Exempt

Property Owner: City of Capitola

Recommended Action:

Approve the modified condition of approval #13 for an annual, grouped recertification for street dining decks approved under the Street Dining Deck Program.

Proposal:

In 2022, the City of Capitola approved a Blanket Coastal Development Permit (CDP) for the Street Dining Deck Program. Condition of approval #13 requires that the CDPs for individual street dining decks be reviewed and recertified after an initial three-year period and every five years thereafter. City staff is proposing an amendment to the Blanket CDP condition #13 that would allow all dining decks that are completed within the same year to be reviewed as a group in November at the time of recertification. Staff is also recommending that the initial three-year recertification period be reset to November 2023 for all decks completed in 2023 with a recertification scheduled for November 2026 due to the stifled launch of the program and severe winter of 2023.

Background:

On July 14, 2022, the Coastal Commission officially certified the ordinance as part of Capitola Local Coastal Plan (LCP).

On July 21, 2022, the Planning Commission approved a blanket CDP for the street dining deck program.

August 2023, the first dining deck was completed at Left Coast Sausage Worx, followed by English Ales and the Capitola Wine Bar in September. To date, the three dining decks are in operation within four of 25 possible parking spaces.

Analysis:

The Blanket CDP for street dining decks allowed up to 25 parking spaces for the program. With 25 spaces allowed for the program, it is estimated that the Capitola Village will have 8-12 dining decks at buildout. Recertifying each of these decks individually, for the duration of the program, is administratively inefficient. Additionally, tourism in the Capitola Village is seasonal and

conducting the recertification reviews in the off-peak season will ease the process for the City and business owners.

For the above reasons, staff is recommending the following modification to condition of approval #13:

13. CDP Recertification Requirement. All CDPs issued for outdoor dining permits shall require recertification by the City Council three years after the program start date ~~no later than three years after the CDP is issued~~, and every five years thereafter. Recertification shall require a public hearing before the City Council. City staff will initiate the recertification process by providing notice to the applicants of the hearing date, at least thirty (30) days in advance of the public hearing. For a CDP to be recertified, the City Council must find that the subject project is operating in compliance with the findings and conditions of the CDP and in compliance with the LCP. The City Council may recertify, modify, or revoke the CDP. The City Council's decision shall be a final action. The project applicants, any aggrieved person, or any two members of the Coastal Commission may appeal the City Council decision. Appeal procedures for coastal development permits shall be as specified in Section 17.44.150. For the purposes of implementing this condition, issuance of the CDP for all decks with occupancy prior to October 31, 2023, will be November 2023. Any dining deck that received a final inspection in 2023 will be reviewed for recertification in November 2026, November 2031, and every five years thereafter. To minimize the administrative effort for recertification, dining deck recertification will be grouped by year completed and reviewed on annual basis so that dining decks that receive a final inspection in any subsequent year will also be reviewed in November after the initial three years, and then every five years thereafter.

Conditions of Approval:

1. The project approval consists of a blanket Coastal Development Permit and a Design Permit for a prototype street dining deck utilizing the design that has been authorized by the Planning Commission on July 21, 2022 and modified on October 5, 2023. The proposed prototype design is approved as indicated on the final plans reviewed and approved by the Planning Commission, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Eating and drinking establishments within the mixed use village with parking spaces along the frontage may apply for an administrative permit for use of the blanket Coastal Development Permit and Design Permit approved by the Planning Commission. All administrative permits are subject to the conditions of approval of the blanket Coastal Development Permit and Design Permit. The administrative permit approval is transferable between owners so an approved street dining deck design and CDP may be conveyed or assigned by the applicant during a sale to the new property owner without losing the approval. The permit cannot be transferred off the parking space on which the approval was granted.
3. 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 prototype design plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
4. Prior to issuance of a building permit, the applicant shall complete a revocable encroachment agreement, in a form provided by the Public Works Department, for all approved privately installed improvements within the unutilized street right-of-way.

5. 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.
6. Prior to a certificate of occupancy, 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.
7. 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.
8. The street dining deck must be constructed consistent with a prototype design approved by the City and received all necessary permits and authorizations.
9. The street dining deck must comply with all applicable requirements of Capitola Municipal Code Section 17.96, the Zoning Code, and all other applicable laws, administrative policies, rules, and regulations.
10. The street dining deck is consistent with the Local Coastal Program and will not adversely impact coastal resources, coastal access, and coastal views.
11. The street dining deck must utilize high-quality, durable materials that are compatible with surrounding development and can withstand inclement weather.
12. The street dining decks must use the prototype street dining deck design authorized by a valid coastal development permit and shall be subject to the prototype street dining deck coastal development permit findings and conditions.
13. CDP Recertification Requirement. All CDPs issued for outdoor dining permits shall require recertification by the City Council three years after the program start date ~~no later than three years after the CDP is issued~~, and every five years thereafter. Recertification shall require a public hearing before the City Council. City staff will initiate the recertification process by providing notice to the applicants of the hearing date, at least thirty (30) days in advance of the public hearing. For a CDP to be recertified, the City Council must find that the subject project is operating in compliance with the findings and conditions of the CDP and in compliance with the LCP. The City Council may recertify, modify, or revoke the CDP. The City Council's decision shall be a final action. The project applicants, any aggrieved person, or any two members of the Coastal Commission may appeal the City Council decision. Appeal procedures for coastal development permits shall be as specified in Section 17.44.150. For the purposes of implementing this condition, issuance of the CDP for all decks with occupancy

prior to October 31, 2023, will be November 2023. Any dining deck that received a final inspection in 2023 will be reviewed for recertification in November 2026, November 2031, and every five years thereafter. To minimize the administrative effort for recertification, dining deck recertification will be grouped by year completed and reviewed on annual basis so that dining decks that receive a final inspection in any subsequent year will also be reviewed in November after the initial three years, and then every five years thereafter.

14. for coastal development permits shall be as specified in Section 17.44.150.
15. Signs. One business identification sign and one menu sign each not to exceed two square feet are allowed per street dining deck.
16. Stormwater Drainage. All street dining decks must allow for adequate stormwater drainage. Dining decks shall not block the drainage flow along the gutter line. Dining decks shall not block access into any drain inlet or other drainage/stormwater facility.
17. Utilities. All outdoor dining shall not interfere with utility boxes, water hydrants, storm drains, and all other related facilities.
18. Trash and Maintenance. An outdoor dining area in the public right-of-way shall be maintained in a clean and safe condition as determined by the City, including as follows:
 - a. All trash shall be picked up and properly disposed of.
 - b. All flower boxes and planters shall contain live, healthy vegetation.
 - c. All tables, chairs, equipment, and structures must be kept clean and operational.
19. Materials and Furniture. All infrastructure related to the street dining deck, including but not limited to tables, chairs, umbrellas, lights, heating equipment, etc. must be maintained. If signs of weathering (fading, rust, holes, etc.) are visible, the item(s) shall be replaced immediately. Faded umbrellas shall be replaced with a UV rated fabric and not include logos, labels, or advertising. The prototype design includes furniture option by Emu and Tolix. The two furniture companies produce many styles, colors, and materials of commercial rated outdoor furniture. Restaurants may choose the style, color, and material of commercial rated outdoor furniture from either company.
20. Sound. Music and amplified sound are not allowed in an outdoor dining area.
21. Bicycle Parking. A street dining deck that eliminates an on-street parking space must include a bicycle parking rack integrated in the street dining deck design or within the private property of the eating or drinking establishment. The bicycle parking rack must provide a minimum of two bicycle parking spaces for each eliminated vehicle parking space. As an alternative to providing the bicycle parking rack, the applicant may pay an in-lieu fee for a central bicycle parking location.
22. Hours of Operation. Outdoor dining may occur between 7 a.m. and 10 p.m. seven days a week. The city may allow extended hours for street dining decks for special events and holidays.
23. Open for Use. All outdoor dining in the public right-of-way must be open for use a minimum of five days per week, except in cases of inclement weather. "Open for use" means that the

eating or drinking establishment must have tables ready for customers to use the outdoor dining area when the establishment is open for business.

24. All street dining facilities may be subject to inspection by the City on an annual basis or as needed to ensure compliance with this section, conditions of approval, and administrative procedures.

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 within public parking spaces (maximum 25) within the mixed-use village. The project will not negatively impact public landmarks and/or public views.

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

The proposed project is located within public parking spaces in the mixed-use village zoning district. The prototype street dining deck provides coastal access. The prototype street dining deck will maintain or enhance vegetation consistent with the allowed use and will not have an effect on natural habitats or natural resources.

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

The project involves a prototype street dining deck will not negatively impact low-cost public recreational access. For each parking space utilized for the street dining deck, two bicycle parking spaces are required.

E. The project maintains or enhances opportunities for visitors.

The project involves a prototype street dining deck and will not negatively impact visitor serving opportunities. The street dining deck will enhance the visitor experience providing additional opportunities for dining with views and addition bike parking spaces.

F. The project maintains or enhances coastal resources.

The project involves a prototype street dining deck and will not negatively impact coastal resources. On busy beach days, the additional seating will provide more opportunities for visitors to dine on a deck and take in the view and coastal feel of the village.

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 prototype street dining deck project complies with all applicable design criteria, design guidelines, area plans, and development standards. The project has been conditioned to ensure the operating characteristics are consistent with the outdoor dining regulations of the zoning code.

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

The project involves a prototype street dining deck design for future development of up to 25 parking spaces within the mixed-use village zoning district. The project is consistent with the LCP goals for appropriate coastal development and land uses. The use is an allowed use consistent with the mixed-use village zoning district.

Report [prepared by: Brian Froelich, Senior Planner

Capitola Planning Commission

Agenda Report



Meeting: October 5, 2023
From: Community Development Department
Topic: 511 Escalona Drive

Permit Number: #23-0404

APN: 036-125-02

Design Permit Amendment to modify the previously approved exterior appearance of a two-story, single-family dwelling and attached Accessory Dwelling Unit (ADU), located within the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Property Owner: Christine Meserve

Representative: Valerie Hart, Filed: 09.08.23

Recommended Action: Planning Commission approve application #23-0404 based on Conditions and Findings for Approval.

Applicant Proposal:

Plan revisions to a previously approved Design Permit for a remodel, addition, and ADU conversion to a single-family dwelling in the R-1 (Single-Family Residential) zoning district. The applicant is now proposing to change all exterior façade materials that were previously approved by the Planning Commission. Post decision administrative approval of changes for single family residential projects are limited to 25% of the façade materials. The proposed exterior change exceeds the limit, and therefore requires Planning Commission review.

Background:

On July 18, 2019, the Planning Commission approved a design permit (#19-0165) for a second story addition, ADU, and encroachment permit.

On February 20, 2020, the Planning Commission approved modifications to the original approval relating to the ADU.

On September 8, 2023, the applicant submitted the current application to revise the exterior materials.

Discussion:

The existing residence at 511 Escalona Drive is a nonconforming two-story single-family residence. The lot is surrounded by one- and two-story single-family homes. Under the 2019 application, the Planning Commission approved a design permit that replaced the original Spanish-style appearance with ground-floor stucco siding, a second story with board-and-batten siding, and replacement of the tile roof with composition shingle.

Capitola Zoning Code §17.156.070 outlines minor changes to an approved project that can be authorized administratively without returning to the original review authority, in this case the Planning Commission. Pursuant to §17.156.070(7)(d), alterations to the building façade are considered a minor change provided they affect less than twenty-five percent of the building façade and maintain the approved architectural style of the structure. The proposed alteration modifies all exterior siding, and therefore requires reapproval by the Planning Commission as a design permit amendment.

Proposed changes from the 2020 approval include the following:

1. First-story exterior material changed from stucco to vertical board and batten siding (cement fiberboard) on all elevations.
2. Second-story exterior material changed from vertical board and batten siding to shingle siding (cement fiber shingle).
3. Raise the first-story chimney one foot and use stone veneer siding instead of stucco.
4. Modified skylight layout.
5. Two windows removed on the south elevation, one enlarged window on the east elevation facing Sacramento Avenue.
6. Demolish the existing stucco wall and construct a redwood and hog-wire fence in the same location. Construct a new 42" tall sliding gate along the fence line in front of driveway.

The application does not alter the approved layout for the two units, does not increase the floor area, and does not require review of parking requirements.

Potential Second-Story Deck

In the 2019 application, the approved plans included a flat roof above the garage facing Sacramento Avenue. No access onto the flat roof was proposed, as a second story deck would have exceeded the maximum allowable floor area ratio (FAR). The 2019 staff report noted a pending zoning code update, which would allow an exception to FAR for street facing second-story decks. The report also noted the applicant's intent to apply for a future change order if the proposed code change took effect. Between April 15, 2021, and March 8, 2023, the FAR exception for second story decks was in effect; however, the owner did not apply for a modification to convert the flat roof to a deck. A door was installed providing access to the flat roof without the required amendment to the building permit. The applicant plans to remove the door and install a window as shown on the current elevations and as required by Condition #4.

Revocable Encroachment Permit:

The prior application legalized an existing stucco wall that encroached into the unimproved right of way along both Escalona Drive and Sacramento Avenue. During building review, the applicant submitted a change order to modify the wall to include a sliding electric driveway gate and replace the existing stucco wall with wooden fencing in the same location. Modification to the encroachment was accepted by the Public Works Department.

CEQA:

Section 15301 of the CEQA Guidelines exempts minor alterations to existing private structures involving negligible or no expansion of existing or former use.

Attachments:

1. 511 Escalona Drive – Plan Set
2. 511 Escalona Drive – Color and Material Information
3. 511 Escalona Drive – Applicant Letter
4. 511 Escalona Drive – PC Staff Report – 02/6/2020

Conditions of Approval:

1. The project approval includes a design permit amendment for changes to the façade of the previously approved second-story addition and internal conversion ADU (approved ministerially). The permit amendment does not affect the floor area of the previous application. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on October 5, 2023, except as modified through conditions imposed by the Planning Commission during the hearing.
2. All Conditions of Approval associated with permit #20-0002 are applicable to this permit.
3. Prior to issuance of building permit, all Planning fees associated with permit #23-0404 shall be paid in full.
4. Prior to issuance of a Certificate of Occupancy, the second-story exterior doorway that opens onto the west facing flat roof must be removed. Openings adjacent to the flat roof area must follow the approved plans unless changes are approved in writing by the Community Development Department or Planning Commission.
5. Modifications to the approved revocable encroachment permit are subject to approval by either the Public Works Director or the Planning Commission, whichever applies.

Design Permit and CEQA Findings:

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

Community Development Staff and the Planning Commission have reviewed the project. The proposed design alterations comply with the development standards of the R-1 zoning district. The project secures the purpose of the General Plan, and Local Coastal Program, and design policies and regulations adopted by the City Council.

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

Community Development Staff and the Planning Commission have reviewed the application for changes to the façade. The project complies with all applicable provisions of the zoning code and municipal code.

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

Section 15301 of the CEQA Guidelines exempts minor alterations to existing private structures involving negligible or no expansion of existing or former use. This approval is a modification to prior 2019 and 2020 approvals, which are cumulatively exempt under Section 15301(e). The modified approval involves aesthetic alterations which do not result in an expansion of use or floor area within the R-1 (Single-Family Residential) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

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

The Planning Commission reviewed the project and determined that the proposed will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

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

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

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

Community Development Staff and the Planning Commission have reviewed the application for façade changes. The modified residential design with a combination of board-and-batten and shingle siding, composition shingle roof, and stone veneer chimney will fit in nicely with the existing neighborhood. The project will maintain the character, scale, and development pattern of the neighborhood.

Prepared By: Sean Sesanto

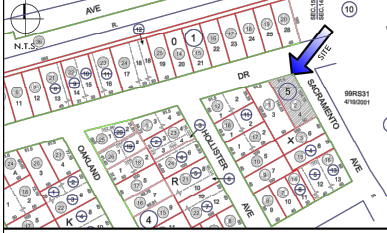
GENERAL NOTES

1. ALL REFERENCES TO "CONTRACTOR" SHALL INDICATE GENERAL CONTRACTOR AND THE SUBCONTRACTORS IN HIS EMPLOY. THEY SHALL BE ONE IN THE SAME.
 2. THE STRUCTURAL, MECHANICAL, ELECTRICAL AND LANDSCAPE DRAWINGS ARE SUPPLEMENTARY TO THE DESIGN DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE DESIGN DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL, ELECTRICAL AND LANDSCAPE WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE DESIGN DRAWINGS AND THE CONSULTANT'S DRAWINGS, IT SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE DESIGN DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER.
 3. PROVIDE ALL LABOR, MATERIAL AND SERVICES REQUIRED FOR THE SATISFACTORY COMPLETION OF WORK SHOWN IN THESE DRAWINGS. WORK SHALL BE OF SOUND AND QUALITY CONSTRUCTION AND CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INCLUSION OF ADEQUATE LABOR, MATERIALS AND EQUIPMENT TO COVER THE TIMELY INSTALLATION OF THE ITEMS INDICATED, DESCRIBED OR IMPLIED.
 4. WORK PERFORMED SHALL COMPLY WITH THE FOLLOWING:
 (A) ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES AND REGULATIONS.
 (B) THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE.
 (C) THESE GENERAL NOTES, UNLESS OTHERWISE NOTED ON PLANS OR SPECIFICATIONS.
 (D) SEPARATE PLANS FOR ELECTRICAL, PLUMBING, HEATING AND AIR CONDITIONING SHALL BE SUBMITTED BY CONTRACTOR TO THE RESPECTIVE DEPARTMENTS FOR APPROVAL AND PERMIT. CONTRACTOR SHALL PAY FOR THE RESPECTIVE PERMIT FEES AND SUPPLY COPIES TO OWNER.
 5. BEFORE SUBMITTING HIS BID, CONTRACTOR SHALL EXAMINE THE SITE TO COMPARE IT WITH THE PLANS AND NOTES, AND SATISFY HIMSELF AS TO THE CONDITIONS UNDER WHICH THIS WORK WILL BE PERFORMED. CONTRACTOR SHALL AT THAT TIME ASCERTAIN THE LOCATION OF ANY EXISTING STRUCTURES OR CONDITIONS THAT MAY AFFECT THE WORK, AND ALLOWANCES SHALL SUBSEQUENTLY BE MADE FOR CONTRACTOR'S FAILURE OR NEGLECT TO MAKE SUCH EXAMINATIONS AND DETERMINATIONS. CONTRACTOR SHALL VERIFY ALL QUANTITIES BEFORE SUBMITTING HIS BID.
 6. CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONTRACT DOCUMENTS AND VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB AND AT ONCE REPORT ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER TO THE DESIGNER.
 7. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. LARGE SCALE AND FULL SIZE DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO SMALL SCALED MEASUREMENTS.
 8. A COMPLETE SET OF PRINTS WILL BE PROVIDED WHICH SHALL BE MAINTAINED IN GOOD ORDER AT THE SITE. ALL DIFFERENCES BETWEEN THE LOCATIONS OR ARRANGEMENTS INDICATED ON THESE DRAWINGS AND THOSE OF THE ACTUAL INSTALLATION SHALL BE RECORDED IN RED PENCIL ON THAT SET. AT THE COMPLETION OF THE PROJECT AND PRIOR TO FINAL PAYMENT, CONTRACTOR SHALL SIGN AND DATE EACH "AS BUILT" DRAWING AS BEING A CORRECT AND ACCURATE REPRESENTATION OF THE WORK, AND SHALL SUBMIT THE COMPLETE PACKAGE TO DESIGNER.
 9. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF CONTRACTOR HAS QUESTIONS REGARDING SAME, OR THEIR EXACT MEANING, DESIGNER SHALL BE NOTIFIED FOR CLARIFICATION.
 10. ALL DIMENSIONS ARE TO FACE OF CONCRETE, COLUMN GRID LINES, FACE OF CONCRETE BLOCK, WALL FACE OF STUDS AND FACE OF FOAM BLOCK UNLESS OTHERWISE NOTED.
 11. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS AND BASES AS WELL AS POWER AND WATER OR DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK.
 12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ANY EXISTING UTILITY BOXES. ANY DAMAGED BOXES SHALL BE BROUGHT TO THE ATTENTION OF THE TOWN INSPECTOR PRIOR TO ANY WORK.
 13. CONTRACTOR TO VERIFY WITH HOMEOWNERS ALL FINAL APPLIANCES, FINISHES AND AVAILABILITY PRIOR TO LOCATING ROUGH OPENINGS. PLUMBING AND ELECTRICAL CONTRACTOR TO COORDINATE APPLIANCE INSTALLATION WITH ALL APPLICABLE TRADES AS SPECIFIED BY THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 14. CONTRACTOR TO VERIFY WITH HOMEOWNERS ALL FINAL MATERIALS, FIXTURES AND EQUIPMENT PRIOR TO ORDERING.

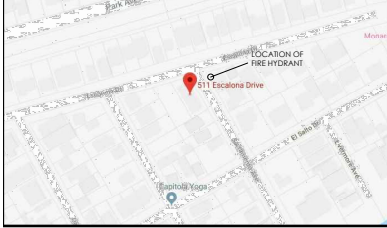
DEFERRED SUBMITTALS

1. TRUSS DESIGN AND DOCUMENTATION TO SUBMITTED UNDER SEPARATE COVER PER TRUSS MANUFACTURER ALONG WITH A REVIEW LETTER STAMPED AND SIGNED BY ENGINEER OF RECORD.

PARCEL MAP



VICINITY MAP



STRUCTURAL DATA

SETBACKS	CORNER LOT	REQUIRED	EXISTING
FRONT YARD	1st STORY	15'-0"	21'-1 1/4"
	2nd STORY	20'-0"	33'-2 3/4"
SIDE YARD	1st STORY STREET SIDE	10'-0"	15'-0"
	1st STORY (WEST SIDE: 10% NEIGHBOR WIDTH)	5'-0"	9'-9"
	1st STORY (SOUTH SIDE: 10% LOT WIDTH)	5'-1"	11'-0"
	1st STORY - GARAGE (SIDEWALK EXEMPT AREA)	18'-0"	15'-0"
	2nd STORY - GARAGE (SIDEWALK EXEMPT AREA)	15'-0"	22'-3"
	2nd STORY - (WEST SIDE)	7'-4"	7'-9"
HEIGHT	2nd STORY - (WEST SIDE)	25'-0"	23'-8"

	LOT SIZE		MAX (40%)		EXISTING (61.8%)		PROPOSED (59.9%)	
	HABITABLE SPACE	FIRST FLOOR COVERED DECK OR PORCH	OFFICE/ADU	GARAGE	WORKSHOP	TOTAL		
(E) 1st STORY	837 sq.ft.	454 sq.ft.*	430 sq.ft.	772 sq.ft.	-	2,343 sq.ft.		
(E) 2nd STORY	388 sq.ft.	<150 sq.ft.*	-	680 sq.ft.	-	1,068 sq.ft.		
(E) TOTAL	1,225 sq.ft.	304 sq.ft.	430 sq.ft.	772 sq.ft.	680 sq.ft.	3,411 sq.ft.		
(P) 1st STORY	930 sq.ft.	1,288 sq.ft.*	761 sq.ft.	346 sq.ft.	-	2,037 sq.ft.		
(P) 2nd STORY	1,268 sq.ft.	-	-	-	-	1,268 sq.ft.		
(P) TOTAL	2,198 sq.ft.	0 sq.ft.	761 sq.ft.	346 sq.ft.	-	3,305 sq.ft.		

PARKING	REQUIRED		EXISTING (NO CHANGE)	
	TOTAL	3 SPACES, ONE OF WHICH MUST BE COVERED	TOTAL	3 SPACES, TWO OF WHICH ARE COVERED
PART OF GARAGE CONVERTED TO ADU. PARKING SPACE DOES NOT NEED TO BE REPLACED.				
		3 SPACES		3 SPACES

* THERE IS A CREDIT OF 150 sq.ft. FOR FIRST FLOOR COVERED PORCHES AND UPSTAIRS DECKS

BUILDING INFORMATION SUMMARY

PROJECT DESCRIPTION: REMODEL AND 69 SF ADDITION TO (E) OFFICE, RESULTING IN A 1 BR/1 BA 499 SF ADU. CONVERSION OF (E) UNCONDITIONED 680 SF WORKSHOP INTO HABITABLE SPACE, ADDING A TOTAL OF 941 CONDITIONED SF TO (E) 1,225 SF 2BR 2 BA MAIN RESIDENCE RESULTING IN A 2,201 SF, 4BR, 3 BA WITH NEW LIVING ROOM AND BAR WITH 620 SF SQ.FT. OF GARAGE/STORAGE.
DESIGN PERMIT MODIFICATION #1: ADDITIONAL 262 SF PORTION OF GARAGE TO BE CONVERTED INTO ADU CREATING A 761 SF, 2 BR/1 BA ADU, REDUCED 3 SF OF STAIR TO MAIN RESIDENCE IN GARAGE AREA, RESULTING IN 2,198 MAIN RESIDENCE.
DESIGN PERMIT MODIFICATION #2: MODIFICATION TO BUILDING PERMIT #20190433
 PLANNING: ADD ONE FOOT TO CHIMNEY AND USE STONE VENER. SIDING ON ELEVATIONS CHANGE FROM STUCCO AND BOARD AND BATT TO SHINGLES AND BOARD AND BATT. CHANGE STRAIGHT LOCATIONS, REPLACE (E) STUCCO FENCE IN R.O.W. TO 42" HIGH WOOD FENCE WITH 2 SLIDING GATES AT 42" HIGH. BUILDING: CHANGE HEAT SOURCE TO MIBS SPLIT/HEAT PUMP SYSTEM. REVISE DIRECTION OF GARAGE DOOR.
PROJECT ADDRESS: 511 ESCALONA DRIVE CAPITOLA, CA 95010
PARCEL NUMBER: 036-125-02
ZONING DESIGNATION: R-1
OCCUPANCY CLASSIFICATION: R-3/U TYPE V-B- NON-SPRINKLERED
LOT AREA: 5,513 sq.ft.
EXISTING F.A.R.: 3.411 sq.ft. (61.8%)
PROPOSED F.A.R.: 3.305 sq.ft. (59.9%)
PARKING (PROVIDED): 1 COVERED AND 2 UNCOVERED
CODE NOTE: ALL WORK INDICATED ON THE PLANS SHALL COMPLY WITH THE FOLLOWING CODES: 2014 CBC, CMC, CMC, CFC, CA ELECT CODE, CAL GREEN, CA ENERGY CODE. STRUCTURAL ENGINEERING SHALL CONFORM TO 2016 CALIFORNIA BUILDING CODE AS AMENDED BY THE STATE OF CALIFORNIA.

FIRE NOTES

- ADDRESS NUMBERS WILL BE POSTED AND MAINTAINED AND SHALL BE A MINIMUM OF FOUR (4) INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
- A 30 FOOT CLEARANCE WILL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES.
- THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDINGS AND FIRE CODES (2019) AND CENTRAL FIRE PROTECTION DISTRICT AMENDMENTS.

FIRE HYDRANT INFORMATION: FLOW REQUIRED: 1,000 GPM @ 120 MIN
 LOCATION: CORNER OF ESCALONA DR AND SACRAMENTO AVE. IN FRONT OF 603 ESCALONA DRIVE (APPROX. 42 FT. FROM PROPERTY) HYDRANT #774
 STATIC PRESSURE (PSI): 42 PSI
 RESIDUAL PRESSURE (PSI): 19 PSI
 FLOW (GPM): 1,500 G.P.M.
 FLOW @ 20 PSI (GPM): 1,149
 HYDRANT NOT TESTED, SO MODELED FLOW INFORMATION IS PROVIDED.

CONTACTS

OWNER: CHRISTINE MESERVE P.O. BOX 300793 LOS GATOS, CA 95032 PH: (408) 504-4412 cmeserve@meserve.net
PROJECT DESIGNER: VALERIE HART RESIDENTIAL DESIGN VALERIE HART 3680 N. RODEO GULCH ROAD SOQUEL, CA 95073 PH: (831) 239-1609 valerie95062@yahoo.com
SURVEYOR: ALPHA LAND SURVEYORS, INC. SEAN PAUL WAPPE 4444 SCOTTS VALLEY DRIVE #7 SCOTTS VALLEY, CA 95066 PH: (831) 438-4453
STRUCTURAL ENGINEER: ASH ROAKE P.E. POTRERO STREET #45-202 SANTA CRUZ, CA 95062 PH: (831) 234-4345 ashroake@gmail.com
ENERGY COMPLIANCE: LINDA BUTLER, CEPF 124 OTIS STREET SANTA CRUZ, CA 95060 PH: (831) 345-1028 butler0838@gmail.com
LANDSCAPE ARCHITECT: ELLEN COOPER & ASSOCIATES ELLEN COOPER #12 WINDSOR STREET SANTA CRUZ, CA 95062 PH: (831) 426-6845

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 A2: PROPOSED SITE PLAN
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STRUCTURAL SHEETS:
 S1: STRUCTURAL NOTES & SPECIFICATIONS
 S2: FOUNDATION PLAN & DETAILS
 S3: SECOND FLOOR FRAMING PLAN & DETAILS
 S4: ROOF FRAMING PLAN & DETAILS

TITLE SHEET

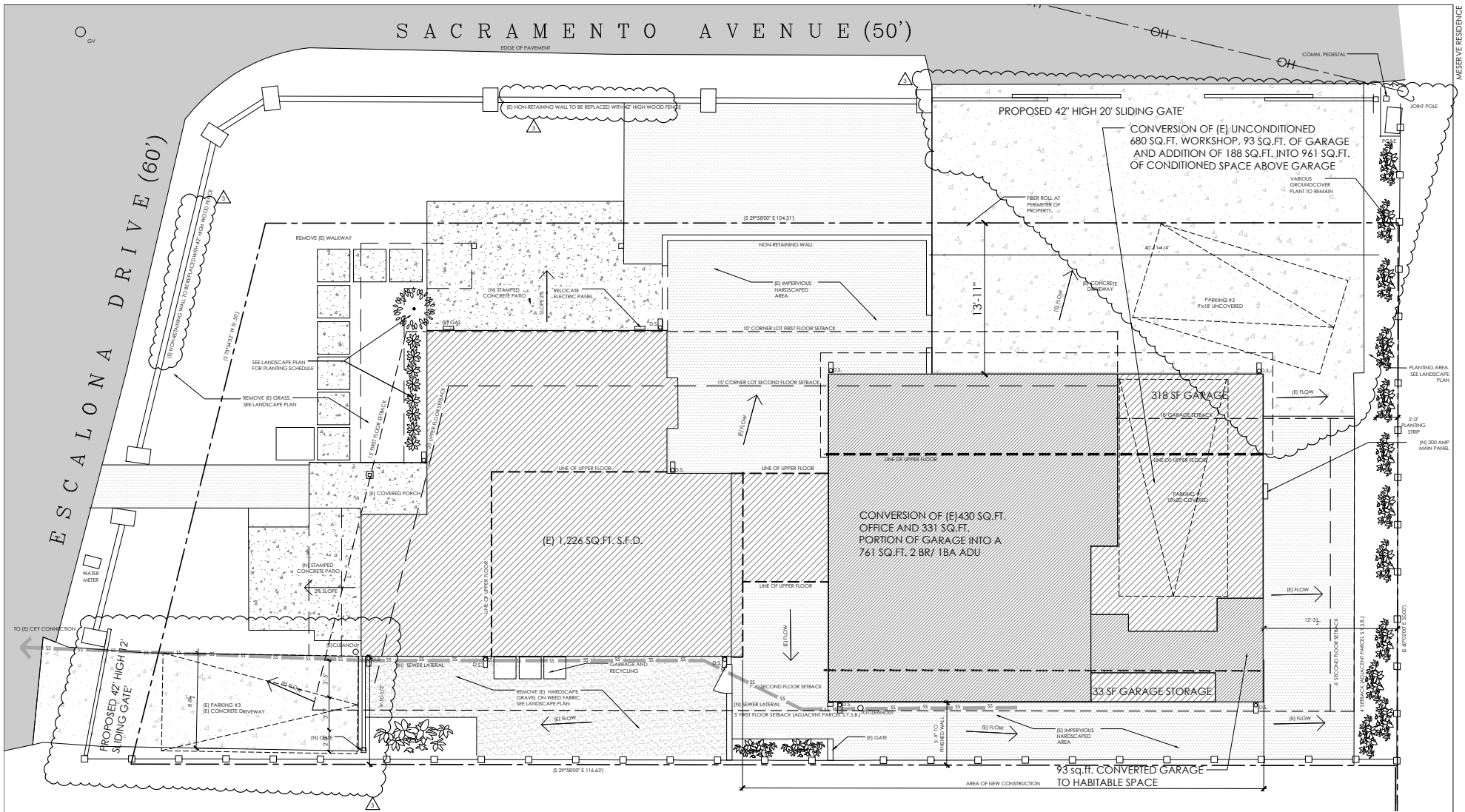
1. TRUSS DESIGN AND DOCUMENTATION TO SUBMITTED UNDER SEPARATE COVER PER TRUSS MANUFACTURER ALONG WITH A REVIEW LETTER STAMPED AND SIGNED BY ENGINEER OF RECORD.

VALERIE HART RESIDENTIAL DESIGN
 3680 N. RODEO GULCH RD SOQUEL, CA 95073
 (831) 239-1609 valerie95062@yahoo.com

meserve residence
 511 escalona drive, capitola, ca 95010
 apr: 036-125-02

building submittal: AUGUST 30, 2019
 plan check one: OCTOBER 24, 2019
 plan check two: MARCH 06, 2020
 change order: SEPTEMBER 05, 2023

SHEET: T1



EROSION CONTROL NOTE:
 FIBER ROLL SHALL BE PLACED AROUND PERMETER AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION AND MAINTAINED THROUGHOUT CONSTRUCTION.
 NOTE: PER DANIELLE UHARRET- FIBER ROLL DEEMED UNNECESSARY DUE TO SITE CONDITIONS

DRAINAGE NOTES
 DOWNSPOUTS TO DISCHARGE ONTO CONCRETE SPLASH BLOCKS AND RETAIN THE EXISTING SURFACE FLOW PATTERN. ARROWS INDICATED DIRECTION OF FLOW. DRAINAGE DIRECTED TO THE ADJACENT PARCELS SHALL BE REDUCED TO THE MAXIMUM EXTENT POSSIBLE.

IMPERVIOUS COVERAGE CALC

(E) IMPERVIOUS COVERAGE:	
BUILDING:	2,037 S.F.
HARDSCAPE:	2,364 S.F.
TOTAL (E):	4,403 S.F.

REPLACE IMPERVIOUS COVERAGE:

HARDSCAPE:	442 S.F.
(E) IMPERVIOUS COVERAGE:	2,037 S.F.
BUILDING:	2,415 S.F.
HARDSCAPE:	442 S.F.
TOTAL (E):	4,447 S.F.
ADDED IMPERVIOUS COVERAGE:	-154 S.F.

NOTE: 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 MAP BE PLACED IN THE ROAD RIGHT OF WAY.

SEWER LATERAL NOTE
 LOCATION OF EXISTING SEWER LATERAL SHOWN ON SHEET A.1
 NEW SEWER LATERAL TO BE:
 8" SDR PP-R IN 18" MIN. DIA.
 8" SDR PIPS MATERIAL
 8" SLOPE OF EACH LINE SEGMENT (2% MINIMUM)
 CONNECTION TO EXISTING PUBLIC SEWER MAIN IN THE STREET SHALL CONSIST OF TWO 45° TURNS, NO NEW CITY CONNECTION REQUIRED.

OWNER HAS AGREED TO FULL REPLACEMENT OF SEWER LATERAL AND CLEANOUT(S) WITHOUT SUBMITTING VIDEO TO THE COUNTY PER PERMIT #SS-191448

PROPOSED SITE PLAN

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



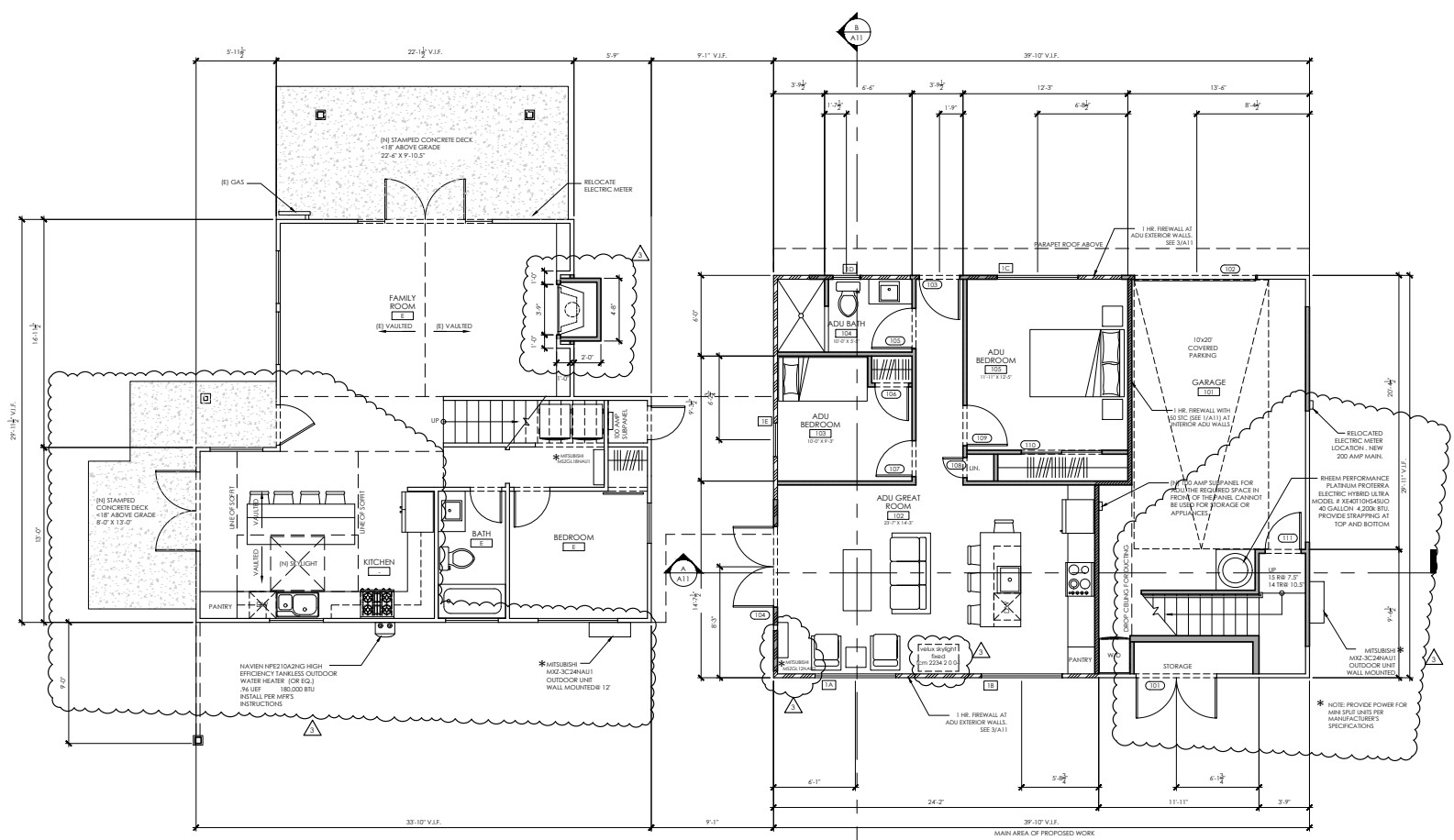
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SHEET: **A1.2**



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

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meserve residence
511 escalona drive, capitola, ca 95010
apn: 036-125-02

WALL LEGEND	
	NEW 2 X 4 STUD WALL
	NEW 2 X 6 STUD WALL
	EXISTING STUD WALL

building submital: AUGUST 30, 2019
plan check one: OCTOBER 24, 2019
plan check two: MARCH 06, 2020
change order: SEPTEMBER 05, 2023

SHEET: **A6**

MESERVE RESIDENCE

CPC 807.4 - Minimum Ventilation in Water Heaters
 Strapping shall be at a point within the upper 1/3 and the lower 1/3 of the water heater's vertical dimension. At the lower end, a minimum clearance of four (4) inches shall be maintained above the controls to the strap. Other methods and location may be acceptable, check with the Building & Safety Division.

CPC 808.6 - Temperature and Pressure (T & P) Relief Valve
 T & P relief valves shall be provided with a drain to the exterior of the building, not smaller than the relief valve outlet, of either galvanized steel, hard-drawn copper, CPVC, or listed relief valve drain tube. For more information on the termination of the T & P valve piping see section 809.

CPC 809.1 - Water Heater Venting
 Type B gas vents shall extend in a generally vertical direction with offsets not exceeding 45 degrees, except that a vent system having not more than one 90 degree offset shall be permitted. Any pipes greater than 45 degrees from the vertical is considered horizontal. The total horizontal distance of a vent, plus the horizontal vent connector serving draft-hood equipped appliances, shall not be greater than 75 percent of the vertical height of the vent.

CPC 809.1.1 - Water Heater Venting
 Type B gas vents shall terminate at least 8 feet in vertical height above the water heater.

CPC 809.1.2 - Water Heater Vent Termination
 Vents shall terminate above the roof surface as a listed cap or listed roof assembly. Provide at least 1-foot horizontal clearance from any opening into the building.

CPC 807.4.8 & 807.4.1 - Water Heaters in Garages
 Water heaters in garages and in adjacent spaces that open to a garage shall be installed so that all hoses and hose-end devices are located not less than 18 inches above the floor, unless listed as flammable vapor ignition resistant. Water heaters shall be located or protected so that they are not subject to physical damage by a moving vehicle.

CPC 806.4.1 (1) & (2) - Combustion Air Drawings
 Two permanent openings, one commencing within 12 inches of the top and one commencing within 12 inches of the bottom of the water heater enclosure shall be provided. The openings shall communicate directly, or by ducts, with the outdoors or spaces that freely communicate with the outdoors. Combustion air openings shall not be less than 100 square inches.

CPC 1121.8 - Sediment Traps
 A sediment trap shall be installed downstream of the applicant shut-off valve, as close to the vent of the appliance as practical at the line of installation.

WATER HEATER STRAPPING

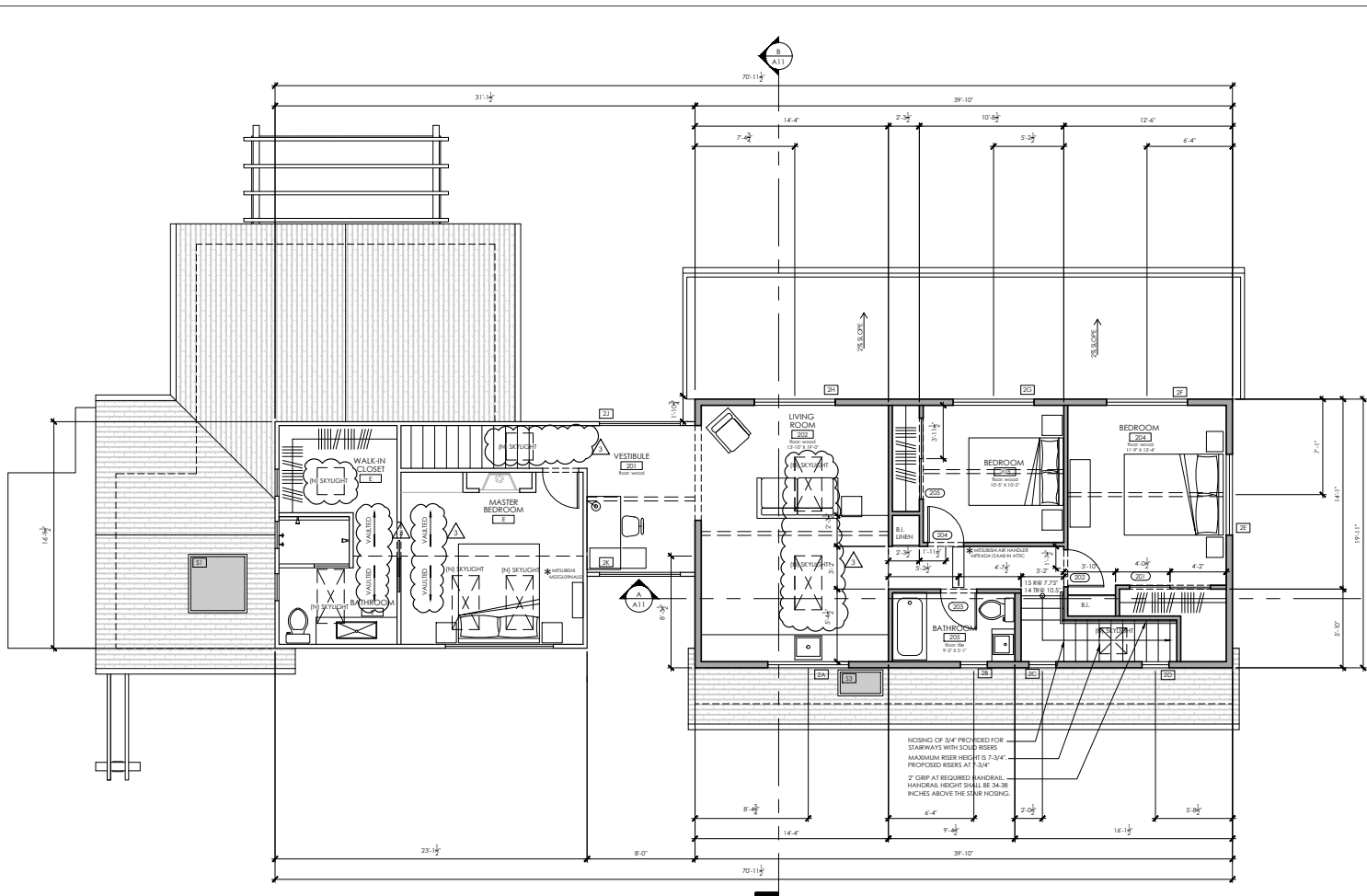
Stair & Handrail Specifications

General Notes:

- Check the vertical clearance of each baluster over each 42" high wall.
- The maximum height of a baluster shall be 42" above the base.
- The maximum height of a baluster shall be 42" above the base.
- Provide vertical glass balusters.
- Handrails to be installed to code (per local jurisdiction).

WALL LEGEND

- NEW 2 X 4 STUD WALL
- NEW 2 X 6 STUD WALL
- EXISTING STUD WALL



PROPOSED UPPER FLOOR PLAN

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



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SHEET: **A7**

MESERVE RESIDENCE

MESERVE RESIDENCE

UNVENTED ROOF:
 R3B CLOSED CELL SPRAY FOAM INSULATION IN RAFTERS: NEXSEAL 2.0; 7.2R/FI
 OPEN CELL SPRAY FOAM IN EAVES: EASYSEAL 5

SES
TECHNICAL DATASHEET

EasySeal 5
 Division 7 Thermal & Moisture Protection

Product Description: EasySeal 5 spray foam insulation is a spray applied, two component, open cell polyurethane foam insulation system. The product is formed by the reaction of a proprietary resin blend and polymeric isocyanate diisocyanate. The resin blend is comprised of polyols, additives, fire retardants and blowing agents.

Product Uses: Walls, Ceilings, Ducts, Crawlspace*, Interior Applications. *Acoustical fire barrier assemblies.

ASTM E-84: EasySeal 5 spray foam is an ASTM E-84 (NFPA 255, UL723) Class 1 Class A1 spray foam insulation. Flame Spread Index <25. Smoke Developed Index <50. Thickness 6 inches.

Key Attributes:

Property	Test Method	EasySeal 5 Value
Apparent Density	ASTM D-1622	0.5 lb./ft. ³ (nominal)
R-value (app)	ASTM C-518 (75°F mean)	3.8 R/in. ²
Compressive Strength	ASTM D-1621	< 5 lb./in. ²
Closed Cell Content	ASTM D-6226	< 10% (vol.)
Fungal Resistance	ASTM C-1338	No Growth
Air Permeance	ASTM E-2178	< 0.002 U/sq. ft.
Water Vapor Permeance	ASTM E-96	23 perm-in
Dimensional Stability, 40°F	ASTM D-2126	< 0%
Dimensional Stability, 120°F	ASTM D-2126	< 0%
Dimensional Stability, +158°F & 1,000psi	ASTM D-2126	< 0%
Ignition Barrier	ICC AC307 Appendix X	Pass DC315 4 mils w/ft
Thermal Barrier	NFPA 286	Pass DC315 14 mils w/ft

*Crawlspaces & sub-floors only

† These values are typical. However values will vary and should not be considered part of the product specifications. It is important that the correct application used and understood the technical instructions and RSI to process the material correctly and understand environmental and equipment limitations.

Nexseal™ 2.0
 Spray Foam Insulation
 Division 7 Thermal & Moisture Protection

Product Description: Nexseal™ 2.0 spray foam insulation is a spray applied, two component, closed cell polyurethane foam insulation system compliant with ASTM C-1203 Type II foams. The product is formed by the reaction of proprietary resin blend and polymeric methylene diisocyanate. The resin blend is comprised of polyols, additives, fire retardants and additive (HFO) technology which is based on hydrofluorocarbon (HFO) technology.

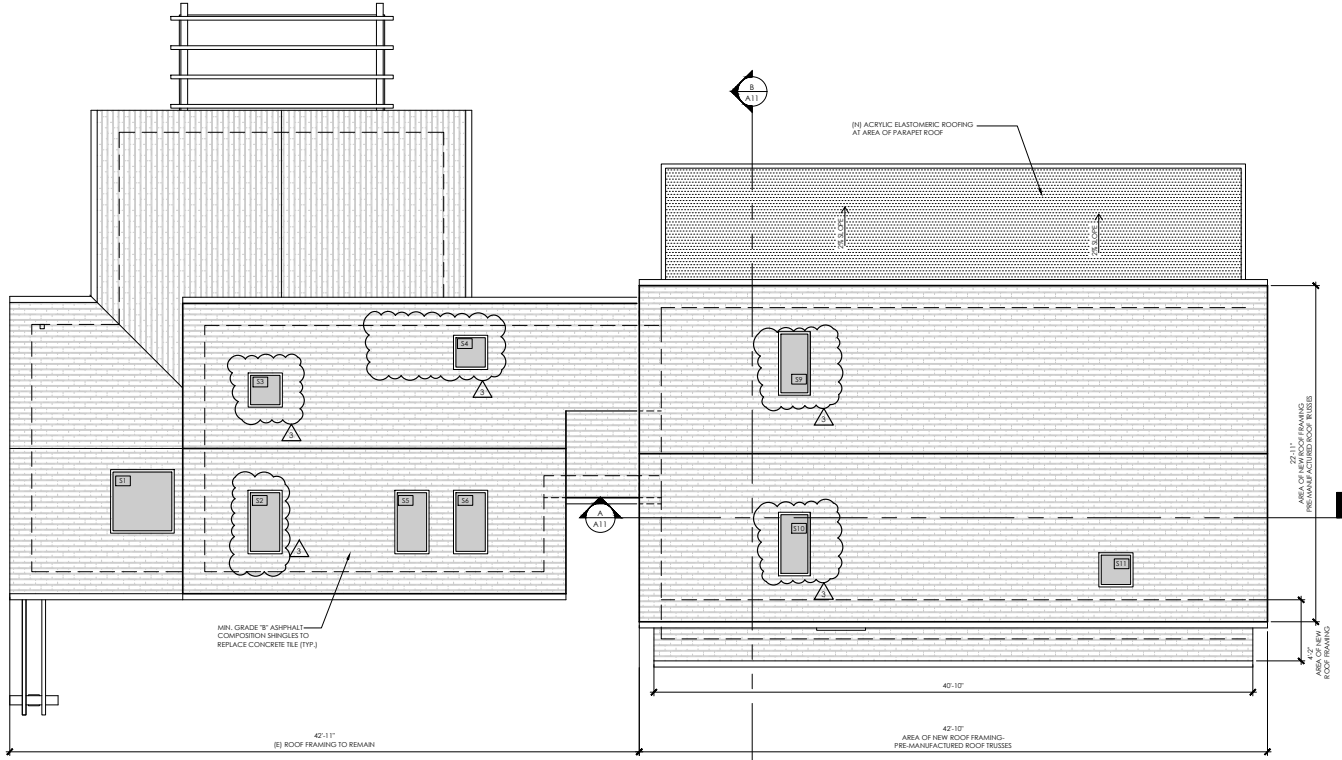
Product Uses: Walls, Ceilings, Exterior Applications, Concrete Slab.

Chemical Attributes: Component: Isocyanate, Viscosity (25°C): 200 cps, Density: 10.3 lb/gal. Resin: 700 cps, Density: 10.3 lb/gal.

Typical Physical Attributes:

Property	Test Method	Value
Apparent Density	ASTM D-1622	2 lb./ft. ³ (nominal)
R-value (app)	ASTM C-518	7.2 R/in.
Compressive Strength	ASTM D-1621	nom. 25 lb./in. ²
Tensile Strength	ASTM D-1623	nom. 50 lb./in. ²
Closed Cell Content	ASTM D-6226	> 90% (vol.)
Water Absorption	ASTM D-3842	< 2%
Water Vapor Permeance	ASTM E-96	< 2 perm-inches
Fungal Resistance	ASTM C-1338	No growth
Flame Spread Index	ASTM E-84	< 25
Smoke Developed Index	ASTM E-84	< 450
Dimensional Stability, 20°F	ASTM D-2126	< 5% Change
Dimensional Stability, 120°F	ASTM D-2126	< 10% Change
Dimensional Stability, +158°F & 1,000psi	ASTM D-2126	< 10% Change
Ignition Barrier	ICC E5 AC307 Appendix X	Pass no coating
Thermal Barrier	NFPA 286	Pass DC315 89R/gal
Global Warming Potential	GWP	< 1

† These values are typical. However values will vary and should not be considered part of the product specifications. It is important that the correct application used and understood the technical instructions and RSI to process the material correctly and understand environmental and equipment limitations.



PROPOSED ROOF PLAN

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

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 3680 N. RODEO GULCH RD. SOQUEL, CA 95073
 (831) 239-1609 valerie95062@yahoo.com

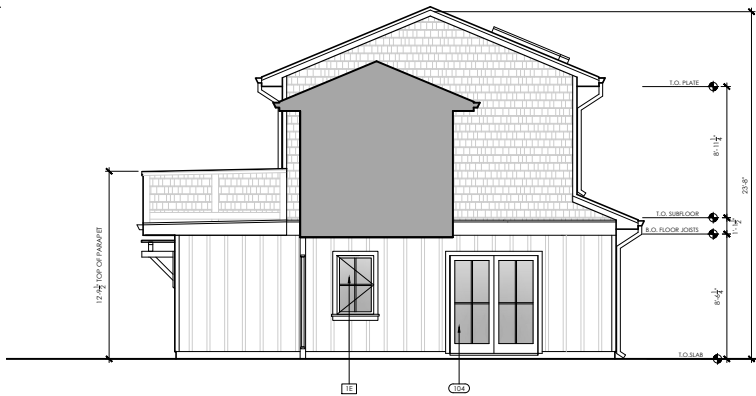
meserve residence

511 escalona drive, capitola, ca 95010
 apn: 036-125-02

building submittal: AUGUST 30, 2019
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 plan check two: MARCH 06, 2020
 change order: SEPTEMBER 05, 2023

SHEET:

A8



PROPOSED NORTH ELEVATION AT CORRIDOR



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

PROPOSED ELEVATIONS

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

VALERIE HART RESIDENTIAL DESIGN

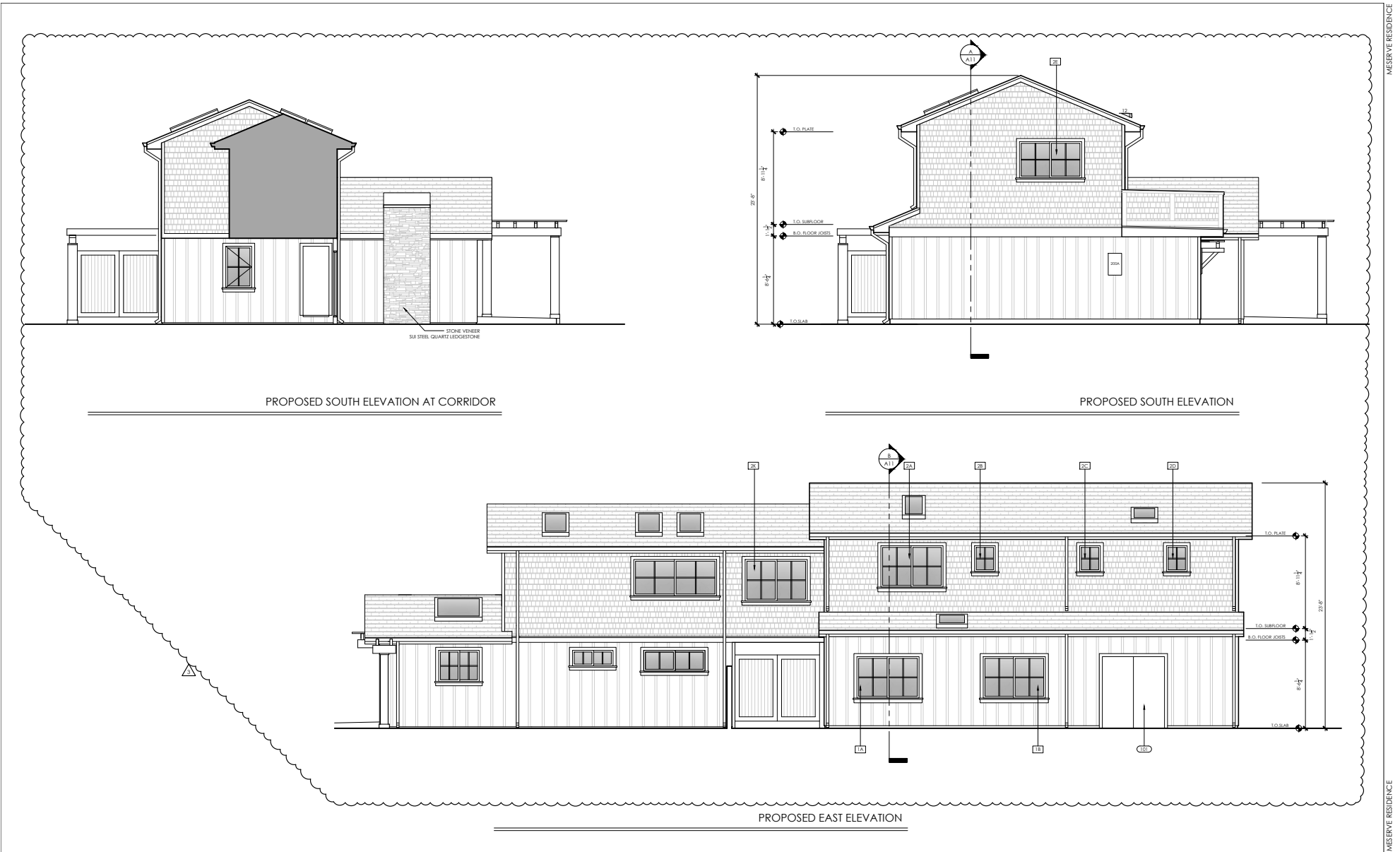
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SHEET: A9



MESERVE RESIDENCE

MESERVE RESIDENCE

PROPOSED ELEVATIONS

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

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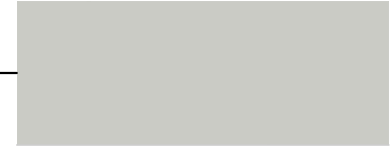
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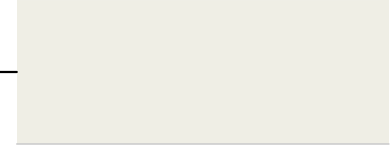
SHEET: **A10**



ASPHALT SHINGLE ROOFING
CERTAINTEED PRESIDENTIAL TL
CLASS A
COLOR: SHADOW GREY



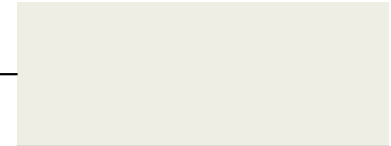
SIDING
SHINGLE SIDING BY JAMES HARDIE
BENJAMIN MOORE: STONINGTON GREY HC-170



TRIMWORK
PAINTED WOOD
BENJAMIN MOORE: WHITE DOVE OC-17



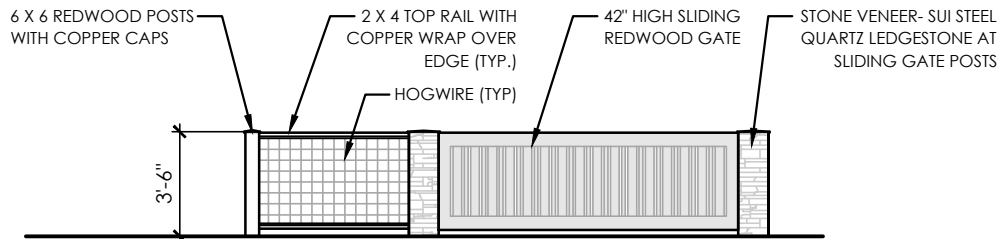
WOOD GATE & ACCENTS
REDWOOD



BOARD AND BATT SIDING
CEMENT FIBER BY JAMES HARDIE
BENJAMIN MOORE: WHITE DOVE OC-17



WINDOWS & DOORS
ANDERSEN & MILGARD FIBERGLASS
COLOR: DARK BRONZE



FENCE AND GATE IN R.O.W.- N.T.S.

**VALERIE HART
RESIDENTIAL DESIGN**

3680 N. RODEO GULCH ROAD, SOQUEL, CA 95073
MOBILE: (831) 239-1609
EMAIL: valerie95063@yahoo.com

MESERVE RESIDENCE

511 ESCALONA DRIVE, CAPITOLA, CA 95010
APN: 036-125-02

Valerie Hart Residential Design

3680 N. Rodeo Gulch Road
Soquel, CA 95073

City of Capitola Planning Department
RE: 036-125-02
APP #20190433
511 Escalona Change Order

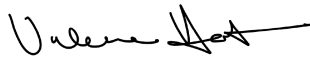
August 5, 2023

To Whom it May Concern,

I am submitting for a Change Order for the project on 511 Escalona Drive.
The proposed changes include:

1. Revising the exterior elevation materials. Previously stucco on the bottom, board and batt on upper floor. Proposed to be board and batt on lower floor, shingles on second floor- all James Hardie cement fiber material
2. Add one foot to chimney and use stone veneer instead of stucco
3. Change/revise skylight locations
4. Revise kitchen layout.
5. Change heating sources to mini split and heat pump system from FAU and wall heater- will be part of building application, not planning submittal
6. Replace existing permitted encroaching stucco fence to 42" high wood fence, including 2 new 42" high rolling gates
7. Updated electrical plans (part of building application, not planning submittal)

Best,



Valerie Hart

Valerie Hart Residential Design
(831) 239-1609
Valerie95062@yahoo.com



STAFF REPORT

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT

DATE: FEBRUARY 6, 2020

SUBJECT: **511 Escalona Drive #20-0002 APN: 036-125-02**

Design Permit for a second-story addition to an existing single-family residence, an Accessory Dwelling Unit (ADU), and a Major Revocable Encroachment Permit for a wall in the public right of way located within the R-1 (Single-Family) zoning district. Permit is a revision to increase size of ADU from previous 2019 approval.

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

Environmental Determination: Categorical Exemption
 Property Owner: Christine Meserve
 Representative: Valerie Hart, Filed: 01.02.2020

APPLICANT PROPOSAL

The applicant is proposing to expand a second-story living space above an attached garage and convert a portion of the conditioned space within the garage into a 761-square-foot Accessory Dwelling Unit (ADU) located at 511 Escalona Drive within the R-1 (Single-Family Residential) zoning district. The application also includes a Major Revocable Encroachment Permit for an existing fence in the public right of way.

BACKGROUND

On July 18, 2019, a design permit (#19-0165) for a second story addition, ADU, and encroachment permit was approved by the Planning Commission.

On January 2, 2020, the applicant submitted updated plans reflecting the new allowances to ADU minimum unit size and parking requirements under the state law governing ADUs that went into effect on January 1, 2020. The new application is proposing to expand the ADU to include a portion of the garage that previously provided a covered parking space. All other aspects of the July 18, 2019, approval remain unchanged. The applicant chose to submit a new application because the previous approval included a condition requiring the applicant to record several deed restrictions related to the ADU, including an owner-occupancy requirement and size restriction, that are no longer regulated under state law.

Neither Capitola Municipal Code Chapter 17.99 Secondary Dwelling Units (Inside Coastal Zone) nor Chapter 17.74 Accessory Dwelling Units (Outside Coastal Zone) are currently in compliance

with the new state law, therefore the ADU portion of the proposed project is being reviewed under Government Code 65852.2.

The Architectural and Site Review Committee reviewed the original application (#19-0165) on June 12, 2019. Because there were no additional changes to the exterior of the building, staff did not require another review by the committee. During the June 12, 2019, meeting, the committee provided the applicant with the following direction:

Public Works, Kailash Mozumder: informed the applicant that they would need to submit a copy of the deed and legal description of the lot to complete the revocable encroachment permit application.

Building Official, Robin Woodman: informed the applicant that windows adjacent to a bathtub are required to be tempered.

Local Architect, Frank Phanton: liked the revisions to the attached garage, including the flat roof, and thought that the design did a good job of respecting the privacy of neighboring properties.

City Planner, Matt Orbach: informed the applicant that windows adjacent to the flat roof should be at least four feet from the finished floor to prevent use of the flat roof as a deck. Mr. Orbach also pointed out the potential for the living space above the garage to be used as a third separate unit, which is not allowed, and stated that a condition of approval would be included limiting the kitchen area in that living space to a “mini-bar/convenience area.”

Following the meeting, the applicant submitted revised plans that incorporated all the modifications requested by the architectural and site review committee, including windows adjacent to the flat roof with sills at 42 inches above the floor and the stairwell from the second-story living space above the garage terminating in the garage rather than the exterior. The applicant also submitted a copy of the deed and the legal description of the lot.

DISCUSSION

The existing residence at 511 Escalona Drive is a nonconforming two-story single-family residence. The applicant is proposing to expand a second-story living space above an attached garage and convert an existing home office space and a portion of the unconditioned space within the first story of the garage into a 761-square-foot accessory dwelling unit. The lot is surrounded by one- and two-story single-family homes. The proposed residence is a Spanish-style home featuring stucco siding and tile roofs.

Accessory Dwelling Unit

The proposal includes the conversion of 761 square feet of existing floor area inside the home and a portion of the attached garage into an accessory dwelling unit. Changes to the exterior of the structure for the ADU include a new first-floor window on the north elevation and new first-floor window and entry door on the west elevation where the garage door was previously located.

The criteria of Government Code §65852.2(e)(1)(A), apply to the internal ADU conversion project and are as follows:

- i. The accessory dwelling unit or junior accessory dwelling unit is within the proposed space or a single-family dwelling or existing space of a single-family dwelling or accessory structure and may include an expansion of not more than 150 square feet beyond the same physical dimensions as the existing accessory structure. An

expansion beyond the physical dimensions of the existing accessory structure shall be limited to accommodating ingress and egress.

- ii. The space has exterior access from the proposed or existing single-family dwelling.
- iii. The side and rear setbacks are sufficient for fire and safety.
- iv. The junior accessory dwelling unit complies with the requirements of Section 65852.22

Under Government Code (GC) §65852.2(a)(1)(D)(xi), when a garage is converted to an ADU, a local agency cannot require those off-street parking spaces to be replaced. Therefore, the covered parking space that is lost as a result of the project does not need to be replaced.

The application before the Planning Commission includes the design permit for the second story addition and the revocable encroachment permit. The proposed ADU meets the criteria under GC §65852.2(e)(1)(A), so the application for the ADU must be approved ministerially, without any discretionary review. Because the addition to the primary structure requires Planning Commission review, the details of the ADU have been included in the analysis.

Revocable Encroachment Permit

The application includes a major revocable encroachment permit for unpermitted improvements in the public right of way. The encroachments include an existing stucco wall along Escalona Drive and Sacramento Avenue that was built without the required permits. The portion of the wall along the corner of Escalona Drive and Sacramento Avenue is two feet five inches high with pillars that are three feet eleven inches high. The rest of the wall is four feet one inch high with pillars that are five feet five inches high (Attachment 3). The wall, which was built without permits, was red-tagged in 1997 for being constructed without a building permit or an encroachment permit and constituting a sight distance hazard for traffic at the intersection. It appears that, as a result, the fence height along the corner of Escalona Drive and Sacramento Avenue was reduced to less than 30 inches, in compliance with line of sight requirements for fences on corner lots. The existing wall is in compliance with the fence height regulations of three and a half feet maximum for front yards and six feet maximum for side and rear yards.

The existing wall does not comply with the location standard for fences on corner lots. Capitola Municipal Code §17.54.020.A.3 requires corner lots to set back a fence at least five feet from the property line on that side of the lot which has the greatest length along the street. The applicant is requesting a revocable encroachment permit to permit the existing wall within the public right-of-way. Pursuant to CMC §17.54.020(B), the Planning Commission may approve alternative locations, height, and materials for fences.

Pursuant to §12.56.060, the City may issue permits to allow certain improvements to be installed and maintained by abutting private property owners, within the private improvements area. Minor permits may be issued by the Public Works Director for mailboxes, fences up to three and a half feet in height, walkways, driveways, and landscaping that comply with specific standards. Major Permits, for improvements beyond those listed under the discretion of the Public Works Director, require approval by the Planning Commission.

The Planning Commission must evaluate the following considerations when deciding whether or not to issue a major encroachment permit:

- 1. The expense and difficulty that will be entailed in removing the improvement in the event of street widening;

Staff analysis: Within the revocable/hold harmless agreement, the owner must agree that the removal of the wall, when so ordered by the City, shall be at the permittee's expense and not the expense of the City.

2. Whether the proposed improvements are in conformity with the size, scale, and aesthetics of the surrounding neighborhood;
Staff analysis: The proposed wall is of exceptional quality and fits well with the aesthetics of the community.
3. Preservation of views;
Staff analysis: Public views would not be impacted by the proposed wall.
4. Whether granting the permit would tend to result in the granting of a special privilege, in the sense that granting this permit would tend to preclude granting similar permits to neighboring property. If the benefit to the applicant and community is determined to exceed the detriment to the community, the permit shall be approved. The planning commission may, by providing reasonable notice to neighboring property owners, develop standards or criteria applicable to the entire block within which the property is located.
Staff analysis: Staff has not identified any potential detriments to the City or community that the proposed wall would create. On-street parking will not be affected by the proposed wall.

Nonconforming

The existing structure is nonconforming because the east side of the structure along Sacramento Avenue encroaches two inches into the ten-foot required side yard setback. The applicant submitted the required 80% nonconforming calculation (Attachment 2), which demonstrates that the proposed structural alterations do not exceed 80 percent of the present fair market value of the structure, so the alterations are permissible.

Future Deck

The property is located within the Coastal Zone and therefore subject to the 1975 zoning code rather than the 2018 updated zoning code. The addition to the attached garage includes a 372-square-foot flat roof with a parapet wall that seems to be designed as a second-story deck. The proposed structure is only seven square feet under the maximum floor area for the property, so the flat roof may not currently be used as a deck because a deck counts as floor area under the 1975 code. Under the new zoning code, however, second-story decks will not count towards the floor area, so the area could potentially be used as a deck with future approval of a design permit from the Planning Commission.

The original submittal included tall windows with a bottom edge close to the floor that could provide easy access to the flat roof so that it could be used as a deck. On previous projects with similar situations, the Planning Commission has restricted access to these unpermitted deck areas by only allowing windows that are at least four feet off the floor on walls adjacent to flat roofs. In this case, however, the proposed windows are egress windows, so they cannot be four feet (48 inches) off of the floor. Following the Architecture and Site Review Committee meeting, the applicant revised the windows adjacent to the flat roof to have sills at 42 inches above the floor, which meets the building code requirements for egress windows and addresses staff concerns about easy access to the flat roof.

Potential Third Unit

Under GC §65852.2, only one accessory dwelling unit is allowed on a parcel with a single-family dwelling unless it is a junior ADU with a detached ADU. Staff has concerns regarding the addition to the upstairs of the attached garage, which includes two bedrooms, one bathroom, living room, wet bar that is designed similar in layout to a full-sized kitchen, independent access

from a first-story entryway staircase and a second access from the garage. Although all improvements comply with the zoning standards, the area could be easily closed off from the rest of the single-family home by installing one door and inhabited separately.

To prevent an illegal third unit, conditions of approval have been added to clarify that the approval is limited to one single-family home with one accessory dwelling unit and ensure the “wet bar” in the living space above the garage is limited to a “mini-bar/convenience area.” A mini-bar/convenience area is a supplemental food preparation area within a single-family home. Under Capitola Municipal Code §17.03.340: *“Such an area is limited to a small refrigerator, a microwave oven and a small sink with a drain size less than one and one-half inches. No gas line or two hundred twenty electric service is permitted within this area. Only one such area is permitted within a dwelling in addition to the kitchen, and internal access within the dwelling must be maintained.”* Condition of approval #20 reflects these restrictions.

CEQA

Section 15303(a) of the CEQA Guidelines exempts one single family residence, or a second dwelling unit in a residential zone. No adverse environmental impacts were discovered during review of the proposed project.

RECOMMENDATION

Staff recommends the Planning Commission review the application and approve project application #20-0002.

CONDITIONS OF APPROVAL

1. The project approval consists of construction of a second-story addition and a 761-square-foot Accessory Dwelling Unit (approved ministerially under Government Code §65852.2(e)(1)(A)). The maximum Floor Area Ratio for the 5,513-square-foot property with an Accessory Dwelling Unit is 60% (3,312 square feet). The total FAR of the project is 59.9% with a total of 3,305 square feet, compliant with the maximum FAR within the zone. The 761-square-foot accessory dwelling unit is located on first story of the home adjacent to the garage. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on February 6, 2020, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.

6. Prior to issuance of building permit, a 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.
7. Prior to issuance of building permit, all Planning fees associated with permit #20-0002 shall be paid in full.
8. Prior to issuance of building permit, Affordable housing in-lieu fees shall be paid as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
9. 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.
10. 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.
11. 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).
12. 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.
13. 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.
14. 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
15. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
16. 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.

17. 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.
18. 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.
19. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
20. The food preparation area within the second-story living space above garage is limited to a mini-bar/convenience area. The mini-bar/convenience area is limited to a small refrigerator, a microwave oven, and a small sink with a drain size less than one and one-half inches. No gas line or two hundred twenty electric service is permitted within this area. Only one such area is permitted within a dwelling in addition to the kitchen, and internal access within the dwelling must be maintained. The internal access must be maintained between the conditioned space of the main home and the mini-bar/convenience area. The staircase to the garage from the second story is not considered internal access within the dwelling, as the garage is in unconditioned space.
21. At time of submittal for building permit review, a water will serve letter for the second dwelling unit must be submitted to the City.
22. Before obtaining a building permit for a secondary 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 secondary dwelling unit shall not be sold separately from the primary dwelling.

FINDINGS

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The second-story addition and Accessory Dwelling Unit comply with the development standards of the R-1 District. The project secures the purpose of the Zoning Ordinance, General Plan, and Local Coastal Plan.

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

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for the second-story addition and Accessory Dwelling Unit. The design of the addition, with board and batten siding and composition shingle roof, will fit in nicely with the existing neighborhood. The project will maintain the character and integrity of the neighborhood.

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

Section 15301(e) of the CEQA Guidelines exempts additions to existing structures provided that the addition will not result in an increase of more than 50% of the existing structure or more than 2,500 square feet, whichever is less. This project involves an addition and the removal of several covered outdoor open spaces that result in a reduction of the floor area by 3%. No adverse environmental impacts were discovered during review of the proposed project.

COASTAL FINDINGS

D. Findings Required.

- 1. A coastal permit shall be granted only upon adoption of specific written factual findings supporting the conclusion that the proposed development conforms to the certified Local Coastal Program, including, but not limited to:**
 - a. A statement of the individual and cumulative burdens imposed on public access and recreation opportunities based on applicable factors identified pursuant to subsection (D)(2) of this section. The type of affected public access and recreation opportunities shall be clearly described;
 - b. An analysis based on applicable factors identified in subsection (D)(2) of this section of the necessity for requiring public access conditions to find the project consistent with the public access provisions of the Coastal Act;
 - c. A description of the legitimate governmental interest furthered by any access conditioned required;
 - d. An explanation of how imposition of an access dedication requirement alleviates the access burdens identified.
 - The proposed development conforms to the City’s certified Local Coastal Plan (LCP). The specific, factual findings, as per CMC Section 17.46.090(D) are as follows:

- 2. Require Project-Specific Findings. In determining any requirement for public access, including the type of access and character of use, the city shall evaluate and document in written findings the factors identified in subsections (D)(2)(a) through (e), to the extent applicable. The findings shall explain the basis for the conclusions and decisions of the city and shall be supported by substantial evidence in the record. If an access dedication is required as a condition of approval, the findings shall explain how the adverse effects which have been identified will be alleviated or mitigated by the dedication. As used in this section, “cumulative effect” means the effect of the individual project in combination with the effects of past projects, other current projects, and probable future projects, including development allowed under applicable planning and zoning.**
 - a. Project Effects on Demand for Access and Recreation. Identification of existing and open public access and coastal recreation areas and facilities in the regional and local vicinity of the development. Analysis of the project’s effects upon existing public access and recreation opportunities. Analysis of the project’s cumulative effects upon the use and capacity of the identified access and recreation opportunities, including public tidelands and beach resources, and upon the capacity of major coastal roads from subdivision, intensification or cumulative buildout. Projection for the anticipated demand and need for increased coastal access and recreation opportunities for the public. Analysis of the contribution of the project’s cumulative effects to any such projected increase. Description of the physical characteristics of the site and its

- proximity to the sea, tideland viewing points, upland recreation areas, and trail linkages to tidelands or recreation areas. Analysis of the importance and potential of the site, because of its location or other characteristics, for creating, preserving or enhancing public access to tidelands or public recreation opportunities;
- The proposed project is located at 511 Escalona Drive. The home is not located in an area with coastal access. The home will not have an effect on public trails or beach access.
- b. Shoreline Processes. Description of the existing shoreline conditions, including beach profile, accessibility and usability of the beach, history of erosion or accretion, character and sources of sand, wave and sand movement, presence of shoreline protective structures, location of the line of mean high tide during the season when the beach is at its narrowest (generally during the late winter) and the proximity of that line to existing structures, and any other factors which substantially characterize or affect the shoreline processes at the site. Identification of anticipated changes to shoreline processes at the site. Identification of anticipated changes to shoreline processes and beach profile unrelated to the proposed development. Description and analysis of any reasonably likely changes, attributable to the primary and cumulative effects of the project, to: wave and sand movement affecting beaches in the vicinity of the project; the profile of the beach; the character, extent, accessibility and usability of the beach; and any other factors which characterize or affect beaches in the vicinity. Analysis of the effect of any identified changes of the project, alone or in combination with other anticipated changes, will have upon the ability of the public to use public tidelands and shoreline recreation areas;
- The proposed project is located along Escalona Drive. No portion of the project is located along the shoreline or beach.
- c. Historic Public Use. Evidence of use of the site by members of the general public for a continuous five-year period (such use may be seasonal). Evidence of the type and character of use made by the public (vertical, lateral, blufftop, etc., and for passive and/or active recreational use, etc.). Identification of any agency (or person) who has maintained and/or improved the area subject to historic public use and the nature of the maintenance performed and improvements made. Identification of the record owner of the area historically used by the public and any attempts by the owner to prohibit public use of the area, including the success or failure of those attempts. Description of the potential for adverse impact on public use of the area from the proposed development (including but not limited to, creation of physical or psychological impediments to public use);
- There is not a history of public use on the subject lot.
- d. Physical Obstructions. Description of any physical aspects of the development which block or impede the ability of the public to get to or along the tidelands, public recreation areas, or other public coastal resources or to see the shoreline;
- The proposed project is located on private property on Escalona Drive. The project will not block or impede the ability of the public to get to or along the tidelands, public recreation areas, or views to the shoreline.

- e. Other Adverse Impacts on Access and Recreation. Description of the development's physical proximity and relationship to the shoreline and any public recreation area. Analysis of the extent of which buildings, walls, signs, streets or other aspects of the development, individually or cumulatively, are likely to diminish the public's use of tidelands or lands committed to public recreation. Description of any alteration of the aesthetic, visual or recreational value of public use areas, and of any diminution of the quality or amount of recreational use of public lands which may be attributable to the individual or cumulative effects of the development.
- The proposed project is located on private property that will not impact access and recreation. The project does not diminish the public's use of tidelands or lands committed to public recreation nor alter the aesthetic, visual, or recreational value of public use areas.
- 3. Required Findings for Public Access Exceptions. Any determination that one of the exceptions of subsection (F)(2) applies to a development shall be supported by written findings of fact, analysis and conclusions which address all of the following:**
- a. The type of access potentially applicable to the site involved (vertical, lateral, bluff top, etc.) and its location in relation to the fragile coastal resource to be protected, the agricultural use, the public safety concern, or the military facility which is the basis for the exception, as applicable;
 - b. Unavailability of any mitigating measures to manage the type, character, intensity, hours, season or location of such use so that agricultural resources, fragile coastal resources, public safety, or military security, as applicable, are protected;
 - c. Ability of the public, through another reasonable means, to reach the same area of public tidelands as would be made accessible by an accessway on the subject land.
- The project is not requesting a Public Access Exception, therefore these findings do not apply.
- 4. Findings for Management Plan Conditions. Written findings in support of a condition requiring a management plan for regulating the time and manner or character of public access use must address the following factors, as applicable:**
- a. Identification and protection of specific habitat values including the reasons supporting the conclusions that such values must be protected by limiting the hours, seasons, or character of public use;
 - The project is located in a residential area without sensitive habitat areas.
 - b. Topographic constraints of the development site;
 - The project is located on a flat lot.
 - c. Recreational needs of the public;
 - The project does not impact the recreational needs of the public.
 - d. Rights of privacy of the landowner which could not be mitigated by setting the project back from the access way or otherwise conditioning the development;

- e. The requirements of the possible accepting agency, if an offer of dedication is the mechanism for securing public access;
 - f. Feasibility of adequate setbacks, fencing, landscaping, and other methods as part of a management plan to regulate public use.
5. **Project complies with public access requirements, including submittal of appropriate legal documents to ensure the right of public access whenever, and as, required by the certified land use plan and Section 17.46.010 (coastal access requirements);**
- No legal documents to ensure public access rights are required for the proposed project.

6. **Project complies with visitor-serving and recreational use policies;**

SEC. 30222

The use of private lands suitable for visitor-serving commercial recreational facilities designed to enhance public opportunities for coastal recreation shall have priority over private residential, general industrial, or general commercial development, but not over agriculture or coastal-dependent industry.

- The project involves construction of a second-story addition and an Accessory Dwelling Unit on a residential lot of record.

SEC. 30223

Upland areas necessary to support coastal recreational uses shall be reserved for such uses, where feasible.

- The project involves construction of a second-story addition and an Accessory Dwelling Unit on a residential lot of record.

c) Visitor-serving facilities that cannot be feasibly located in existing developed areas shall be located in existing isolated developments or at selected points of attraction for visitors.

- The project involves construction of a second-story addition and an Accessory Dwelling Unit on a residential lot of record.

7. **Project complies with applicable standards and requirements for provision of public and private parking, pedestrian access, alternate means of transportation and/or traffic improvements;**

- The project involves the construction of a second-story addition and an Accessory Dwelling Unit. The project complies with applicable standards and requirements for provision for parking, pedestrian access, alternate means of transportation, and/or traffic improvements.

8. **Review of project design, site plan, signing, lighting, landscaping, etc., by the city's architectural and site review committee, and compliance with adopted design guidelines and standards, and review committee recommendations;**

- The project complies with the design guidelines and standards established by the Municipal Code.
- 9. Project complies with LCP policies regarding protection of public landmarks, protection or provision of public views; and shall not block or detract from public views to and along Capitola's shoreline;**
- The project will not negatively impact public landmarks and/or public views. The project will not block or detract from public views to and along Capitola's shoreline.
- 10. Demonstrated availability and adequacy of water and sewer services;**
- The project is located on a legal lot of record with available water and sewer services.
- 11. Provisions of minimum water flow rates and fire response times;**
- The project is located 0.4 miles from the Central Fire Protection District Capitola Station. Water is available at the location.
- 12. Project complies with water and energy conservation standards;**
- The project is for a second-story addition and an Accessory Dwelling Unit. The GHG emissions for the project are projected at less than significant impact. All water fixtures must comply with the low-flow standards of the Soquel Creek Water District.
- 13. Provision of park dedication, school impact, and other fees as may be required;**
- The project will be required to pay appropriate fees prior to building permit issuance.
- 14. Project complies with coastal housing policies, and applicable ordinances including condominium conversion and mobile home ordinances;**
- The project does not involve a condo conversion or mobile homes.
- 15. Project complies with natural resource, habitat, and archaeological protection policies;**
- Conditions of approval have been included to ensure compliance with established policies.
- 16. Project complies with Monarch butterfly habitat protection policies;**
- The project is outside of any identified sensitive habitats, specifically areas where Monarch Butterflies have been encountered, identified and documented.
- 17. Project provides drainage and erosion and control measures to protect marine, stream, and wetland water quality from urban runoff and erosion;**
- Conditions of approval have been included to ensure compliance with applicable erosion control measures.

18. Geologic/engineering reports have been prepared by qualified professional for projects in seismic areas, geologically unstable areas, or coastal bluffs, and project complies with hazard protection policies including provision of appropriate setbacks and mitigation measures;

- Geologic/engineering reports have been prepared by qualified professionals for this project. Conditions of approval have been included to ensure the project applicant shall comply with all applicable requirements of the most recent version of the California Building Standards Code.

19. All other geological, flood and fire hazards are accounted for and mitigated in the project design;

- Conditions of approval have been included to ensure the project complies with geological, flood, and fire hazards and are accounted for and will be mitigated in the project design.

20. Project complies with shoreline structure policies;

- The proposed project is not located along a shoreline.

21. The uses proposed are consistent with the permitted or conditional uses of the zoning district in which the project is located;

- This use is an allowed use consistent with the R-1 zoning district.

22. Conformance to requirements of all other city ordinances, zoning requirements, and project review procedures; and

- The project conforms to the requirements of all city ordinances, zoning requirements, and project development review and development procedures.

23. Project complies with the Capitola parking permit program as follows:

- a. The village area preferential parking program areas and conditions as established in Resolution No. 2596 and no permit parking of any kind shall be allowed on Capitola Avenue.
- b. The neighborhood preferential parking program areas are as established in Resolution Numbers 2433 and 2510.
- c. The village area preferential parking program shall be limited to three hundred fifty permits.
- d. Neighborhood permit areas are only in force when the shuttle bus is operating except that:
 - i. The Fanmar area (Resolution No. 2436) program may operate year-round, twenty-four hours a day on weekends,
 - ii. The Burlingame, Cliff Avenue/Grand Avenue area (Resolution No. 2435) have year-round, twenty-four hour per day “no public parking.”
- e. Except as specifically allowed under the village parking program, no preferential residential parking may be allowed in the Cliff Drive parking areas.

- f. Six Depot Hill twenty-four minute “Vista” parking spaces (Resolution No. 2510) shall be provided as corrected in Exhibit A attached to the ordinance codified in this section and found on file in the office of the city clerk.
- g. A limit of fifty permits for the Pacific Cove parking lot may be issued to village permit holders and transient occupancy permit holders.
- h. No additional development in the village that intensifies use and requires additional parking shall be permitted. Changes in use that do not result in additional parking demand can be allowed and exceptions for onsite parking as allowed in the land use plan can be made.
 - The project site is not located within the area of the Capitola parking permit program.

ATTACHMENTS:

1. 511 Escalona Drive - Full Plan Set - 01.07.2020
2. 511 Escalona Drive - Nonconforming Calculation - 01.28.2020
3. 511 Escalona Drive - Wall Elevations for Major Revocable Encroachment Permit

Prepared By: Matt Orbach
Associate Planner

Capitola Planning Commission

Agenda Report



Meeting: October 5, 2023
From: Community Development Department
Topic: 421 Riverview Avenue

Permit Number: #22-0216

APN: 035-132-04

Design Permit to construct a detached garage with a second story ADU. The application includes a Variance request for the required front setback for detached garages, two ADU deviations for the ADU required second-story front setback and privacy mitigations, and an exception to exceed driveway width. The project is located within the R-1 (Single-Family Residential) zoning district. This project is in the Coastal Zone and requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: Steve Owens

Representative: Dennis Norton, Filed: 06.01.22

Recommended Action: Accept staff presentation, discuss the design including the exception for driveway width, and consider either continuing the application to the next meeting with direction or approving application #22-0216 based on Conditions and Findings for Approval.

Applicant Proposal:

The applicant is proposing to construct a new detached two-car garage with a 476 square-foot upper-story accessory dwelling unit (ADU). The project is located in the R-1 (Single-Family Residential) zoning district along Soquel Creek. The applicant is requesting a Variance to construct the detached garage within the required 40-foot front setback, an ADU deviation for required 20-foot second-story front setback, and a second ADU deviation for required privacy mitigations.

Background:

On August 30, 2023, Development and Design Review Staff reviewed the application and provided the applicant with the following direction:

Public Works Representative, Erika Senyk: informed the applicant that they will need to submit a temporary sediment and erosion control plan with the building permit submittal. Ms. Senyk inquired as to overall proposed site permeability, to which the applicant noted the driveway will be replaced with new semi-permeable pavers.

Building Department Representative, Eric Martin: noted that 1-hour fire rated walls will be required for garage and ADU walls between the two structures and where the new structure is less than five feet from a property line.

Associate Planner, Sean Sesanto: informed the applicant that they will need to submit a shared use and maintenance agreement for a proposed gate because of its placement across two properties. He noted that the minimum front setback for a second story ADU is 20 feet, which requires the applicant either push the ADU two feet back or request a deviation from ADU standards. Planner Sesanto also explained that to comply with FEMA requirements, the building submittal will need to include a no-rise study and the garage doors will likely need to have breakaway panels.

Following the Development and Design Review meeting, the applicant submitted revised plans showing the proposed gateway entirely on the subject property and decided to pursue a deviation from front setback standards for the ADU.

Development Standards:

The following table outlines the zoning code requirements for development in the R-1 Zoning District. Requests for a Variance and ADU deviation are noted in the relevant table locations.

R-1 (Residential Single-Family) Zoning District

Development Standards		
Building Height		
R-1 Regulation	Existing	Proposed
Detached ADU: 25 ft.	N/A	21 ft. 6 in.
Floor Area Ratio (FAR)		
	Existing	Proposed
Lot size	2,707 sq. ft.	2,707 sq. ft.
Maximum Floor Area Ratio	57% (Max 1,543 sq. ft.)	57% (Max 1,543 sq. ft.)
Primary Dwelling	788 sq. ft.	788 sq. ft.
First Story Accessory Structure (Detached Garage)	N/A	434 sq. ft.
<i>Garage Exemption</i>	N/A	-207 sq. ft.
Second Story Detached ADU	N/A	476 sq. ft.
Total FAR	29.1% (788 sq. ft.)	55.1% (1,491 sq. ft.)
Setbacks for ADU and Detached Garage		
<i>*Table only specifies setbacks for the proposed structure, not the existing primary dwelling</i>		
	R-1 regulation	Proposed
Front Yard 1st Story	Det. Garage: 40 ft.	Garage: 20 ft. Variance requested
Front Yard 2nd Story	ADU: 20 ft.	ADU: 18 ft. ADU Deviation requested
Side Yard 1st Story	Garage: 3 ft.	North: 4 ft. South: 5 ft.
Side Yard 2nd Story	ADU: 4 ft.	North: 4 ft. South: 5 ft.
Rear Yard 1st Story	Garage: 3 ft.	Garage: 49 ft. 3 in.
Rear Yard 2nd Story	ADU: 4 ft.	ADU: 49 ft. 2 in.

Development Standards			
Building Height			
R-1 Regulation	Existing		Proposed
Detached ADU: 25 ft.	N/A		21 ft. 6 in.
Floor Area Ratio (FAR)			
	Existing		Proposed
Lot size	2,707 sq. ft.		2,707 sq. ft.
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Total FAR	29.1% (788 sq. ft.)		55.1% (1,491 sq. ft.)
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<i>*Table only specifies setbacks for the proposed structure, not the existing primary dwelling</i>			
	R-1 regulation	Proposed	
Front Yard 1st Story	Det. Garage: 40 ft.	Garage: 20 ft. Variance requested	
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Side Yard 2nd Story	ADU: 4 ft.	North: 4 ft. South: 5 ft.	
Rear Yard 1st Story	Garage: 3 ft.	Garage: 49 ft. 3 in.	
Rear Yard 2nd Story	ADU: 4 ft.	ADU: 49 ft. 2 in.	
Parking			
1,500 sq. ft. or less: 2 per SFD	Required	Existing	Proposed
ADU: One space			
	3 spaces total 0 covered 3 uncovered	4 spaces total 0 covered 4 uncovered	4 spaces total 2 covered 2 uncovered
Underground Utilities: Required with 25% increase in area			Required
Private Open Space, Minimum			
Regulation		Proposed	
48 sq. ft.		85 sq. ft.	

Discussion:

The existing residence at 421 Riverview Drive is a non-historic one-story, single-family home located in the Riverview Terrace neighborhood, situated near the Capitola trestle and adjacent to both the Soquel Creek and the Riverview Pathway.

Design Permit:

The applicant is proposing to construct a new two-story accessory structure in front of the existing residence facing Riverview Avenue. The new structure includes a 434 square-foot, two-car garage on the ground floor with a 476 square-foot ADU on the second story. The new unit is accessed from the exterior stairway between the two structures.

The new structure is designed to complement the existing residence by matching the stucco siding and extending the tile mansard roof to create a breezeway between both structures. The ADU also has a horizontal board accent and metal-and-glass garage doors on the front elevation. The ADU has a flat roof pitch that matches the existing residence. Except for the connecting breezeway and roof repair, the primary structure will not be altered. The upper floor ADU cantilevers over the front wall of the garage below by two feet towards Riverview Avenue. With the granting of the requested variance and ADU deviations, the new structure complies with development standards for the R-1 zoning district and applicable Design Review Criteria (Attachment 4).

ADU 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 followed by staff analysis.

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

Staff Analysis: The primary entrance to the ADU faces both the interior and rear of the parcel and is directly accessible from the street.

- B. Privacy Impacts. To minimize privacy impacts on adjacent properties, the following requirements apply to walls with windows within eight feet of an interior side or rear property line abutting a residential use:

1. For a single-story wall or the first story of a two-story wall, privacy impacts shall be minimized by either:
 - a. A six-foot solid fence on the property line; or
 - b. Clerestory or opaque windows for all windows facing the adjacent property.
2. For a second-story wall, all windows facing the adjacent property shall be clerestory or opaque.

Staff Analysis: Second-story windows facing the adjacent property to the north will have opaque treatment to provide light egress only. South-facing windows are within eight feet of an abutting residential use but will overlook the neighboring driveway and front corner of the neighboring residence. The applicant did not include opaque treatment on the south-facing windows and is requesting an ADU deviation from this objective standard. The request is covered further in the ADU deviations section.

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

Staff Analysis: The proposed exterior staircase has been designed for egress purposes.

- D. Architectural Details. For detached ADUs, the roof pitch be 4:12, except that the ADU roof pitch may match the primary dwelling.

Staff Analysis: The existing dwelling and proposed ADU both utilize a flat roof.

- E. Building Additions to Historic Structures.

Staff Analysis: Not applicable.

Floodplain Management:

Based on the Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) Flood Insurance Rate Map (FIRM), 421 Riverview Avenue is located in a Special Flood Hazard Area Zone AE. The submitted elevation certificate states the lot has a Base Flood Elevation (BFE) of 19.6 feet. The new habitable space is located above the BFE, which complies with floodplain restrictions for new residential uses and development. As part of the approval, a no-rise study will be required at time of building permit and certifications during construction.

Landscape:

The existing driveway is flanked by raised landscape areas with a tree in each corner. The current application removes the landscaping bed on the south and west ends of the driveway. One four-foot-wide landscape bed is proposed along the north side of the driveway. The existing driveway will be replaced with permeable pavers that continue along the entrance pathway to both units. The application includes the removal of the four existing trees. The applicant is proposing to plant two trees: one on each side of the driveway. Condition #9 requires the applicant to plant two new trees on site, which will secure the goal of fifteen percent canopy coverage for new residential development, pursuant to CMC §12.12.190(C).

Driveway:

Pursuant to 7.76.040, in the R-1 zoning district, the width of a parking space in the required front area may not exceed forty percent of lot width up to a maximum of twenty feet, except that all lots may have a parking space of up to fourteen feet in width regardless of lot width. The Planning Commission may allow a larger parking area within the required front and exterior side setback areas with a design permit if the larger parking area incorporates design features, such as impervious materials and enhanced landscaping, which minimize visual impacts to the neighborhood.

The subject property at 421 Riverview Avenue is 30 feet wide, which would allow new driveways a maximum width of 14 feet. The existing driveway is 21 feet wide, flanked by raised landscape areas on either side, with a tree in each corner. The current application removes the landscaping on the south side and adds a walkway. The existing asphalt driveway will be replaced with 20 feet by 20 feet semi-permeable pavers. One four-foot-wide landscape bed is proposed along the north side of the driveway. The existing and proposed softscape is minimal overall and reduces along with the front setback area. Staff recommends the Planning Commission discuss the proposed landscaping and driveway and determine whether the standard for *enhanced landscaping which minimize visual impacts to the neighborhood* is met to allow a driveway width greater than 14 feet.

Variance:

The applicant is seeking approval of a variance to the required 40-foot front setback for detached garages to construct the garage 20 feet from the front property line.

Pursuant to §17.128.060, the Planning Commission, on the basis of the evidence submitted at the hearing, may grant a variance permit when it finds:

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

Staff Analysis: Due to the floodplain requirements for new construction, unique circumstances exist on the subject property which generally do not apply to other R-1 zoned properties within Capitola. The subject property is located within a Special Flood Hazard Area as identified by FEMA. Although this existing dwelling is located within the base flood elevation (BFE), new habitable construction must be located above the BFE. In order to comply with a 40-foot front setback for detached garages, the applicant would need to demolish the existing dwelling, which could not be reconstructed at grade due to floodplain restrictions.

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

Staff Analysis: The strict application of the zoning code would deprive the subject property of covered parking and limit further development of the site that is enjoyed within the same zone and the vicinity. Numerous Riverview Avenue enjoy the privilege of attached and detached garages along the street. Of the 13 other properties between Blue Gum Avenue and the trestle that abut both Riverview Avenue and the creek, four properties have dwellings with non-conforming front setbacks, and three properties have detached garages with non-conforming front setbacks.

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

Staff Analysis: A variance is necessary to allow a garage on the site, which is a substantial aspect of R-1 zoned residential properties and in the vicinity. Most properties in the vicinity possess some arrangement of garage or carport along the street frontage.

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

Staff Analysis: The project involves a new detached garage and accessory dwelling unit located within the required front yard setback. A detached garage is required to have a 40-foot front yard setback, whereas an attached garage is required to have 20 feet. The proposed detached garage provides a twenty-foot setback. The granting of a variance would not negatively impact the public, properties, or improvements in the vicinity or in the same zone as the subject property.

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

Staff Analysis: The variance does not constitute a grant of special privilege. Numerous Riverview Avenue homes abutting Soquel Creek have a unique development pattern with their principal elevations facing the creek and pathway and structures located close to the street. Of the 13 other properties between Blue Gum Avenue and the trestle that abut both Riverview Avenue and the creek, four properties have dwellings with non-conforming front setbacks, and three properties have detached garages with non-conforming front setbacks.

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

Staff Analysis: The granting of a variance will not have an impact on coastal resources. Existing nearby resources will be maintained, as further described in the Coastal Development Permit findings.

ADU Deviation from Standards:

The required front setback for accessory dwelling units is 20 feet for second-story construction. The applicant is seeking approval of a deviation from ADU standards to reduce the setback to 18 feet. Additionally, the applicant is requesting an ADU deviation for the required privacy mitigations for two south-facing windows, which otherwise would need to be opaque or clerestory windows due to proximity to an adjacent residential use.

Pursuant to §17.74.100, the Planning Commission, on the basis of the evidence submitted at the hearing, may grant the ADU a deviation when it finds:

A. The project deviation 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.

Staff Analysis, Front Setback: Special circumstances applicable to the subject property exist that would deprive the subject property of privileges enjoyed by other properties in the vicinity and within the zone with the strict application of this chapter. The subject property is located within a Special Flood Hazard Area as identified by FEMA. As such, new habitable space must be located above the base flood elevation (BFE), which limits ADU construction to the upper story. The proposed detached ADU is located in front of the existing dwelling and has limited alternative placement to meet the minimum side setback to the north and fire separation and ADU egress to the rear. The south side is offset from the minimum setback by one foot for better light access along the primary dwelling pathway. As noted in the variance findings, four of the thirteen nearby properties along the creek have dwellings with non-conforming front setbacks.

Staff Analysis, Privacy: The proposed ADU is located towards the front of the lot, whereas the neighboring residence at 419 Riverview Avenue is situated towards the rear of its lot. The proposed south-facing windows within the second-story ADU will overlook the neighboring driveway and front corner of their residence. Subsequently, the ADU will not overlook the neighboring rear yard and has limited overlapping view of its residence structure. During its review, staff found the south-facing windows to possess limited privacy concern to either property due to the relative locations of the ADU and the residence at 419 Riverview Avenue.

CEQA:

Section 15303 of the CEQA Guidelines exempts the construction of small facilities or structures, including a second dwelling unit in a residential zone. The proposed project includes the construction of a new residential structure which includes one ADU in the R-1 (Single-Family Residential) zoning district.

Attachments:

1. 421 Riverview Avenue – Plan Set
2. 421 Riverview Avenue – Color and Material Information
3. 421 Riverview Avenue – Variance Request
4. Design Permit Review Criteria

Conditions of Approval:

1. The project approval consists of construction of a detached accessory structure that includes a 434 square-foot garage and 476 square-foot, second-story accessory dwelling unit. The maximum Floor Area Ratio for the 2,707 square foot property is 57% (1,543 square feet). The total FAR of the project is 55.1% with a total of 1,491 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 5, 2023, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of a building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.
7. Prior to issuance of a building permit, the site plan shall indicate a minimum of 48 square feet of appropriate dedicated open space for the accessory dwelling unit, to the satisfaction of the Community Development Department.
8. Prior to issuance of a Certificate of Occupancy, the applicant shall complete landscape work to reflect the approval of the Planning Commission. Specifically, required landscape areas, all required tree plantings, privacy mitigations, erosion controls, irrigation systems, and any other required measures shall be addressed to the satisfaction of the Community Development Director.
9. Prior to issuance of a Certificate of Occupancy, the applicant shall demonstrate compliance with the tree removal permit authorized by this permit for 4 trees to be removed from the property. Two replacement trees shall be planted on-site and in the ground and be reflected in the final landscape plan.

10. Prior to issuance of building permit, all Planning fees associated with permit #22-0216 shall be paid in full.
11. Prior to issuance of building permit, the developer shall pay Affordable housing impact fees as required to assure compliance with the City of Capitola Affordable Housing Impact Fee Ordinance.
12. 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.
13. 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.
14. 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).
15. 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.
16. 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.
17. 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
18. 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.
19. 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.

20. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
21. 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.
22. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
23. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
24. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties.
25. At the time of building permit application for construction within the floodplain or floodway, the applicant shall provide a "No Rise Study", performed by a licensed engineer, in which verification of the structure's impact on the floodplain or floodway is provided.
26. For new residential construction located within the floodplain/floodway, elevation certificates shall be provided at the following stages of construction: 1) prior to building permit issuance; 2) at the time of rough frame inspection; and 3) prior to the finalization of the building permit. The certificates shall be prepared by a licensed engineer or surveyor. The certificate shall document that all residential occupancies are constructed above the Base Flood Elevation (BFE) as per the latest edition of the FEMA Flood Insurance Rate Map.

Design Permit Findings:

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

Community Development Staff and the Planning Commission have reviewed the project. With the granting of a Variance and ADU deviation for front setbacks, the proposed accessory structure complies with the development standards of the R-1 zoning district.

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

Community Development Staff and the Planning Commission have reviewed the application for a new detached garage and second story ADU. With the granting of a Variance and ADU deviations, the project complies with all applicable provisions of the zoning code and municipal code.

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

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

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

The Community Development Staff and the Planning Commission have reviewed the application. The proposed detached structure complies with all applicable design review criteria in Section 17.120.070. Additionally, the structure also complies with the objective design standards for Accessory Dwelling Units.

E. For projects in residential neighborhoods, the proposed project maintains the character, scale, and development pattern of the neighborhood.

Community Development Staff and the Planning Commission have all reviewed the application for the new detached structure. The ADU and garage design complement the existing dwelling with matching stucco siding and gateway, flat-pitch roof, and continuation of the roof tile pattern for the new breezeway. The project will maintain the character, scale, and development pattern of the neighborhood.

Accessory Dwelling Unit 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 exterior design of the ADU is compatible with the primary dwelling with similar material and architectural form. The ADU utilizes matching stucco siding, roof tile breezeway, and flat pitched roof, with a modern horizontal board accents on the front.

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

The exterior design is in harmony with and maintains the scale of the neighborhood. The proposed ADU utilizes similar materials and design to the subject property's existing primary dwelling. With respect to scale, two-story dwellings are common along Riverview Avenue, with many located close to the street. The proposed ADU is located 18 feet from the front property line and is within the 22-foot maximum ADU height limit.

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 adequately parked. The ADU will not create excessive noise, traffic, or parking congestion.

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

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

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

The ADU has been designed and sited to provide mutual privacy for the new unit, the primary dwelling, and adjacent residential properties. In addition to dedicated exterior access, a condition has been added to ensure adequate open space is provided for the ADU.

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

The proposed ADU is located in the rear of the property. Potential impacts to privacy, light, air, solar access, and parking have been considered and mitigated. 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 new external stair case is located in the middle of the lot between the ADU and primary dwelling. Windows near the side property line will be opaque for privacy. The design of the ADU, with siding materials similar to the primary residence and similar roof pitch, 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. Existing nearby coastal resources will be maintained, as further described in the Coastal Development Permit findings.

- J. The project deviation 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.**

Front Setback: Special circumstances applicable to the subject property exist that would deprive the subject property of privileges enjoyed by other properties in the vicinity and within the zone with the strict application of this chapter. The subject property is located within a Special Flood Hazard Area as identified by FEMA. As such, new habitable space must be located above the base flood elevation (BFE), which limits ADU construction to the upper story. The proposed detached ADU is located in front of the existing dwelling and has limited alternative placement to meet the minimum side setback to the north and fire separation and ADU egress to the rear. The south side is offset from the minimum setback by one foot for better light access along the primary dwelling pathway. As noted in the variance findings, four of the thirteen nearby properties along the creek have dwellings with non-conforming front setbacks.

South-facing Windows: Special circumstances existing with respect to the proposed development and surroundings. The proposed ADU is located towards the front of the lot, whereas the neighboring residence at 419 Riverview Avenue is situated towards the rear of its lot. During review, staff found the south-facing windows to possess limited privacy concerns, overlooking the neighboring property’s driveway and the front corner of the residence.

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.**

Due to the floodplain requirements for new construction, unique circumstances exist on the subject property which generally do not apply to other R-1 zoned properties within Capitola. The subject property is located within a Special Flood Hazard Area as identified by FEMA. Although this existing dwelling is located within the base flood elevation (BFE), new habitable construction must be located above the BFE. In order to comply with a 40-foot front setback for detached garages, the applicant would need to demolish the existing dwelling, which could not be reconstructed at grade due to floodplain restrictions.

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

The strict application of the zoning code would deprive the subject property of covered parking and limit further development of the site that is enjoyed within the same zone and the vicinity. Within the R-1 zoning district, covered parking is often a privilege and requirement for new single-family construction and in neighborhoods such as the Riverview Terrace.

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

A variance is necessary to allow a garage on the site, which is a substantial aspect of R-1 zoned residential properties and in the vicinity. Most properties in the vicinity possess some arrangement of garage or carport.

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

The project involves a new detached garage and accessory dwelling unit located within the required front yard setback. A detached garage is required to have a 40-foot front yard setback, whereas an attached garage is required to have 20 feet. The proposed detached garage provides a twenty-foot setback. The granting of a variance would not negatively impact the public, properties, or improvements in the vicinity or in the same zone as the subject property.

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

The variance does not constitute a grant of special privilege. Numerous Riverview Avenue homes abutting Soquel Creek have a unique development pattern with their principal elevations facing the creek and pathway and structures located close to the street. Of the 13 other properties between Blue Gum Avenue and the trestle that abut both Riverview Avenue and the creek, four properties have dwellings with non-conforming front setbacks, and three properties have detached garages with non-conforming front setbacks.

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

The granting of a variance will not have an impact on coastal resources. Existing nearby resources will be maintained, as further described in the Coastal Development Permit findings.

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 421 Riverview Avenue. The project will not negatively impact public landmarks and/or public views.

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

The proposed project is located at 421 Riverview Avenue adjacent the Soquel Creek. The new detached structure is located between the street and the primary dwelling. The project will not impact vegetation, natural habitats, or natural resources, and is consistent with the allowed use.

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

The project maintains existing public access. A portion of the Riverview public pathway runs across the rear of the lot along Soquel Creek. The project is located at the front of the property towards the street and will not interfere with the existing pathway.

E. The project maintains or enhances opportunities for visitors.

The project involves a new detached garage and accessory dwelling unit and will not negatively impact visitor serving opportunities.

F. The project maintains or enhances coastal resources.

The project maintains existing coastal resources. A portion of the Riverview public pathway runs across the rear of the lot along Soquel Creek. The project is located at the front of the property towards the street and will not interfere with the existing pathway.

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

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

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

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

CEQA Findings:

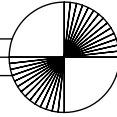
A. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Section 15303 of the CEQA Guidelines exempts the construction of small facilities or structures, including but not limited to second dwelling units in a residential zone. The project involves the construction of a detached garage and accessory dwelling unit within a residential zoning district. No adverse environmental impacts were discovered during review of the proposed project.

Prepared By: Sean Sesanto

GENERAL INFORMATION:	
SITE AREA: 2,702 SQ. FT.	ZONE: R-1
BUILDING:	
EXISTING:	
HOUSE	779 SQ. FT.
COVERED PORCH	52 SQ. FT.
DECK	497 SQ. FT.
PROPOSED:	
HOUSE	779 SQ. FT.
COVERED PORCH	52 SQ. FT.
DECK	497 SQ. FT.
DETACHED 2 CAR GARAGE	434 SQ. FT.
2ND STORY A.D.U.	476 SQ. FT.

OWENS GARAGE/A.D.U.



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

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

PROJECT DESCRIPTION:
NEW 2-CAR DETACHED GARAGE WITH FLOOR A.D.U.

AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY WORK IN CITY RIGHT-OF-WAY. NOTE PUBLIC WORKS FOR PRELIMINARY INSPECTION PRIOR TO STARTING ANY WORK AT SITE.

LEGEND OF SHEETS	
PAGE	TITLE
1	COVER SHEET, PROJECT INFO
1A	GENERAL NOTES
2	SITE PLAN
4	FLOORPLAN PROPOSED
5	ELEVATIONS
8	ROOF PLAN & SECTION
9	SITE PLANNING DETAILS
11	ELECTRICAL PLAN
IMP BEST MANAGEMENT PRACTICES	
S1	FOUNDATION & SHEETPILES
S2	ROOF & 2ND FLOOR FRAMING & SECTIONS
S3	NAIL SCHEDULING
S4	STRUCTURAL DETAILS
3	SURVEY
EN1	ENERGY COMPLIANCE
EN2	ENERGY COMPLIANCE
EN3	ENERGY COMPLIANCE
GR1	GREEN BUILDING

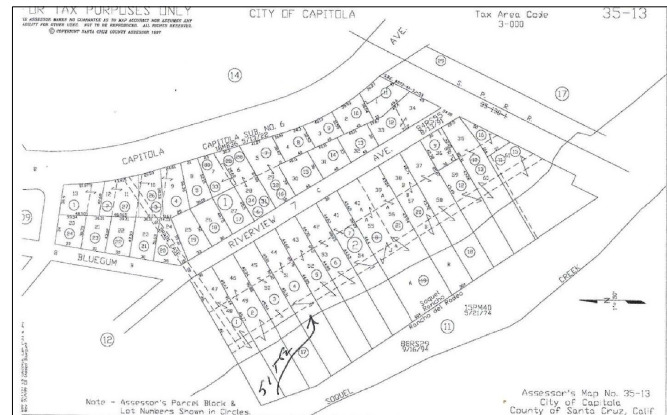
REVISIONS:	BY:

OWNER:
STEVE OWENS
5360 AVENIDA ALVARADO
LA QUINTA, CA 92253
408-644-5017

OWENS GARAGE/ADU
421 RIVERVIEW AVE
CAPITOLA, CA 95010
APN 035-132-04

DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING

717 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
PH: 831.338.8888
WWW.DENNISNORTON.COM



VICINITY MAP

COVER SHEET
LEGEND OF SHEETS

DRAWN:	GG
CHECKED:	
JOB NO.	421RIV
DATE:	04/27/23
SHEET	1
OF # SHEETS	

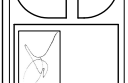
REVISIONS table with columns for number, description, and date.

OWNER: STEVE OWENS 5360 AVENIDA ALVARADO LA QUINTA, CA 95010 408-644-5011

OWENS GARAGE/ADU 421 RIVERVIEW AVE CAPITOLA, CA 95010 APN 035-132-04

DENNIS NORTON HOME DESIGN AND PROJECT PLANNING 717-C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010 TEL: 831-233-1186 WWW.DENNISNORTON.COM

GENERAL NOTES section containing various construction specifications and standards.



GENERAL NOTES section continuing with additional specifications and standards.

DRAWING table with columns for drawing name, scale, job number, date, and sheet number.

1A SHEETS OF 4

GENERAL NOTES:

GENERAL:

- PROJECT SHALL COMPLY WITH THE 2022 CALIFORNIA RESIDENTIAL BUILDING CODE, PLUMBING, MECHANICAL, ELECTRICAL, FIRE AND ENERGY CODES, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE.
- CONTRACTOR SHALL VERIFY ALL UTILITIES IN THE FIELD.
- VERIFY THE STABILITY OF ALL ELEMENTS BEFORE DOING ANY WORK AND PROVIDE SHORING, BRACING AND SHIELDING AS REQUIRED.
- VERIFY ALL GRADES AND DIMENSIONS IN FIELD. WRITTEN DIMENSIONS SHALL SUPERCEDE SCALED DRAWINGS.
- CONTRACTOR SHALL REMOVE ALL DEBRIS PROMPTLY AND KEEP CONSTRUCTION SITE ORDERLY.
- PLUMBING AND MECHANICAL PIPES WILL BE SUBMITTED BY THE CONTRACTOR.
- NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR FIRE 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 SHUT-OFF NOZZLE CAN BE OBTAINED FOR THE SIZE/TYPE OF HOSE USED, PROVIDE AUTOMATIC SHUT-OFF NOZZLE.
- NO POTABLE WATER MAY BE USED FOR RECOMPACTION OR DUST CONTROL IN CONSTRUCTION ACTIVITIES WHERE THERE IS REASONABLY AVAILABLE RECLAIMED OR SUB-POTABLE WATER APPROVED BY THE COUNTY HEALTH DEPT.
- ALL WORK AND CONSTRUCTION SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE (CBC), AND ALL OTHER APPLICABLE BUILDING CODES, REGULATIONS AND SAFETY REQUIREMENTS.
- PERMANENT PROTECTION CHUTES ARE REQUIRED TO BE IN PLACE PRIOR TO COMMENCEMENT OF FOUNDATION INSPECTION.
- 2022 CALIFORNIA GREEN BUILDING CODE - THE COUNTY HAS ADOPTED ONLY THE MANDATORY REQUIREMENTS. THIS CODE MAY BE VIEWED AT <http://www.bbc.ca.gov/default.aspx?tabid=1>.

- ### SITE:
- FINISH GRADE SHALL SLOPE (MINIMUM 5% 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-AR AND THE CERTIFICATION OF INSTALLATION ARE REQUIRED TO BE POSTED AT THE JOB SITE DURING THE CONSTRUCTION OF 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.
 - JOINTS AND PENETRATIONS SHALL BE CAULKED AND SEALED.
 - DOORS & WINDOWS SHALL BE CERTIFIED. ALL WINDOWS DOUBLE GLAZED EXCEPT WHERE NOTED OTHERWISE.
 - EQUIVALENT SYSTEM SHALL HAVE DAMPER CONTROLS.
 - HVAC EQUIPMENT SHALL HAVE SEPT-TECH THERMOSTAT.
 - FIRST FIVE FEET OF PIPES CLOSEST TO WATER HEATER TANK SHALL BE WRAPPED WITH 3/4" MINIMUM RIGID INSULATION WATER HEATER, SMOKER HEARS AND FAUCETS SHALL BE CERTIFIED.
 - 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 INSULATION INSPECTION IS COMPLETED.

- ### FOUNDATION:
- CONTRACTOR SHALL CAREFULLY EXCAVATE ALL MATERIALS NECESSARY, OF WHATEVER NATURE, FOR CONSTRUCTION OF THE WORK. ANY MATERIAL OF AN UNSUITABLE OR CELESTIAL OR DISCOVERED BELOW THE BOTTOMS OF THE FOUNDATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH WORK.
 - HEAVILY PRESTRESSED BEHORE CONCRETE IS PLAZED.
 - USE 2800 PSI PRESTRESS TREATED SILLS OVER CONCRETE OR USE MINIMUM 5/8" X 10" A.B. AT 48" O.C. U.N.G.. ALL ANCHOR BOLTS SHALL BE INSTALLED WITH METAL SLOTTED WASHERS (5"X10X20"). FOUNDATION DETAILS SHALL SUPERCEDE GENERAL NOTES.
 - PROVIDE 18"x24" GRADE ACCESS WITHIN 20'-0" OF ALL BATHROOMS AND PLUMBING CLEANOUTS.
 - PROVIDE ADDITIONAL 18" ACCESS UNDER MAIN HEAT DUCT.
 - PROVIDE SMOOTH NO. 28 OR EQUIV. CONCRETE FOUNDATION VENTS (2.5" PER 25 L.F.). PLACE AT MAX. 8'-0" O.C. STARTING AS CLOSE TO CORNERS AS POSSIBLE & LOCATED TO PROVIDE CROSS VENTILATION. PROVIDE MINIMUM 60 SO. IN-TIED VENTING 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 318 STANDARD PRACTICE FOR CURING CONCRETE. LATEST EDITION. ALL CONCRETE WORK SHALL CONFORM WITH THE APPLICABLE PROVISIONS, LATEST EDITION.
 - REINFORCING STEEL SHALL CONFORM TO ASTM A615 GRADE 40 FOR #2 BARS AND SMALLER, AND GRADE 60 FOR #4 BARS AND LARGER. BARS SHALL BE WIRED TOGETHER AND LAPPED AT SPACES A MINIMUM OF 40 BAR DIAMETERS IN CONCRETE AND MASONRY. WHERE PAIRS OF SINGLE LAPED HORIZONTAL BARS MEET AT CORNERS, ADD ONE BAR TO LAP 40 BAR DIAMETERS WITH THE INTERSECTING BAR. ALTERNATELY, PROVIDE 2 BARS WITH EACH LEG 40 BAR DIAMETERS. SEE DRAWINGS FOR OTHER LAP REQUIREMENTS WHERE NOTED. WHERE CONCRETE IS POURED AGAINST EXISTING, PROVIDE 2 MINIMUM CORNERS AROUND REINFORCED STEEL. CONCRETE COVER FOR OTHER CONDITION SHALL BE AS FOLLOWS: (1) ABOVE GRADE FORMED - 1 1/2" MIN. (2) BELOW GRADE - FORMED - 2" MIN. (3) OTHER - SEE STRUCTURAL PLANS.
 - PROVIDE NECESSARY HOLES THROUGH CONCRETE FOR ACCESS, PLUMBING, ETC. USE POUNG DET. 1" GARAGE SLAB TO BE FINISHED SMOOTH. ALL OTHER EXPOSED CONCRETE SLABS SHALL BE LIGHT BROOM FINISH, UNLESS NOTED OTHERWISE.
 - SLIP TRAP GARAGE SLAB 1/2" TO OUTSIDE FOR DRAINAGE.
 - ALL DIMENSIONS ARE TO FACE OF CONCRETE FOR FOUNDATION, FACE OF STUDS FOR FRAMING, U.O.A.
 - FRAMING ANCHORS AND STRUCK AND OTHER STANDARD FRAMING ACCESSORIES SHALL BE "SIMPOIN" OR APPROVED EQUAL, OF THE DESIGNATION NOTED ON THE PLANS. ALL NAIL HOLES SHALL BE FILLED, AND NAILS SHALL BE OF THE SIZE AND LENGTH SPECIFIED AND/OR SUPPLIED BY THE MANUFACTURER, UNLESS NOTED OTHERWISE. WHEN INSTALLING OVER PLYWOOD, USE COMMON NAILS. JOIST AND BEAM BRACING SHALL BE 1 1/4", EXCEPT AS NOTED.
 - 2-MAX OR EQUAL AT PRESSURE TREATED WOOD.

FRAMING, FINISHES, ETC.:

- ALL CONSTRUCTION SHALL CONFORM TO THE "GENERAL CONSTRUCTION REQUIREMENTS" THE CONVENTIONAL CONSTRUCTION PROVISIONS" AND ANY OTHER SECTION OF 2022 C.B.C. UNLESS NOTED OTHERWISE IN THE PLANS. THESE SPECIFICATIONS:
- METAL FRAME CONNECTORS SHALL BE SIMPOIN OR EQUAL. INSTALL PER MANUFACTURER'S SIZED.
- WOOD JOISTS AND CEILING JOISTS TO BE JOIST LAPPED AND NAILED OVER TOP PLATES.
- FLOOR JOISTS AND CEILING JOISTS TO BE JOIST LAPPED AND NAILED OVER TOP PLATES.
- DO NOT NAIL LISTS TO JOISTS.
- PROVIDE RASTER TIERS MINIMUM 1/8" (#4@ 0'C) IN LOWER THIRD OF ATTIC WHERE CEILING JOISTS ARE USED.
- ALL BOLTS THROUGH WOOD SHALL BE A DRIVE FIT WITH WASHER UNDER HEADS AND NUTS.
- ATTIC VENTILATION DEVICES MINIMUM 1/30" OF AREA TO BE VENTED.
- 8'-0" O.C. MAXIMUM FOR 2X12 AND DEEPER MEMBERS.
- ALL EXTERIOR WALL COVERINGS SHALL BE APPLIED OVER MINIMUM 1/2 LB. BUILDING PAPER.
- PROVIDE 2"x2"x30" ATTIC ACCESS WITH MINIMUM 30" HEADROOM.
- EXTERIOR STUD WALLS SHALL HAVE A 3/4" VENT SOEKED AT OR BELOW THE FOUNDATION.
- CEILINGING STUDING TO BE APPLIED 3/4" OAD APPLICATION.
- PROVIDE DOUBLE VENTERS AND HEADERS AT ALL SLOTTED OPENINGS.

- OCCUPANCY SEPARATION BETWEEN GARAGE AND HOUSE SHALL BE A SELF-CLOSING, TIGHT FITTING, SOLID CORE DOOR 1 3/8" MINIMUM THICKNESS.
- MINIMUM 4'-8" CLEARANCE REQUIRED FROM STAIR TREAD NOSING TO CEILING.
- COMBUSTION AIR - PROVIDE 2" (#16@1'-11" VENT VENTS 6" FROM FLOOR & 6" FROM CEILING.
- SHOULDS SHALL BE TEMPERED/INSULATED GLASS FOR GLAZED SKYLIGHTS.
- TUB ENCLOSURES SHALL BE FULLY TEMPERED GLASS, LAMINATED SAFETY GLASS OR APPROVED PLASTIC ON A SHATTER-RESISTANT TYPE.
- INTERMEDIATE HALLS OR AN ORNAMENTAL PATTERNS SHALL PREVENT PASSAGE OF A 4" DIAMETER SPHERE:
- A LOAD OF 10 LBS. PER LINEAR FOOT APPLIED HORIZONTALLY TO THE TOP BAR
- #16" O.C. UNLESS OTHERWISE SPECIFIED. ALL WALLS SHALL BE FRAMED WITH 2X4 STUDS
- ALL FRAMING LIMBER SHALL BE GRADE STAMPED. ALL WALLS SHALL BE FRAMED WITH 2X4 STUDS
- PLYWOOD SHALL BE APA RATED SHEATHING CONFORMING TO PS-43. EXPOSURE 1 OF EXTERIOR, OF THE THICKNESS, GRADE AND/OR SPAN RATINGS NOTED ON THE DRAWINGS. JAY GRADE GRAM SHEETS PERPENDICULAR TO SUPPORTING MEMBERS OF HORIZONTAL DIAPHRAGMS. SHEETS PERPENDICULAR TO FACE GRAIN EITHER PERPENDICULAR OR PARALLEL TO SUPPORTING MEMBERS OF VERTICAL DIAPHRAGMS. PROVIDE THAT SHEET EDGES ARE BLOCKED. PROVIDE ONE BLOCK UP AT THE CENTER OF ALL FRAMED OR UNINSURATED SHEET EDGES ON ROOFS. UNLESS TONGUE AND GROOVE EDGES ARE USED.
- PLYWOOD EDGE NAILING PER 2022 C.B.C. OR AS SPECIFICALLY NOTED SHALL OCCUR AT ALL FRAMED OR BLOCKED SHEET EDGES AND AT OTHER LOCATIONS INDICATED ON THE PLANS AND DETAILS, WHETHER OR NOT SHEET EDGES OCCUR AT THESE LOCATIONS.
- MICROMIL MEMBERS SHALL BE AS MANUFACTURED BR. JUST OR APPROVED EQUAL, IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS: 75x2500 AND 124-30000 (84) CONFORMING TO NEB-481)
- QUIL-LAMINATED BEAMS MANUFACTURED BY AN APPROVED FABRICATOR. CERTIFICATE OF COMPLIANCE SHALL BE PROVIDED UNLESS NOTED. QUIL-SILLS SHALL BE GRADE #2S/M FOR SIMPLE SPANS.
- STUD WALLS HORIZONTAL BRIDGING SHALL BE INSTALLED IN ALL WALLS AND PARTITIONS WHERE STUDS ARE GREATER THAN EIGHT FEET IN HEIGHT. STUD WALLS SUPPORTING BEAMS SHALL HAVE HOISTS OF THE SAME TYP UNDER BEARINGS UNLESS OTHERWISE NOTED.
- WOOD SILLS SHALL BE ATTACHED TO CONCRETE FOUNDATIONS OR SLAB WITH 5/8"x10" ANCHOR BOLTS #4"-0" O.C. MINIMUM SPACING. EXCEPT AS NOTED OTHERWISE. THERE SHALL BE A MINIMUM OF TWO BOLTS INCLUDING ONE BETWEEN 4" AND 10" FROM EACH ADJACING REECE EXCEPT AS OTHERWISE NOTED.
- DOUBLE PLATES SHALL LAP A MINIMUM OF 4'-0" AT SPICES AND BE NAILED WITH NO LESS THAN 18#-16 NAILS. ALL CUTS IN PLATES SHALL OCCUR OVER A STUD.
- HOLES IN WOOD SILLS OR PLATES OF SHEAR OR BEARING WALLS SHALL BE PLACED IN THE CENTER OF THE SPACE AND SHALL BE NO GREATER IN DIAMETER THAN 1/2 THE WIDTH OF THE MEMBER. HOLES LARGER THAN NOTED ABOVE MAY BE BORED IN SILLS. PROVIDING THE SILL IS CONSIDERED CUT IN TWO AND ANCHOR BOLTS ARE PLACED ACCORDINGLY.
- UNLESS OTHERWISE NOTED, NON-BEARING WALLS SHALL BE SOUND 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.
- CUTTING OF BEAMS AND JOISTS FOR PIPES SHALL BE NOT PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
- ALL TABLE FRAMING TO HAVE MOISTURE CONTENT OF 19% OR LESS AT THE TIME OF CONNECTION INSTALLATION.

PLUMBING:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION (2022 C.P.C.) AND ALL APPLICABLE CODES AND LOCAL ORDINANCES.
- SIZE OF DRAINS 1/4"x7/8" MINIMUM CLEARANCE FOR CLEANOUTS 18" MINIMUM.
- PROVIDE 1/2" SQ. ACCESS PANEL OR UTILITY SPACE FOR ALL PLUMBING FIXTURES HAVING CONCEALED SUMP JOINT CONNECTIONS.
- TOILET SHALL HAVE MAX. 1.28 GAL./FLUSH. SHOWER HEAD FLOW SHALL BE MAX. 1.8 GAL./MAX. AT 80 PSI. WATER PRESSURE SHALL BE 50 PSI/CM. FAUCETS SHALL BE MAX. 1.2 GPM.
- PPE MATERIALS:
 - A WATER - COPPER TYPE "M" WITH LEAD SOLDER.
 - B. GAS - SCHEDULE 40 BLACK STEEL.
- FREAPAKE 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 MAXIMUM FLOW RATE OF 1.2 GPM @60 PSI.
- KITCHEN SINKS, LAUNDRIES, SHOWERS, BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH BOTH HOT AND COLD WATER.
- THE USE OF SOLIDERS CONTAINING MORE THAN TEN-TENTHS OF 1 PERCENT LEAD IN MAKING JOINTS ON PRIVATE OR PUBLIC WATER SUPPLY SYSTEM IS PROHIBITED.
- ALL HOT WATER FAUCETS THAT HAVE MORE THAN TWO FEET OF PIPE BETWEEN THE FAUCET JOINT BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM. (SECTION 610, ORD. 3522)

PLUMBING CONTINUED:

- PROVIDE 2x6 PLUMBING WALLS.
- WALLS SHALL BE FINISHED WITH A NON-ABSORBANT SURFACE TO A HEIGHT OF 7" ABOVE DRAIN INLET. SHOWER & TUB WALLS TO BE A SMOOTH, HARD NON-ABSORBANT SURFACE OVER 1/2" OF PRESSURE-RANGING OR THE MANUFACTURER'S MODEL VALVE TYPE. (MAX. 1.0 FT) 7.2" ABOVE DRAIN INLET (NOT 7.0") PER COC 307.2.
- USE NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL HOSE BIBBS. (#P6065)
- WATER HEATERS SHALL HAVE A PRESSURE RELIEF VALVE W/200# TO OUTLET.
- SHOWER AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES AND PRESSURE-BALANCE OR THE MANUFACTURER'S MODEL VALVE TYPE. (MAX. 1.0 FT)
- PROVIDE APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON HOSE BIBBS.
- PROVIDE WATER LINE FROM METER TO WATER HEATER.
- ALL BUILDING WATER SUPPLY SYSTEMS IN WHICH QUICK-CLOSING VALVES (WASHING MACHINES, DISHWASHERS, ETC.) ARE INSTALLED, SHALL BE PROVIDED WITH DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THESE VALVES.
- TERMS GAS PIPES MUST BE ELECTRICALLY ISOLATED 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 (2022 C.M.C.) AND ALL APPLICABLE CODES AND LOCAL ORDINANCES.
- CLOSET DRYER SHALL BE VENTED TO EXTERIOR OF BUILDING. ALL FACTORY MADE PRODUCTS TO BE INSTALLED TO INSTALLATION INSTRUCTIONS & STANDARDS. USE UL 1818 TAPE.
- BATHROOMS, TOILET COMPARTMENTS AND LAUNDRY ROOMS REQUIRING MECHANICAL VENTILATION SHALL HAVE A SYSTEM CAPABLE OF PROVIDING 3 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. SEPARATE LEAST 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 CONTING 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 PLUGS AND BURNDERS 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.
- DUCT CONNECTIONS TO BE WRAPPED WITH LISTED 18, 181 TAPE IN ACCORDANCE WITH THE FOLLOWING:
 - DUCTS TO WHICH THE INNS OF APPROVED DUCT TAPES AND SECURE WITH AN APPROVED CAP.
 - DUCTS TO WHICH INSULATION INCLUDING PIPES EXPOSED IN THE GARAGE.
- ALL AIR DUCTS INSTALLED UNDER A FLOOR IN A CRAWL SPACE SHALL BE INSTALLED SO AS TO MAINTAIN A 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 604.1.

ELECTRICAL:

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF (2022 C.E.C.) AND ALL APPLICABLE CODES AND LOCAL ORDINANCES.
- ALL 125 VOLT, SINGLE PHASE 15 AND 20 AMP RECEPTACLE OUTLETS INSTALLED OUTDOORS, IN CLOSET, BATHROOMS AND THE KITCHEN ARE REQUIRED TO BE GFCI PROTECTED. ALL GROUND-Fault CIRCUT PROTECTION.
- SMOKE DETECTORS SHALL BE INSTALLED IN ALL AREAS WHERE USED 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, FIXTURES, FIRE ESCAPES OR SIMILAR LOCATIONS.
- GENIEVE LIGHTING IN KITCHEN AND BATHS SHALL BE L.E.D.
- LIGHT FIXTURES ABOVE SHOWER/TUB SHALL BE W.P. RATED AND COMPLY WITH CODE.
- KITCHEN SINKS WITH AN ISOLATED NEUTRAL, A 4-POUR-PRONG OUTLET ARE REQUIRED FOR DRYERS & COOKING UNITS.
- RECEPTABLES AT FRONT AND REAR OF HOME SHALL BE WATERPROOF & G.F.C.I. PROTECTED & MUST BE WITHIN 6'-6" OF GROUND.
- PROVIDE G.F.I. CIRCUITS AT GARAGE, KITCHEN, BATHS AND EXTERIOR.
- ALL BRANCH CIRCUITS THAT SUPPLY 120-125V SINGLE PHASE 15- AND 20-AMPERE OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, HALLWAYS, LIBRARIES, BENS, BEDROOMS, BATHROOMS, RECREATION ROOMS, 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 -
 - 20- AND 30-AMP SMALL APPLANCE CIRCUITS SUPPLYING KITCHEN & DINING ROOM.
 - SEPARATE CIRCUIT FOR DISHWASHER.
 - SEPARATE CIRCUIT FOR DISPOSAL.
- DISHWASHER RECEPTABLE MUST BE ACCESSIBLE. LOCATE UNDER KITCHEN SINK.
- ALL BATHROOM RECEPTABLES TO BE SUPPLIED BY A DEDICATED 20 AMP CIRCUIT WITH G.F.C.I. PROTECTION. CALIFORNIA ELECTRICAL CODE ARTICLE 210-11(C).
- CENTRAL HEATING RECEPTABLE SHALL BE SUPPLIED BY AN INDIVIDUAL BRANCH CIRCUIT.
- ALL LIGHTS/LUMINAIRES SHALL BE IN EFFECT AND BE CONTROLLED BY A VACUUMY SENSOR SWITCH IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS.
- LIGHTS IN ALL HALLWAY ROOMS.
- RECESSED LUMINAIRES ARE REQUIRED TO BE LABELED FOR ZERO CLEARANCE INSULATION COVERAGE (IC) AND SHALL BE LABELED AIR TIGHT (AT).
- ALL BATHROOM RECEPTABLES TO BE SUPPLIED BY A DEDICATED 20 AMP CIRCUIT WITH G.F.C.I. PROTECTION. CALIFORNIA ELECTRICAL CODE ARTICLE 210-9 & 210-11(C)(5).
- ALL LAUNDRY ROOM RECEPTABLES TO BE SUPPLIED BY A DEDICATED 20 AMP CIRCUIT.
- FACTORY-BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ANY INSTALLED INDOORSTONE OR PELLET STOVE SHALL COMPLY WITH THE DPA BURN SOURCE PERFORMANCE STANDARDS (NPS) DIMENSION LISTING. (4-2013).
- GAS FIREPLACES SHALL BE DIRECT VENT TYPE (4-2031). MANUFACTURER'S INSTRUCTIONS MUST BE FOLLOWED. INSTRUCTIONS SHALL BE AVAILABLE AT www.thermo-trak.com.
- ALL LIGHT SOURCES IN CEILING RECESSED DOWNLIGHT LUMINAIRES. CEILING RECESSED DOWNLIGHT LUMINAIRES SHALL NOT HAVE HARD BASES REGARDLESS OF LAMP TYPE AS DESCRIBED IN SECTION 150.0(A) (5).
- 20- & 24-SOCKETS CONTAINING LED LIGHT SOURCES. A 0-3A 2-PIN LAMP FITTING IS A TWO-PIN CONNECTOR FOR COMPACT FLUORESCENT LAMPS (CFL) OR LED LAMPS THAT USE A BAYONNET MOUNT-LIKE FIRST-LIGHT TWO-PIN CONNECTOR INSTEAD OF AN Edison SCREW FITTING. -ANY LIGHT SOURCE NOT OTHERWISE LISTED ABOVE AND CERTIFIED TO THE COMMISSION AS COMPLYING WITH JOINT APPENDIX B.
- FIXTURES RECESSED INTO CEILING SHALL BE LISTED FOR ZERO CLEARANCE INSULATION CONTACT (IC) HAVE A LABEL THAT CERTIFIES THAT THE FIXTURE IS AIRTIGHT WITH AN LEAKAGE LESS THAN 2.0 CFM AT 75 PASCALS (AT). BE SEALED WITH A CASSET OR CAULK TO THE CEILING. HAVE ACCESSIBLE BALLASTS/DRIVER (IF HARDWIRED) AND NOT CONTACT A SWAGE BASE SOCKET. THEY SHALL CONTAIN LIGHT SOURCES THAT COMPLY WITH REFERENCED JOINT APPENDIX JAB. INCLUDING THE ELEVATED TEMPERATURE REQUIREMENTS, AND THAT ARE MARKED "CAS-2104-4°C" (CCC 150.0A)(1)(C).
- ALL RECEPTABLES SERVING KITCHEN COUNTERTOPS SHALL BE GFCI PROTECTED PER CEC 210.8(A)(6)(X). COUNTERTOP RECEPTABLES SHALL BE LOCATED SO THAT NO POINT ABOVE OR BELOW IS MORE THAN 18 INCHES FROM A RECEPTABLE OUTLET. (CCC 210.8(C)(1)). IN ADDITION, CEC SECTION 210.12 (B) KITCHEN CIRCUITS TO BE IN ACCORDANCE WITH CALIFORNIA ELECTRICAL CODE -
 - 20- AND 30-AMP SMALL APPLANCE CIRCUITS SUPPLYING KITCHEN & DINING ROOM.
 - SEPARATE CIRCUIT FOR DISHWASHER.
 - SEPARATE CIRCUIT FOR DISPOSAL.
- RECEPTABLE FOR THE GARBAGE DISPOSAL BELOW THE SINK, MICROWAVE, REFRIGERATOR OR SINK (BA717).
- FACTORY-BUILT EXHAUST FAN SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. EXHAUST FAN SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. EXHAUST FAN SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. EXHAUST FAN SHALL BE LABELED THAT IT MEETS IAS 916 OR IS SOUND RATED TO MEET 7.2 OF ASHRAE 6.2. THE KITCHEN HEED IS REQUIRED TO BE FULLY COMPLETED AND TESTED BY THE CONTRACTOR PRIOR TO THE START OF ANY NEW APPLIANCES (INSTALLED AS PART OF ANY REMODEL, ADDITION OR NEW CONSTRUCTION) SHALL BE ENERGY STAR APPLIANCES PER SANTA CRUZ COUNTY CODE, 4.2011.2.

FIRE DEPARTMENT REQUIREMENTS:

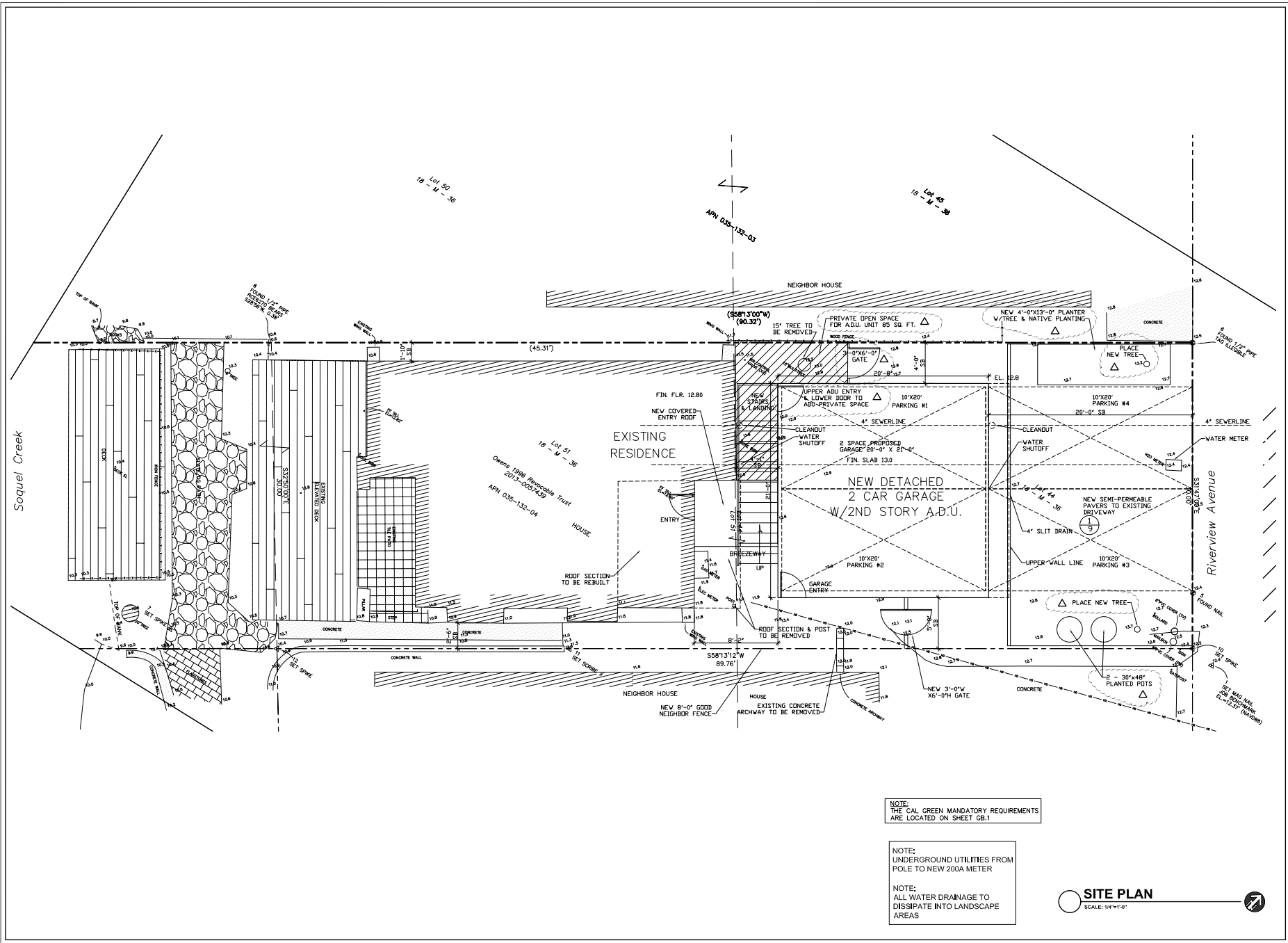
- NO LAND CLEARING, GRADING, OR EXCAVATION SHALL BE DONE BETWEEN OCTOBER 15TH AND APRIL 15TH. ANY EXCAVATION FROM THIS CONDITION REQUIRES REVIEW AND APPROVAL OF A SEPARATE CONSTRUCTION PLAN BY ENVIRONMENTAL PLANNING PRIOR TO BEGINNING SUCH CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING THIS PROTECTION THROUGHOUT ALL TIMES.
- UNDESIRABLE GRADING AND DISTRIBUTION OF SOIL SHALL BE AVOIDED.
- BETWEEN OCTOBER 15TH AND APRIL 15TH EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. HAY BALES, FILTER BERM, SILT FENCES OR OTHER MEANS SHALL BE EMPLOYED TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING ANY WATERCOURSE.
- DURING CONSTRUCTION, NO THIRDO WATER SHALL BE PERMITTED TO ENTER THE CHANNEL OR STORM DRAIN SYSTEM. USE OF SILT AND GRASS TRAPS, FILTER BERMS, HAY BALES 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 SPEC APPROVED EROSION CONTROL MAT AT A RATE OF 35 LBS. PER ACRE.
 - BRANDO BERM 50%
 - RISE COVER (PULPET INOCULATED) 15%
 - CREeping RED FESCUE 15%
 - ZORRO ANNUAL FESCUE 15%
 - WILDFLOWER TRACE
 - TRACE
- 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.
- IF A CONSTRUCTION PLAN IS REQUIRED FOR CONSTRUCTION, ALL REMAINING EXPOSED SILLS SHALL BE PERMANENTLY PROTECTED PER LANDSCAPING.
- EXPRESS 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 PLAN OF ENVIRONMENTAL PLANNING PRIOR TO BEGINNING SUCH CONSTRUCTION.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
- ROOF AND SITE DRAINAGE TO PERCOLATE TO LOT AREA, UNLESS NOTED, DOWNSPOUTS TO SPLASHBLOCKS TO SURFACE DRAIN TO ESTABLISHED LANDSCAPE AREAS.

EROSION CONTROL:

- NO LAND CLEARING, GRADING, OR EXCAVATION SHALL BE DONE BETWEEN OCTOBER 15TH AND APRIL 15TH. ANY EXCAVATION FROM THIS CONDITION REQUIRES REVIEW AND APPROVAL OF A SEPARATE CONSTRUCTION PLAN BY ENVIRONMENTAL PLANNING PRIOR TO BEGINNING SUCH CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING THIS PROTECTION THROUGHOUT ALL TIMES.
- UNDESIRABLE GRADING AND DISTRIBUTION OF SOIL SHALL BE AVOIDED.
- BETWEEN OCTOBER 15TH AND APRIL 15TH EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. HAY BALES, FILTER BERM, SILT FENCES OR OTHER MEANS SHALL BE EMPLOYED TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING ANY WATERCOURSE.
- DURING CONSTRUCTION, NO THIRDO WATER SHALL BE PERMITTED TO ENTER THE CHANNEL OR STORM DRAIN SYSTEM. USE OF SILT AND GRASS TRAPS, FILTER BERMS, HAY BALES 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 SPEC APPROVED EROSION CONTROL MAT AT A RATE OF 35 LBS. PER ACRE.
 - BRANDO BERM 50%
 - RISE COVER (PULPET INOCULATED) 15%
 - CREeping RED FESCUE 15%
 - ZORRO ANNUAL FESCUE 15%
 - WILDFLOWER TRACE
 - TRACE
- 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.
- IF A CONSTRUCTION PLAN IS REQUIRED FOR CONSTRUCTION, ALL REMAINING EXPOSED SILLS SHALL BE PERMANENTLY PROTECTED PER LANDSCAPING.
- EXPRESS 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 PLAN OF ENVIRONMENTAL PLANNING PRIOR TO BEGINNING SUCH CONSTRUCTION.
- IT IS THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
- ROOF AND SITE DRAINAGE TO PERCOLATE TO LOT AREA, UNLESS NOTED, DOWNSPOUTS TO SPLASHBLOCKS TO SURFACE DRAIN TO ESTABLISHED LANDSCAPE AREAS.

RESIDENTIAL WINDOWS AND DOOR CODE REQUIREMENTS:

- TESTED AND LABELED TO COMPLY WITH THE ANMA STANDARDS PER CRC. SEC. 609.3.
- SAFETY GLAZING TESTING AND LABELING PER CRC. SECTIONS 308.1 & 308.4.
- ENERGY TESTING AND CERTIFICATION PER CEC. SEC. 110.6.



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

NOTE:
UNDERGROUND UTILITIES FROM
POLE TO NEW 200A METER

NOTE:
ALL WATER DRAINAGE TO
DISSIPATE INTO LANDSCAPE
AREAS

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

REVISIONS:	BY:
Δ 09/29/23	GG

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SITE
PLAN

DRAWN: GG

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

JOB NO. 421RIV

DATE: 08/31/23

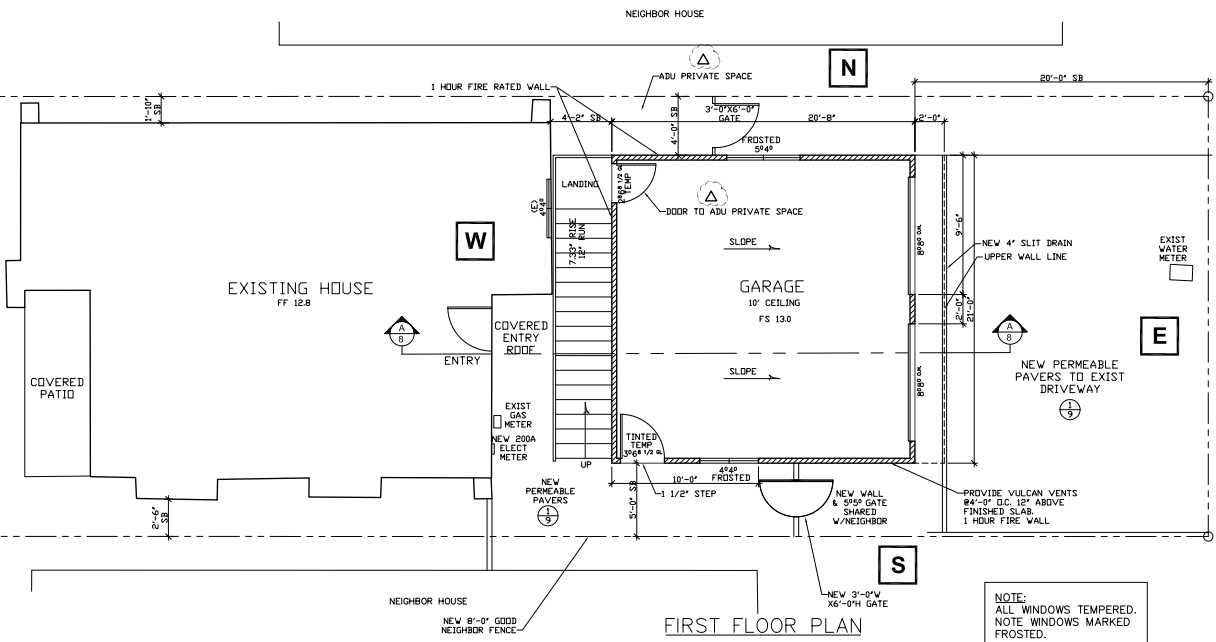
SHEET

2

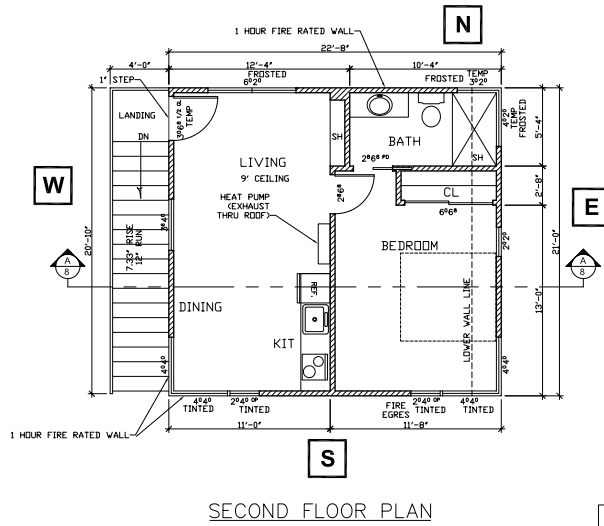
OF # SHEETS

Soquel Creek

SEE SURVEY
FOR THIS AREA



NOTE:
ALL WINDOWS TEMPERED.
NOTE WINDOWS MARKED
FROSTED.



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

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

REVISIONS:

NO.	DATE	DESCRIPTION
1	09/29/23	GG

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OWNER:
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**PROPOSED
FLOOR PLAN**

DRAWN: GG

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

JOB NO.: 421RIV

DATE: 08/31/23

SHEET
4
OF # SHEETS

REVISIONS:	BY:
Δ 08/23/23	GG

OWNER:
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 LA QUINTA, CA 92253
 408-644-5017

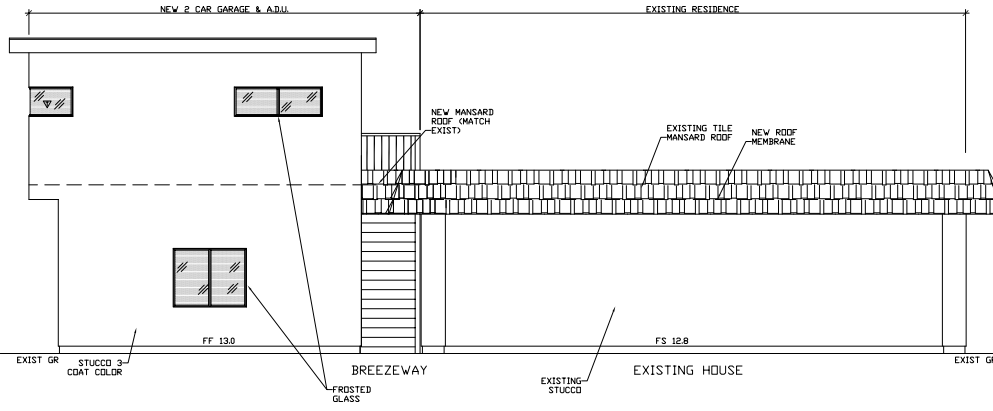
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ELEVATIONS

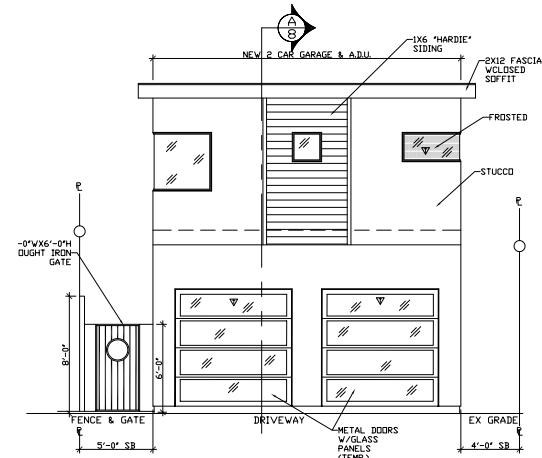
DRAWN: GG
 SCALE: 1/4" = 1'-0"
 JOB: 421RIV
 DATE: 08/31/23

SHEET
 5
 OF # SHEETS

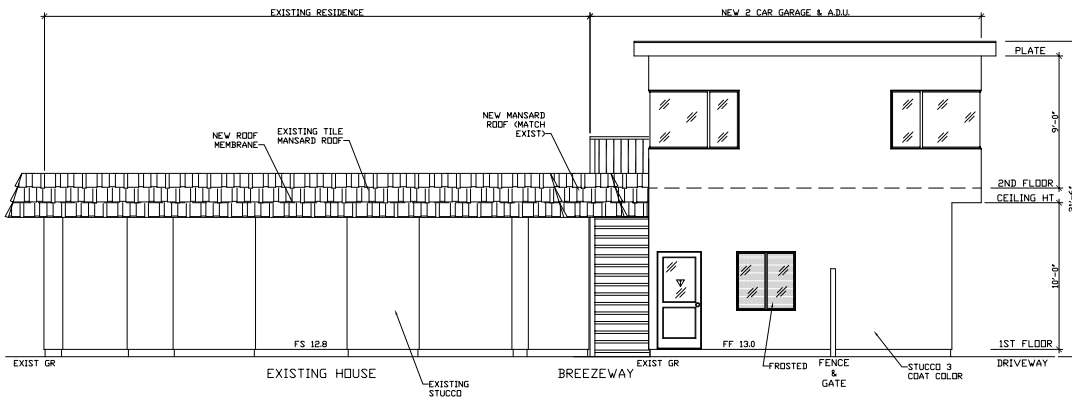


NORTH

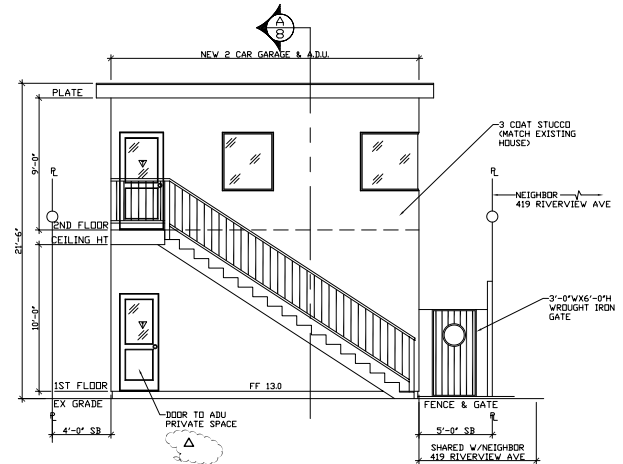
NOTE:
 ALL WINDOWS ON THE NORTH
 ELEVATION TO BE FROSTED GLASS



EAST

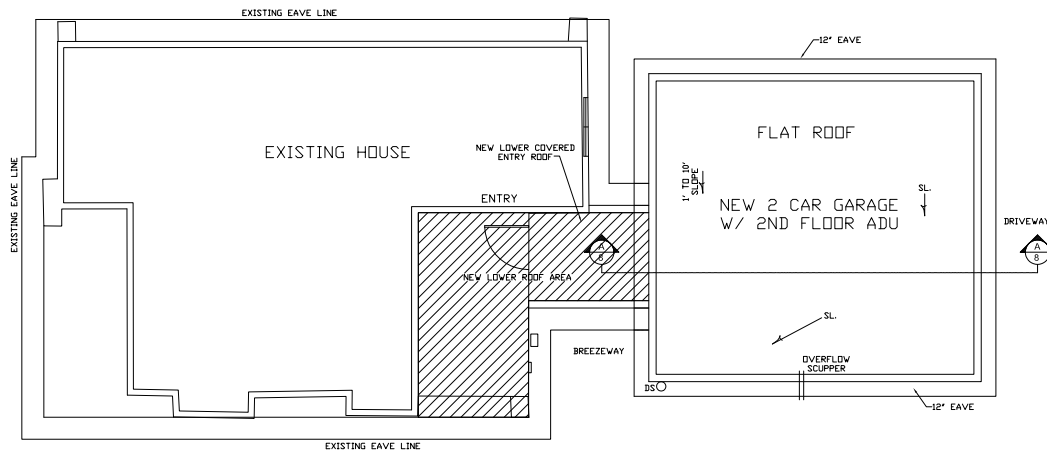


SOUTH

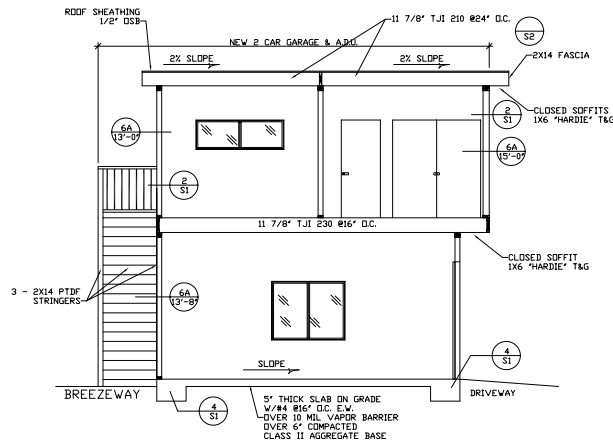


WEST

NOTE: ▽ = TEMPERED GLASS



ROOF PLAN



SECTION A

SHEARWALL MAILING
SEE PGS S1 & S3

NOTE:
SEE FOUNDATION
PLAN PG S-1 & S-2

NOTE:
SEE EN1 & EN2 FOR INSULATION
REQUIREMENTS

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

NOTE:
ALL ROOF DRAINAGE
DOWNSPOUTS TO SPASHBLOCKS
TO VEGETATED AREAS

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

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ROOF PLAN
& SECTION

DRAWN: GG

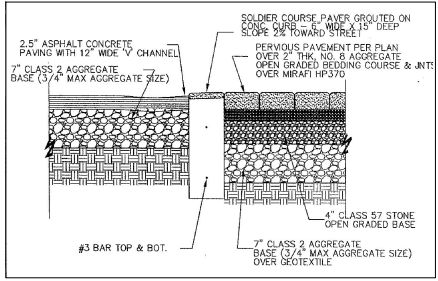
SCALE: 1/4"=1'-0"

JOB NO. 421RIV

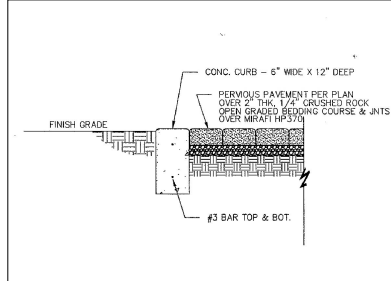
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SHEET
8
OF # SHEETS

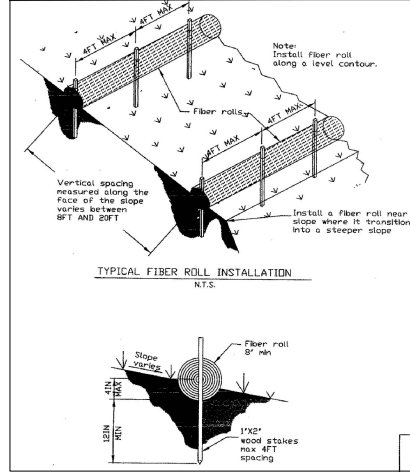
1 SEMI-PERMEABLE PAVERS (DRIVEWAY)



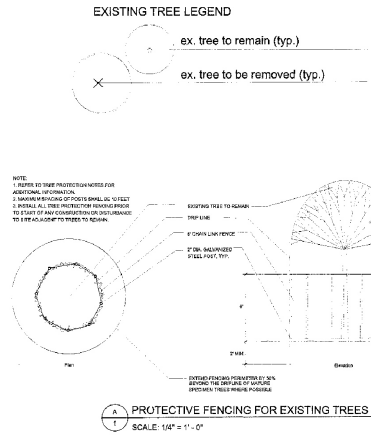
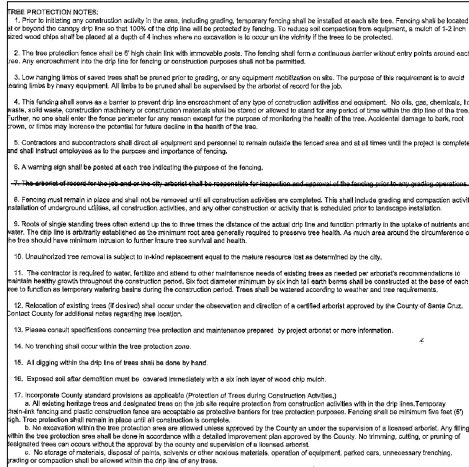
2 SEMI-PERMEABLE PAVERS (PATIOS & WALKWAYS)



3 FIBER ROLL



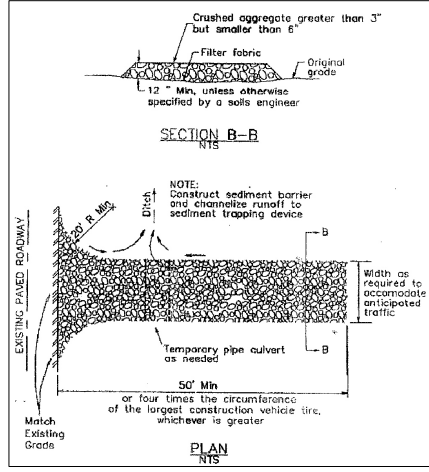
5 TREE PROTECTION PLAN



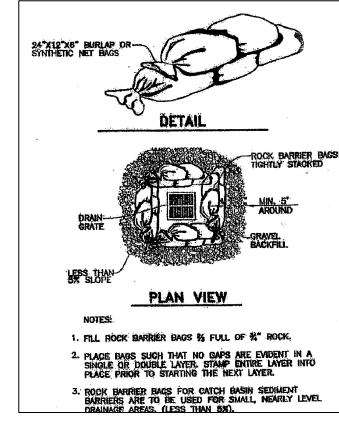
6



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 BERMED.

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

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

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

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

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

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

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

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

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

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

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

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

ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ON SITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BUMPS.

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.

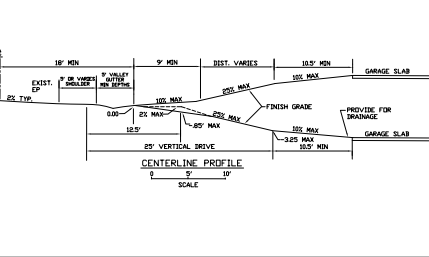
CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.

DISCONTINUE THE APPLICATION OF ANY EROSION LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.

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

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

11 TYPICAL DRIVEWAY



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SITE PLANNING
 DETAILS

DRAWN:	GG
SCALE:	N/A
JOB NO.:	421RIV
DATE:	02/15/23
SHEET:	9
OF # SHEETS:	9

Stormwater Pollution Prevention and Protection for Construction Projects

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

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

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

General Construction & Site Supervision

All construction (BMP), sediment and erosion control must be installed prior to beginning construction and maintained throughout the project duration. Compliance with the CGP and below BMPs is required year round.

- Keep an orderly site and ensure good housekeeping practices are used.
Maintain equipment properly.
Cover materials when they are not in use.
Keep materials away from streets, gutters, storm drains and drainage channels.
Ensure dust control water does not leave the site or discharge to storm drains.
Train your employees on these BMPs and familiarize them with storm water issues prior to beginning work. Inform your subcontractors about storm water requirements and be sure that they also abide by these BMPs.
Refer to the following approved references for BMP selection, implementation, and on-site management (most recent versions unless otherwise noted):
Erosion & Sediment Control Field Manual, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition August 2002.
Manual of Standards for Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG)
Construction Best Management Practices (BMPs) Handbook, California Stormwater Quality Association (CASQA)
Construction Site Best Management Practices (BMPs) Manual, Storm Water Quality Handbooks, Caltrans
Good Housekeeping Practices
Designate one area of the site located away from storm drains, drainage swales, and creeks for auto parking and heavy equipment storage, vehicle refueling and routine equipment maintenance.
To prevent off-site tracking of dirt, provide site entrances with stabilized aggregate surfaces or provide a tire wash area on the site, but away from storm inlets or drainage channels. Mud, oil, gravel, sand and other materials tracked or dropped on city streets must be cleaned up to prevent washing into storm drains.
Keep materials and soil stockpiles out of the rain and prevent runoff contamination from the site. Store materials, stockpiles and excavation pits under and protected from wind, rain, and runoff. Cover exposed piles of construction materials or soil with plastic sheeting or temporary roofs. Before rainfall events, sweep and remove material from surfaces that drain to storm inlets and/or drainage channels.
Place trash cans around the site to reduce litter. Dispose of non-hazardous construction wastes in covered dumpsters or recycling receptacles.
Keep dumpster lids closed and secured. For dumpsters or bins that don't have a lid, cover them with tarps or plastic sheeting, secured around the exterior of the dumpster or bins under temporary roofs. Never clean up a dumpster by tossing it down or the construction site.

NOT TO SCALE. CITY OF CAPITOLA. STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION FOR CONSTRUCTION PROJECTS. DRAWN BY: M.P. CHECKED BY: S.E.J. DRAWING No. STRM-BMP-1. STEVEN EBERLE, PUBLIC WORKS DIRECTOR

- Effective filtration devices, barriers, and settling devices shall be selected, installed and maintained properly.
Silt fences must be installed so that the drainage around each fence does not create additional erosion and rills down slope of the fence.
If straw wattles are used to filter sediment runoff, ensure that the bales are actually filtering the water (and not just causing the water to travel around the bale) and that the straw pieces are not carried into the storm drain system.
Whenever possible, use terracing, surface roughening (e.g. with a bulldozer), and erosion dissipaters (such as riprap, sand and gravel) on slopes to reduce runoff velocity and to set sediments. Do not use asphalt shingles or other demolition debris for this purpose.
All construction erosion control measures and structural devices, both temporary and permanent, shall be properly maintained so that they do not become runways with stagnant water, odors, insect breeding, heavy algae growth, debris, and/or safety hazards.
If any person should conduct inspections of on-site BMPs during each rainstorm and after a storm is over to ensure that the BMPs are functioning properly. For sites greater than one-acre, onsite inspections are required in accordance with the CGP.

Earth Moving Activities & Heavy Equipment

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

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

Practices During Construction

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

Spill Clean Up

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

NOT TO SCALE. CITY OF CAPITOLA. STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION. DRAWN BY: M.P. CHECKED BY: S.E.J. DRAWING No. STRM-BMP-3. STEVEN EBERLE, PUBLIC WORKS DIRECTOR

Concrete, Cement, & Masonry Products

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

Site Clean Up

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

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

NOT TO SCALE. CITY OF CAPITOLA. STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION. DRAWN BY: M.P. CHECKED BY: S.E.J. DRAWING No. STRM-BMP-5. STEVEN EBERLE, PUBLIC WORKS DIRECTOR

- Clean up roads, curbs and other spillover immediately so that they do not contaminate the soil or runoff nor leave residue on paved surfaces. Use dry cleanup methods whenever possible. Water may only be used to clean up spills on concrete or pavement.
If portable toilets are used, ensure that the leasing company properly maintains the toilets and promptly makes repairs. Conduct visual inspections for leaks.
Protect vegetation and trees from accidental damages from construction activities by surrounding them with fencing or tree arming.

Advanced Planning

- Site development shall be fitted to the topography and soils in order to minimize the potential for erosion.
Soil grading/paving limits, easements, setbacks, sensitive or critical areas, trees, drainage courses, and buffer zones must be delineated onsite to prevent excessive or unnecessary disturbances and exposure prior to construction.
Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins.
Conduct grading operations in phases in order to reduce the amount of disturbed areas and exposed soil at any one time. Unless specifically approved on the project's drainage plan, grading, sediment and erosion control plan, clearing, excavation and grading shall not be conducted during rainy weather. All rainy season grading shall be in accordance with Capitola Municipal Code Chapter 15.78.
Control the amount of runoff crossing your site especially during excavation by using berms or temporary drainage ditches or bio-swales to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate.

Materials & Waste Handling

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

Landscaping, Gardening & Ponds/Fountains/Pool/Spa Maintenance

Many landscaping activities and practices expose soils and increase the likelihood of water runoff that will transport earth, sediments and garden chemicals into storm drains. Stormwater runoff from landscaped areas, water bodies and other areas may also require regular maintenance using chlorine and/or copper based algaecides. Water treated with these chemicals is toxic to aquatic life and should never be discharged to the storm drain.

Landscaping & Garden Maintenance

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

Ponds/Fountains/Pool/Spa Maintenance

- When draining a pond, fountain, pool or spa, any volumes in excess of 600 gallons must be reported in advance to the City of Capitola Public Works Department. The City will provide guidance on handling special cleaning waste, flow rate restrictions and backflow prevention.

Preventing Water & Sediment Runoff

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

NOT TO SCALE. CITY OF CAPITOLA. STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION. DRAWN BY: M.P. CHECKED BY: S.E.J. DRAWING No. STRM-BMP-2. STEVEN EBERLE, PUBLIC WORKS DIRECTOR

Paints, varnishes, solvents and adhesives contain chemicals that are harmful to wildlife and aquatic life in our community. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint materials and wastes, adhesives and cleaning fluid should be recycled when possible or properly disposed to prevent these substances from entering the storm drains and watercourses.

Handling of Surface Coatings

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

Removal of Surface Coatings

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

Clean Up of Surface Coatings

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

Disposal of Surface Coatings

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

Roadwork & Paving

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

NOT TO SCALE. CITY OF CAPITOLA. STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION. DRAWN BY: M.P. CHECKED BY: S.E.J. DRAWING No. STRM-BMP-4. STEVEN EBERLE, PUBLIC WORKS DIRECTOR

REVISIONS table with columns for number, description, and date.

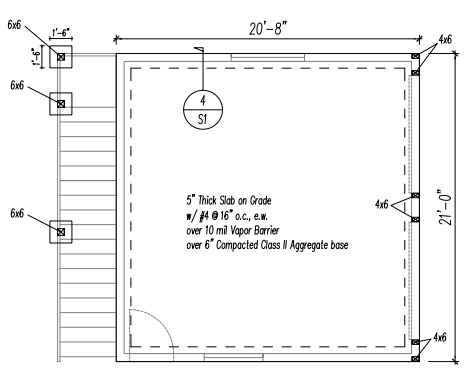
OWNER: STEVEN OWENS. 5760 AVENIDA ALVARADO LA QUINTA, CA 92253. 408-644-5017

OWENS GARAGE/ADU. 421 RIVERVIEW AVE. CAPITOLA, CA 95010. APN 035-132-04

DENNIS NORTON HOME DESIGN AND PROJECT PLANNING. 1715-C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010. WWW.DENNISNORTON.COM

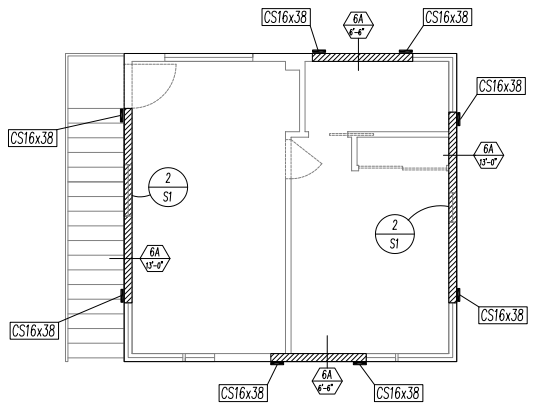
BEST MANAGEMENT PRACTICES

Table with fields: DRAWN: GG, SCALE: NNE, JOB NO: 421RIV, DATE: 02/15/23, SHEET: BMP, OF SHEETS.



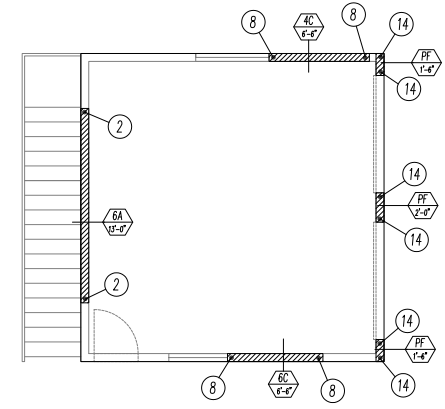
Foundation Plan

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



Upper Shear Wall Plan

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



Lower Shear Wall Plan

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

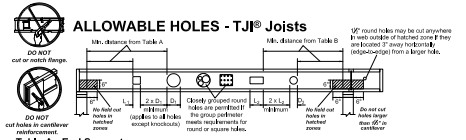


Table A - End Support
Minimum distance from edge of hole to bracke face of nearest end support

Level	TJI	ROUND HOLE SIZE										SQUARE OR RECTANGULAR HOLE SIZE																											
		4"	6"	8"	10"	12"	14"	16"	18"	20"	24"	4"	6"	8"	10"	12"	14"	16"	18"	20"	24"																		
1000	1000	12"	18"	24"	30"	36"	42"	48"	54"	60"	66"	72"	78"	84"	90"	96"	102"	108"	114"	120"	12"	18"	24"	30"	36"	42"	48"	54"	60"	66"	72"	78"	84"	90"	96"	102"	108"	114"	120"
1000	1000	12"	18"	24"	30"	36"	42"	48"	54"	60"	66"	72"	78"	84"	90"	96"	102"	108"	114"	120"	12"	18"	24"	30"	36"	42"	48"	54"	60"	66"	72"	78"	84"	90"	96"	102"	108"	114"	120"

Table B - Intermediate or Cantilever Support
Minimum distance from edge of hole to bracke face of nearest intermediate or cantilever support

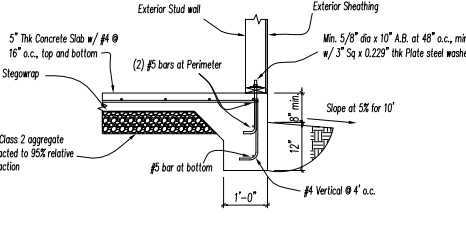
Level	TJI	ROUND HOLE SIZE										SQUARE OR RECTANGULAR HOLE SIZE																											
		4"	6"	8"	10"	12"	14"	16"	18"	20"	24"	4"	6"	8"	10"	12"	14"	16"	18"	20"	24"																		
1000	1000	12"	18"	24"	30"	36"	42"	48"	54"	60"	66"	72"	78"	84"	90"	96"	102"	108"	114"	120"	12"	18"	24"	30"	36"	42"	48"	54"	60"	66"	72"	78"	84"	90"	96"	102"	108"	114"	120"
1000	1000	12"	18"	24"	30"	36"	42"	48"	54"	60"	66"	72"	78"	84"	90"	96"	102"	108"	114"	120"	12"	18"	24"	30"	36"	42"	48"	54"	60"	66"	72"	78"	84"	90"	96"	102"	108"	114"	120"

How to Use These Tables

- Verify Table A, Table B, or Table C requirements for the hole size and location and the TJI® Size and depth.
- Scan horizontally and vertically through the correct table column.
- Measurement shown is minimum distance from edge of hole to support.
- Minimum hole required is minimum distance from the end and the intermediate or cantilever support.

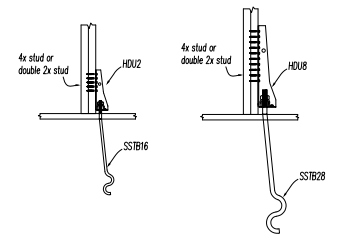
General Notes

- Holes may not be located anywhere within the web.
- Leave 2" of gap (minimum) at top and bottom of hole.
- Condition and location may vary or be different. If condition may not affect hole placement and may be located in the bottom zone.
- For double span (2' minimum) or more, double check meeting the requirements of this table, one must be met in each span, no other holes occur in the spans.
- Distances are based on the hole from support to support on the table. For other load conditions or hole configurations, use TJI® Tech software or contact your TJI® distributor.



4 Foundation at Perimeter

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



3 Holdown @ (N) Foundation

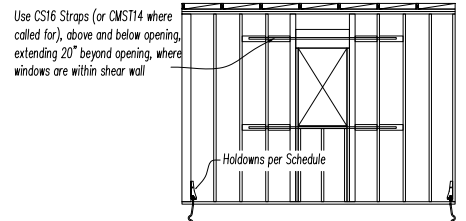
Scale: 3/4" = 1'-0"

Shear Wall Sheathing Schedule

Symbol	Sheathing	Nailing Edge	Field	Sill Plate Bolting
6A	3/8" OSB, APA Rated Exp 1	8d @ 6" o.c.	8d @ 10" o.c.	3/8" dia x 12" A.B. @ 48" o.c.
6C	3/8" OSB, APA Rated Exp 1	8d @ 4" o.c.	8d @ 10" o.c.	3/8" dia x 12" A.B. @ 36" o.c.
PF	3/8" OSB, APA Rated Exp 1	8d @ 3" o.c.	8d @ 3" o.c.	See Portal Frame Detail

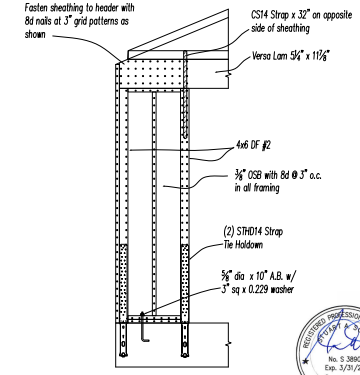
Holdown Schedule

Symbol	Holdown	Rod Size	Minimum Post Size	Holdown Anchor Bolt
2	HDU2-SDS2.5	5/8" ϕ	(2) 2x Studs	SSTB16
8	HDU8-SDS2.5	7/8" ϕ	(2) 2x Studs	SSTB28
14	STHD14		(2) 2x Studs	See Portal Frame Detail



2 Straps @ Window within Shear Wall

Scale: 3/4" = 1'-0"



1 Portal Frame Detail

Scale: 3/4" = 1'-0"

REVISIONS
DESCRIPTION

REV. DATE

STUART A SCOTT
STRUCTURAL ENGINEER
1905 RUCKER AVENUE, GILROY CA 95020
(408) 500-5712 LIC. # C 042921



S1

REVISIONS

STUART A SCOTT
STRUCTURAL ENGINEER
1905 RUCKER AVENUE, GILROY CA 95020
(408)500-5712 LIC # C 042921



1. Materials: The following minimums shall apply to lumber grades unless shown otherwise on the drawings:

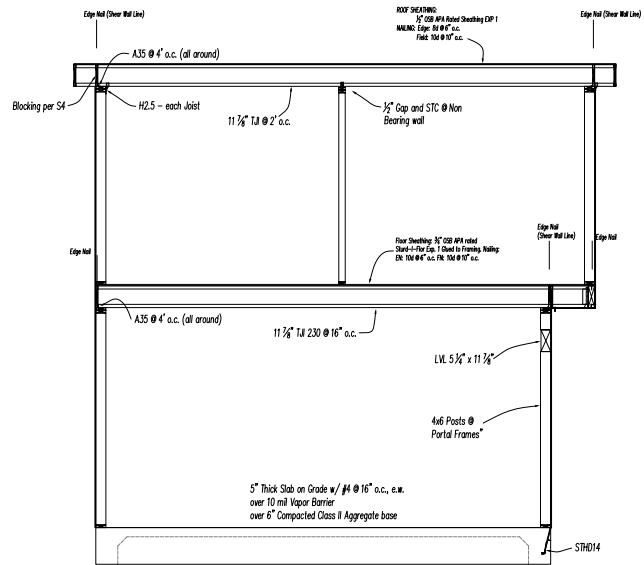
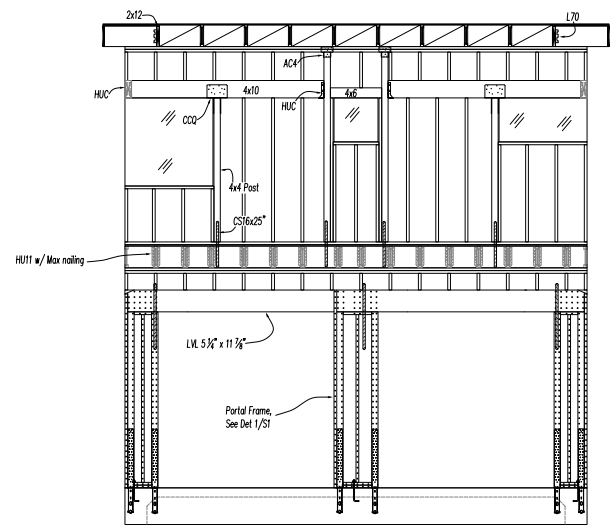
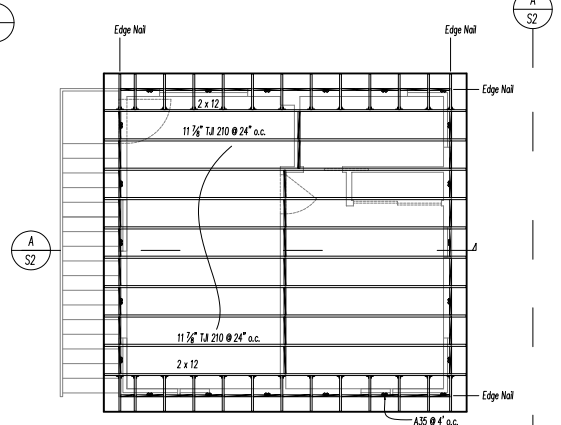
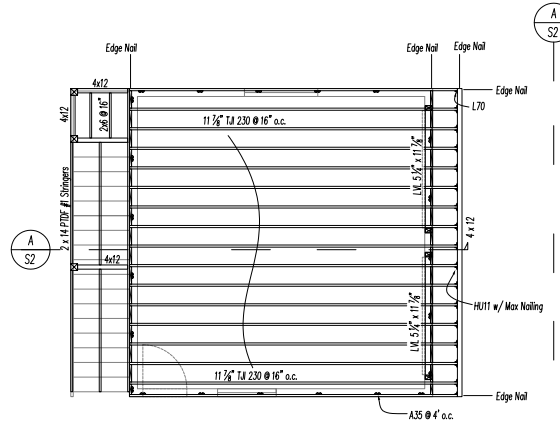
- A) Vertical members:
 2x4 Less than 10'-0" long Stud Grade, any species
 2x4 8'-0" to < 10'-0"Standard Douglas Fir
 2x4 10'-0" and longer.....Douglas Fir #2
 2x6 Any Length.....Douglas Fir #2
 4" thick, 4" and widerDouglas Fir #2
 6x6 and largerDouglas Fir #1

- B) Horizontal Members:
 2 to 4" thick 4" and widerDouglas Fir #2
 6x6 and Larger.....Douglas Fir #1

Concrete: 28 day compressive strength $f'c = 2500$ psi
 Reinforcing: #3, #4: ASTM A615 Gr 40
 #5 and larger: ASTM A615, Gr 60

FRAMING NOTES:

1. Roof Diaphragm: Provide $\frac{1}{2}$ " APA (SR 24 / 0) rated structural sheathing with 8d common nails at 6" o.c. panel edges, and 12" o.c. at intermediate supports. Provide sheathing at exposure 1 sheathing at exposed locations.
2. Provide $\frac{1}{8}$ " gap at all panel edges. Sheathing less than $\frac{1}{32}$ " must have ends and edges supported by blocking or edge clips.
3. Structural beams, dimensional joists and rafters shall not be notched, cut or bored unless specifically designed and detailed by the engineer or architect of record..
4. All beam to column hardware to be of the COQ variety



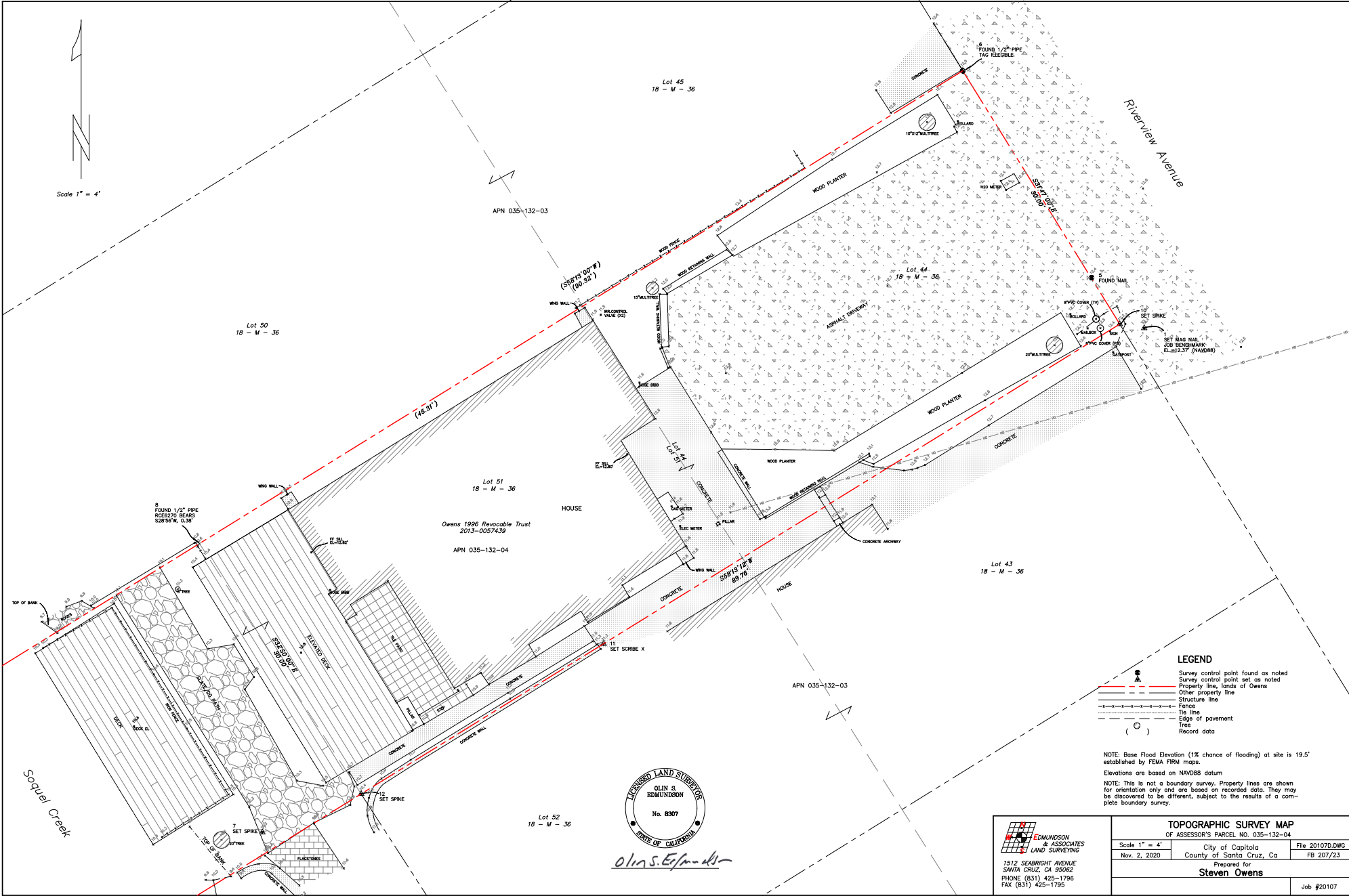
Design Criteria

- DEAD LOADS:
 Roof Dead Load = 10 psf
 Interior Wall Dead Load = 7 psf
 Stucco Exterior Wall Dead Load = 16 psf
 Floor Dead Load = 10 psf
- LIVE LOADS:
 Roof Live Load = 20 psf
 Floor Live Load = 40 psf
- WIND:
 $V_{ult} = 91$ mph
 Risk Category: II
 Wind Exposure: B
 Applicable internal pressure coefficient: $C_{pi} = 0.18$
- SEISMIC:
 Risk Category: II
 Seismic Importance Factor: $I_e = 1.0$
 Mapped spectral response acceleration parameter $S_s = 1.81$
 Mapped spectral response acceleration parameter $S_1 = 0.694$
 Site Class: D
 Design spectral response acceleration parameter $S_{ds} = 1.448$
 Design spectral response acceleration parameter $S_{d1} = \text{null}$
 Seismic Design Category = D
 Basic seismic force resisting system: Light Frame (wood) walls sheared w/ wood structural panels rated for shear resistance
 Design base shear: $V = 0.223W$
 $Rho = 1.0$
 Seismic response coefficient D_s (LRFD) - Not used
 Response modification factor $R = 6\frac{1}{2}$ (for wood shear walls)
 Analysis procedure used: Equivalent Lateral Force

Arch D Scale: $\frac{3}{8}" = 1'-0"$



Scale 1" = 4'



LEGEND

- Survey control point found as noted
- Survey control point set as noted
- Property line, lands of Owens
- Other property line
- Structure line
- Fence
- Tie line
- Edge of pavement
- Tree
- Record data

NOTE: Base Flood Elevation (1% chance of flooding) at site is 19.5' established by FEMA FIRI maps.
 Elevations are based on NAVD83 datum.
 NOTE: This is not a boundary survey. Property lines are shown for orientation only and are based on recorded data. They may be discovered to be different, subject to the results of a complete boundary survey.



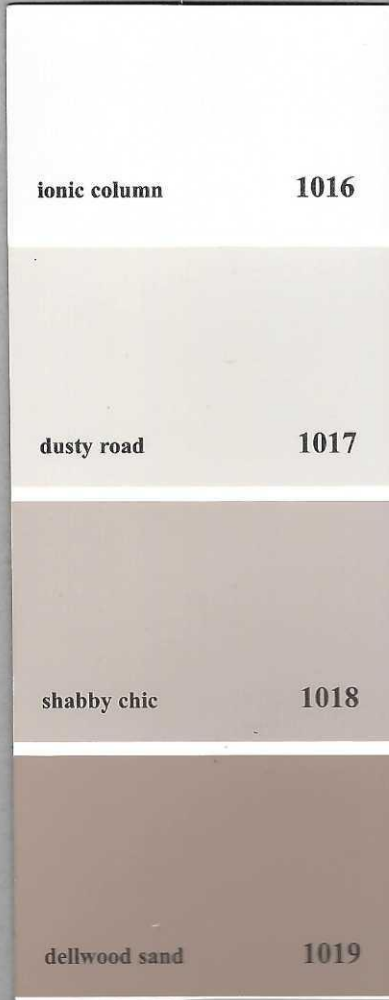
Olin S. Edmundson

EDMUNDSON & ASSOCIATES
 LAND SURVEYING, INC.
 1512 SEABRIGHT AVENUE
 SANTA CRUZ, CA 95062
 PHONE (831) 425-1796
 FAX (831) 425-1795

TOPOGRAPHIC SURVEY MAP			
OF ASSESSOR'S PARCEL NO. 035-132-04			
Scale 1" = 4'	City of Capitola	File 20107D.DWG	
Nov. 2, 2020	County of Santa Cruz, Ca	FB 207/23	
Prepared for			
Steven Owens			
			Job #20107

421 RIVERVIEW AVENUE

Item 5 A.



BODY (STUCCO)

SHERMAN-WILLIAMS

TRIM

FACIA

DOORS



EXT. SIDING

HARDY BOARD
STAIN (HONEY OAK)
UPPER EAST FACE



City of Capitola Variance Application Form

421 RIVERVIEW #22-0216

Variance Summary

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

THIS PROJECT IS A DETACHED 2 CAR GARAGE
THAT REQUIRES A 40'0" FRONT YARD
GARAGE SETBACK.

Required Findings

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

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

80% OF EXISTING HOMES IN THIS ZONE
ARE IN FRONT SETBACK. MAJORITY OF
HOMES GARAGE ARE TO FRONT PROPERTY LINE.

- 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.

A PRIVILEGE ENJOYED BY NEIGHBORS,
BAD ZONING, NEEDS REVIEW AND
CONFORMITY WITH NEIGHBORHOOD

6-8-22

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.

THIS VARIANCE CREATES CONFORMITY WITH NEIGHBORHOOD. STILL OFFERS 5 CAR PARKING

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

NO

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.

BRINGS PROPERTY INTO CONFORMITY WITH NEIGHBORS.

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

NONE

Design Permit Design Review Criteria

17.120.070 Design review criteria. When considering design permit applications, the city shall evaluate applications to ensure that they satisfy the following criteria, comply with the development standards of the zoning district, conform to policies of the general plan, the local coastal program, and any applicable specific plan, and are consistent with any other policies or guidelines the city council may adopt for this purpose. To obtain design permit approval, projects must satisfy these criteria to the extent they apply.

- A. **Community Character.** The overall project design including site plan, height, massing, architectural style, materials, and landscaping contribute to Capitola's unique coastal village character and distinctive sense of place.
- B. **Neighborhood Compatibility.** The project is designed to respect and complement adjacent properties. The project height, massing, and intensity is compatible with the scale of nearby buildings. The project design incorporates measures to minimize traffic, parking, noise, and odor impacts on nearby residential properties.
- C. **Historic Character.** Renovations and additions respect and preserve existing historic structure. New structures and additions to non-historic structures reflect and complement the historic character of nearby properties and the community at large.
- D. **Sustainability.** The project supports natural resource protection and environmental sustainability through features such as on-site renewable energy generation, passive solar design, enhanced energy efficiency, water conservation measures, and other green building techniques.
- E. **Pedestrian Environment.** The primary entrances are oriented towards and visible from the street to support an active public realm and an inviting pedestrian environment.
- F. **Privacy.** The orientation and location of buildings, entrances, windows, doors, decks, and other building features minimizes privacy impacts on adjacent properties and provides adequate privacy for project occupants.
- G. **Safety.** The project promotes public safety and minimizes opportunities for crime through design features such as property access controls (e.g., placement of entrances, fences), increased visibility and features that promote a sense of ownership of outdoor space.
- H. **Massing and Scale.** The massing and scale of buildings complement and respect neighboring structures and correspond to the scale of the human form. Large volumes are divided into small components through varying wall planes, heights, and setbacks. Building placement and massing avoids impacts to public views and solar access.
- I. **Architectural Style.** Buildings feature an architectural style that is compatible with the surrounding built and natural environment, is an authentic implementation of appropriate established architectural styles, and reflects Capitola's unique coastal village character.
- J. **Articulation and Visual Interest.** Building facades are well articulated to add visual interest, distinctiveness, and human scale. Building elements such as roofs, doors, windows, and

porches are part of an integrated design and relate to the human scale. Architectural details such as trim, eaves, window boxes, and brackets contribute to the visual interest of the building.

- K. **Materials.** Building facades include a mix of natural, high quality, and durable materials that are appropriate to the architectural style, enhance building articulation, and are compatible with surrounding development.
- L. **Parking and Access.** Parking areas are located and designed to minimize visual impacts and maintain Capitola's distinctive neighborhoods and pedestrian-friendly environment. Safe and convenient connections are provided for pedestrians and bicyclists.
- M. **Landscaping.** Landscaping is an integral part of the overall project design, is appropriate to the site and structures, and enhances the surrounding area.
- N. **Drainage.** The site plan is designed to maximize efficiency of on-site drainage with runoff directed towards permeable surface areas and engineered retention.
- O. **Open Space and Public Places.** Single-family dwellings feature inviting front yards that enhance Capitola's distinctive neighborhoods. Multifamily residential projects include public and private open space that is attractive, accessible, and functional. Nonresidential development provides semi-public outdoor spaces, such as plazas and courtyards, which help support pedestrian activity within an active and engaging public realm.
- P. **Signs.** The number, location, size, and design of signs complement the project design and are compatible with the surrounding context.
- Q. **Lighting.** Exterior lighting is an integral part of the project design with light fixtures designed, located, and positioned to minimize illumination of the sky and adjacent properties.
- R. **Accessory Structures.** The design of detached garages, sheds, fences, walls, and other accessory structures relates to the primary structure and is compatible with adjacent properties.
- S. **Mechanical Equipment, Trash Receptacles, and Utilities.** Mechanical equipment, trash receptacles, and utilities are contained within architectural enclosures or fencing, sited in unobtrusive locations, and/or screened by landscaping.

Capitola Planning Commission

Agenda Report



Meeting: October 5, 2023
From: Community Development Department
Subject: 1435 41st Avenue – Best Western

Permit Number: #23-0397

APN: 034-151-51

Conditional Use Permit Amendment to add five guestrooms by converting double-bay suites to standard guestrooms. The conversion is entirely internal, adds no floor area, and results in 59 total guestrooms. The proposal complies with required parking standards and is located in the C-C (Community Commercial) zoning district.

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

Environmental Determination: Categorically Exempt 15301 – Existing Facilities

Property Owner: Capitola By-the-Sea Inn & Suites, LLC

Representative: Nielsen Architects, Filed: 09.05.2023

Recommendation:

Staff recommends the Planning Commission review and **approve** project application #23-0397 with the updated Conditions and Findings for Approval.

Applicant Proposal:

The applicant is requesting a Conditional Use Permit (CUP) Amendment for an existing hotel that was built in 1999/2000. The hotel was approved originally with 54 guestrooms and one manager's unit. The applicant is now proposing to convert the manager's unit to two guestrooms, to convert two double bay suites to four standard guestrooms on the second floor, and to convert one double bay suite to two guestrooms on the third floor. The result is a net increase of five guestrooms for a total of 59 guestrooms.

The proposed interior conversion work was completed without the benefit of permits. The applicant is voluntarily proposing to remedy the situation by pursuing permits.

Background:

On August 6, 1998, the Planning Commission approved a 54 room, three story hotel and associated facilities. The original conditions of approval are in Attachment #2.

On July 19, 2023, the Building Department issued a tenant improvement permit for interior upgrades and modifications to the meeting room, fitness room, and commercial kitchen. The applicant simultaneously approached the Planning Department about adding guestrooms and obtaining permits for nonpermitted work.

On August 18, 2023, the Building and Planning Departments performed a life-safety inspection of the nonpermitted guestroom conversions and did not identify any life-safety concerns.

On September 5, 2023, the applicant made the formal submittal to the Planning Department for a Conditional Use Permit Amendment.

Analysis:

The applicant is proposing an amendment to the CUP to approve internal modifications to double bay suites and a manager's unit resulting in a net increase of five guestrooms. Guestroom count is a fundamental component of an original hotel approval, so adding guestrooms requires an amendment to the existing CUP. The proposed conversion is entirely interior and adds no floor area. A Design Permit and Coastal Development Permit are therefore not required.

Efficiencies in hotel construction result in stacking of guestroom types vertically and creation of uniform bays horizontally. The original approval created several double bay suites that had half-bathrooms stacked over or under full bathrooms in standard guestrooms above or below. The term "double bay" refers to the arrangement of merging two horizontal bay units with an interior communicating door and renting it as a one-bedroom suite. The non-permitted conversions were relatively simple to execute by adding a new entry door from the corridor, conversion of half-bathrooms to a full bathroom where plumbing and electrical was already in the walls, and adding a lock to the communicating door.

The proposed project will require a Building Permit and inspections. In cases where the work is completed currently onsite and was done without permits, it is expected that exploratory demolition, disassembly, and further review of required clearances and assemblies to meet current code will be necessary to verify compliance in order to pass the same inspection sequence that would have been required if the work was originally permitted. The City's Building Inspector will work with the applicant and contractor to determine the appropriate course of action through the Building Permit and inspection process.

ADA

None of the new rooms are required to be ADA or hearing-impaired rooms. Code requirements for how many ADA and hearing impaired rooms are required at a hotel property are determined by the total guestroom count in tiers of 25 guestrooms. For example, hotels with 51-75 guestrooms require three accessible rooms and three hearing impaired rooms. The change from 54 to 59 guestrooms does not change the tier and thus, the property maintains the same requirement of accessible rooms.

Parking

Parking is the primary zoning standard that was analyzed due to the project being internal. Per table 17.76-2, hotels require one parking space per guestroom and one parking space per 300 square feet of office. The manager's office and reception desk combine for under 300 square feet and result in a requirement of one parking space. The total required for the proposal is 60 (59 guestrooms +1 office). The property was originally approved with 60 parking spaces and is currently stripped with 60 parking spaces. The property provides the required parking to accommodate the project.

Updated/Recommended Conditions

Existing conditions of approval are attached (attachment #2). Most of the conditions associated with the 1998 approval are related to the original construction project. Staff is recommending that those conditions be omitted and that the recommended conditions below be approved with the CUP modification. The recommended conditions are consistent with more recently approved hotels.

California Environmental Quality Act (CEQA):

Section 15301(a) of the CEQA Guidelines exempts interior modifications to an existing building that primarily involve alterations to partition walls, plumbing, and electrical. No adverse environmental impacts were discovered during project review by Planning Department Staff.

Attachments:

1. Project Plans
2. Original Conditions of Approval - August 18, 1998

Recommended Conditions of Approval:

1. The project approval consists of a Conditional Use Permit Amendment for the internal conversion of guestroom suites and manager's unit to create five new standard guestrooms for a total of 59 guestrooms for the hotel at 1435 41st Street. The Modified CUP application #23-0397 was approved by the Planning Commission on October 5, 2023.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this conditional use permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. 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 except for Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B.
5. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy non-compliance in a timely manner may result in permit revocation.
6. This permit shall expire 24 months from the date of issuance. The applicant shall have obtained an approved building permit and commenced construction before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration.
7. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

Conditional Use Permit Conditions

8. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.
9. Hours for deliveries to the hotel shall be limited to 8:00 A.M. – 8:00 P.M. Monday through Friday, to minimize noise impacts to neighboring residents. Delivery vehicles shall not be permitted to remain idle, shall utilize the loading zones, and shall not stop or park within 50 feet of the residential property boundaries.
10. Bicycle parking is required to be accommodated with six short-term bike parking spaces.
11. Amplified sound is limited to interior areas only.

Planning Department Conditions

12. 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.
13. Prior to issuance of building permit, all Planning fees associated with permit #23-0397 shall be paid in full.
14. 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.

Public Works Department Conditions

15. Prior to issuance of building permits, any improvements that interface with the public right of way, e.g., sidewalks, crosswalks, curb, gutter and sidewalks, shall submit plans for review and approval by the Public Works Department.
16. 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.

Conditional Use Permit Findings

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

Hotels are a conditional use in the Community Commercial zone. The Best Western was originally approved in 1998 with a conditional use permit.

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

The proposal to add five guestrooms is consistent with the general plan, local coastal program, and zoning code.

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

The 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.
Community Development Department staff, Building Department staff, and the Planning Commission have reviewed the project and determined that it will not be detrimental to the public health, safety, and welfare.

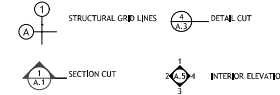
E. The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.
The proposed use is located within the City of Capitola and is adequately served by existing services and infrastructure.

Prepared By: Brian Froelich
Senior Planner

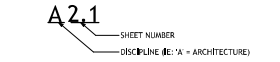
HATCH LEGEND

	ALUMINUM		CONTINUOUS LUMBER
	STEEL		PLYWOOD
	BATT INSULATION		GRANULAR MATERIAL
	RIGID INSULATION		EARTH
	CMU		CONCRETE
	BRICK		CAST-IN-PLACE CONCRETE
	EPS		GYPSUM BOARD

SYMBOLS



SHEET NUMBER LEGEND



ABBREVIATIONS

B/LG	BLOCKING	PT.	PRESSURE TREATED
B/T	BOTTOM	P/W	PLYWOOD
CONC.	CONCRETE	REF.	REFER
CONT.	CONTINUOUS	REQD.	REQUIRED
CONF.	CONCRETE	SCHED.	SCHEDULE
DIA.	DRAWING	S.F.	SQUARE FEET
DWG	DRAWING	S.S.	STAINLESS STEEL
(E)	EXISTING	STD.	STANDARD
EA.	EACH	STL.	STEEL
EN.	END	SQ.	SQUARE
EQ.	EQUAL	T&B	TOP & BOTTOM
EXT.	EXTERIOR	T&B	TO BE DETERMINED
FDN.	FOUNDATION	TYP.	TYPICAL
FT.	FEET OR FOOT	U.N.O.	UNLESS NOTED OTHERWISE
GPBD	GYPSUM WALLBOARD	VERT.	VERTICAL
I.N.	INCH	VF	VERIFY IN FIELD
INT.	INTERIOR	W/O	WOOD
LG.	LONG	W/	WITH
MAX.	MAXIMUM		
MIN.	MINIMUM		
MTL.	METAL		
IN.	NOT IN CONTRACT		
O.C.	ON CENTER		

GENERAL NOTES

- 1.01 ALL CONSTRUCTION WORK SHALL MEET OR EXCEED THE LATEST EDITION OF THE FOLLOWING CODES AS APPLICABLE AND AS ADOPTED BY THE LOCAL GOVERNING AGENCIES:
2022 CALIFORNIA BUILDING CODE (2021 CBC)
2022 CALIFORNIA FIRE CODE (2021 FC)
2022 CALIFORNIA MECHANICAL CODE (2021 IMC)
2022 CALIFORNIA PLUMBING CODE (2021 UPC)
2022 CALIFORNIA ELECTRICAL CODE (NFPA 70, 2020)
2022 CALIFORNIA ENERGY CODE (TITLE 24, PART 6)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (TITLE 24, PART 11) AND ALL ORDINANCES ADOPTED BY THE GOVERNING AGENCIES.
- 1.02 THE GENERAL CONTRACTOR SHALL MAINTAIN THE CURRENT AND COMPLETE SET OF APPROVED CONSTRUCTION DOCUMENTS ON THE SITE AT ALL TIMES IN A SECURE LOCATION.
- 1.03 THE GENERAL CONTRACTOR SHALL PROVIDE COPIES OF THE APPROVED CONSTRUCTION DOCUMENTS FOR THE USE OF ALL TRADES AND SHALL PROVIDE THEM TO ALL SUBCONTRACTORS, WITH UPDATES AND APPROVED CHANGES AS REQUIRED AND NECESSARY.
- 1.04 THE GENERAL CONTRACTOR SHALL VERIFY ALL MEASUREMENTS SHOWN ON THESE DRAWINGS PRIOR TO COMMENCING ANY WORK OR ORDERING ANY MATERIAL.
- 1.05 PROJECT DIMENSIONING STANDARDS:
1. ALL DIMENSIONS ARE MEASURED FROM THE FACE OF THE EXISTING FINISH OR FINISH WALLS.
2. FACE OF EXTERIOR PLYWOOD FOR NEW EXTERIOR WALLS;
3. FACE OF STUD FOR NEW INTERIOR WALLS; AND
4. CENTER OF COLUMN OR OPENING, FACE OF CABINET, OR GRIDLINES.

PROJECT DIRECTORY

OWNER / CLIENT: BEST WESTERN | DAN ASPRONMONT
1435 41st AVE.
CAPITOLA, CA 95010
CONTACT: DAN ASPRONMONT
PH: 831-919-9722
EMAIL: dan@aspromonte.com, kent@aspromonte.com

ARCHITECT: NIELSEN STUDIOS
OFFICE ADDRESS: 1509 SEABRIGHT AVE., SUITE 28
SANITA CRUZ, CA 95062
MAILING ADDRESS: P.O. BOX 5407
SANITA CRUZ, CA 95063
CONTACT: CHRISTIAN NIELSEN
PH: (831) 421-3926
FAX: (925) 287-4666
EMAIL: cn@nielsenarchitects.com

SHEET INDEX

- G0.1 COVER SHEET
- A1.2 ENLARGED EXISTING PARKING PLAN
- A1.3 FIRST FLOOR PLAN (FOR REFERENCE ONLY)
- A1.4 SECOND FLOOR PLAN (FOR REFERENCE ONLY)
- A1.5 THIRD FLOOR PLAN (FOR REFERENCE ONLY)
- A1.6 ENLARGED GUEST ROOM PLAN
- A1.7 EXISTING DEMO FIRST FLOOR PLAN (FOR REFERENCE ONLY)
- A1.8 PROPOSED FIRST FLOOR PLAN (FOR REFERENCE ONLY)

PROJECT DATA

APN:	034-151-21
ZONING DISTRICT:	C-C
CONSTRUCTION TYPE:	V-A, 1-HR SPRINKLERED
OCCUPANCY:	R-1 / A-2
NEW PROJECT AREA (FIRST FLOOR):	725 SQ FT
NON-PERMITTED WORK TO BE PERMITTED:	1,011 SQ FT
TOTAL PROJECT AREA FOR REVIEW:	1,736 SQ FT

PROJECT DESCRIPTION

CONVERSION OF MANAGER APARTMENT ON FIRST FLOOR TO NEW GUEST ROOMS.
DOCUMENTATION OF NON-PERMITTED WORK TO BE PERMITTED: CONVERSION / UPDATES TO SELECT (2) ROOM SUITES TO SINGLE GUEST ROOMS THROUGHOUT THE BUILDING FROM PREVIOUSLY APPROVED PERMIT DRAWINGS. "THESE ARE PREVIOUSLY APPROVED PERMIT SHEETS PROVIDED AS REFERENCE."

SCOPE OF WORK:

1ST FLOOR:
CONVERT MANAGERS APARTMENT INTO TWO GUESTROOMS (ROOMS 101 AND 102). ONE GUEST ROOM WILL BE ACCESSIBLE COMPLIANT (ROOM 101) WITH FULL BATHROOM AND DOOR TO CORRIDOR. SECOND ROOM (102) IS STANDARD GUEST ROOM.

FIRST FLOOR IN SERVICE ROOM COUNT - 17
FIRST FLOOR PROPOSED ROOM COUNT - 19
NET - 2 NEW ROOM

2ND FLOOR:
CONVERT (2) EXISTING TWO-ROOM SUITES TO CREATE 4 SEPARATE GUEST ROOMS.

- (2) ROOMS (226 & 205) HAVE RECEIVED NEW ENTRY DOORS OFF OF CORRIDOR TO ENTER DIRECTLY INTO ROOM.
- (2) ROOMS (228 & 203) HAVE BEEN UPGRADED FROM HALF BATH TO RECEIVE FULL BATHROOMS WITH TUB IN TOILET ROOM AND VANITY DIRECTLY OUTSIDE OF TOILET ROOM.

SECOND FLOOR IN SERVICE ROOM COUNT - 20
SECOND FLOOR PROPOSED ROOM COUNT - 22
NET - 2 NEW ROOMS

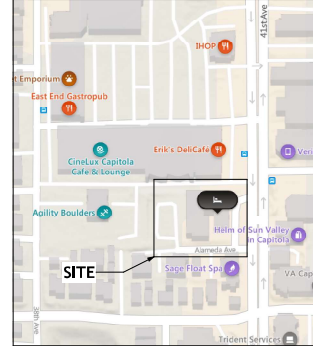
3RD FLOOR:
CONVERT (1) EXISTING TWO-ROOM SUITES TO CREATE 2 SEPARATE GUEST ROOMS.

- (1) ROOM (305) HAS RECEIVED NEW WALL SEPARATING IT FROM THE ROOM 303.
- (1) ROOM (303) HAS BEEN UPGRADED FROM HALF BATH TO RECEIVE FULL BATHROOMS WITH TUB IN TOILET ROOM AND VANITY DIRECTLY OUTSIDE OF TOILET ROOM.

THIRD FLOOR IN SERVICE ROOM COUNT - 17
THIRD FLOOR PROPOSED ROOM COUNT - 18
NET - 1 NEW ROOM

TOTAL EXISTING ROOMS IN SERVICE - 54
TOTAL PROPOSED ROOMS - 59

VICINITY MAP



PROJECT INFORMATION

BUILDING DATA			
Project Name:	Best Western Capitola		
Building Address:	1435 41st Ave, Capitola, CA 95010		
Assessor's Parcel ID:	3405101		
Zoning District:	C-C		
EXISTING BUILDING DATA		PROPOSED	
Building Construction Type:	CS 1100	CS 1100	CS 1100
Occupancy Group or Subject:	R-1 (Hotel, Lodging, Rooming House)	R-1 (Hotel, Lodging, Rooming House)	CS 1100
Area of Subject Space:	1,301 SQ FT (Maximum)	1,301 SQ FT (Maximum)	1,301 SQ FT (Maximum)
Number of Stories of Subject Space:	1	1	1
Clear Height of Subject Space:	9' 0" - 11' 4"	9' 0" - 11' 4"	9' 0" - 11' 4"
Type of Sanitary System:	EXISTING NFPA-13	EXISTING NFPA-13	EXISTING NFPA-13
ROOM INFORMATION			
EXISTING APPROVED ROOMS	ADDITIONAL ROOMS AFTER CONVERSION OF 20 ROOM SUITES AND MANAGER APARTMENT	PROPOSED TOTAL	
54	5	59	

GREEN BUILDING NOTES

- 2.01 CONTRACTOR SHALL RETAIN ALL WASTE HAULING RECEIPTS FOR INSPECTOR. RECEIPTS MUST INDICATE SEPARATED, RECYCLABLE MATERIALS. ALL CREDITED WASTE HAULING RECEIPTS MUST INDICATE THE MATERIAL RECYCLED, AND CANNOT INDICATE "PUBLIC REFUSE" or "UNPROCESSED CLO"
- 2.02 INVENTORY, DECLARE, AND OBTAIN DOCUMENTATION OF PROPER HAZARDOUS WASTE DISPOSAL FOR ANY UNIVERSAL WASTE MATERIALS WITH THE SCOPE OF WORK AREA. RETAIN DOCUMENTATION FOR INSPECTOR.
- 2.03 PROHIBITED UNIVERSAL WASTE MATERIALS AS DEFINED IN CAL GREEN SECTION 202 INCLUDING BATTERIES, ELECTRONIC DEVICES, MERCURY-CONTAINING EQUIPMENT, LAMP, CATHODE RAY TUBES, CATHODE RAY TUBE GLASS, AND AEROSOL CANS.
- 2.04 ALL PAINT, COATINGS, SEALANTS, CAULKINGS, ADHESIVES, COMPOSITE WOOD PRODUCTS, AND ANY OTHER MATERIALS COVERED IN CAL GREEN REQUIREMENTS MUST COMPLY WITH CAL GREEN MANDATORY MEASURES. CONTRACTOR TO PROVIDE DOCUMENTATION AS REQUIRED BY INSPECTOR.
- 2.05 PRIOR TO PERMIT ISSUANCE CONTRACTOR TO COMPLETE AND SUBMIT THE RELEVANT CONSTRUCTION WASTE MANAGEMENT PLAN WHERE APPLICABLE.
- 2.06 FOR HOMES BUILT PRIOR TO 1994, CA CIVIL CODE SECTION 1101.4 REQUIRES ALL NON-COMPLIANT PLUMBING FIXTURES TO BE UPGRADED TO MEET CURRENT GREEN BUILDING CODE SECTION 4.300 WATER EFFICIENCIES, WHEN ANY APPLICABLE BUILDING PERMIT IS OBTAINED. THEREFORE, EXISTING NON-COMPLIANT FIXTURES THROUGHOUT THE HOME, EVEN WHERE OTHER WORK IS PROPOSED MUST HAVE WATER EFFICIENT FIXTURES INSTALLED TO FINAL THE PERMIT. NON-COMPLIANT FIXTURES WOULD BE DEFINED AS TOILETS - 1.6 GAL/FLUSH, SHOWER HEADS - 2.5 GAL/MIN, AND ANY FAUCETS - 2.2 GAL/MIN.

DEFERRED SUBMITTALS:

1. FIRE SPRINKLER DRAWINGS: THE FIRE SPRINKLER SYSTEM SHALL BE PERFORMED AS A DESIGN-BUILD SUB-CONTRACT. THE SPRINKLER SUB-CONTRACTOR SHALL SECURE ALL PERMITS AS REQUIRED FOR THEIR SCOPE OF WORK AND MUST BE LICENSED TO PERFORM THIS WORK. SPRINKLER SYSTEM SHALL COMPLY WITH THE CURRENTLY ADOPTED EDITION OF NFPA 13 AND CHAPTERS 9 OF THE CALIFORNIA BUILDING CODE AND ADOPTED STANDARDS OF THE AUTHORITY HAVING JURISDICTION.

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1777 Fifth Street, Emeryville, CA 94608
www.niesenarchitects.com



JOB NAME: BEST WESTERN CAPITOLA
CLIENT: BEST WESTERN | DAN ASPRONMONT
ADDRESS: 1435 41st AVE., CAPITOLA, CA 95010
APN: 3405101

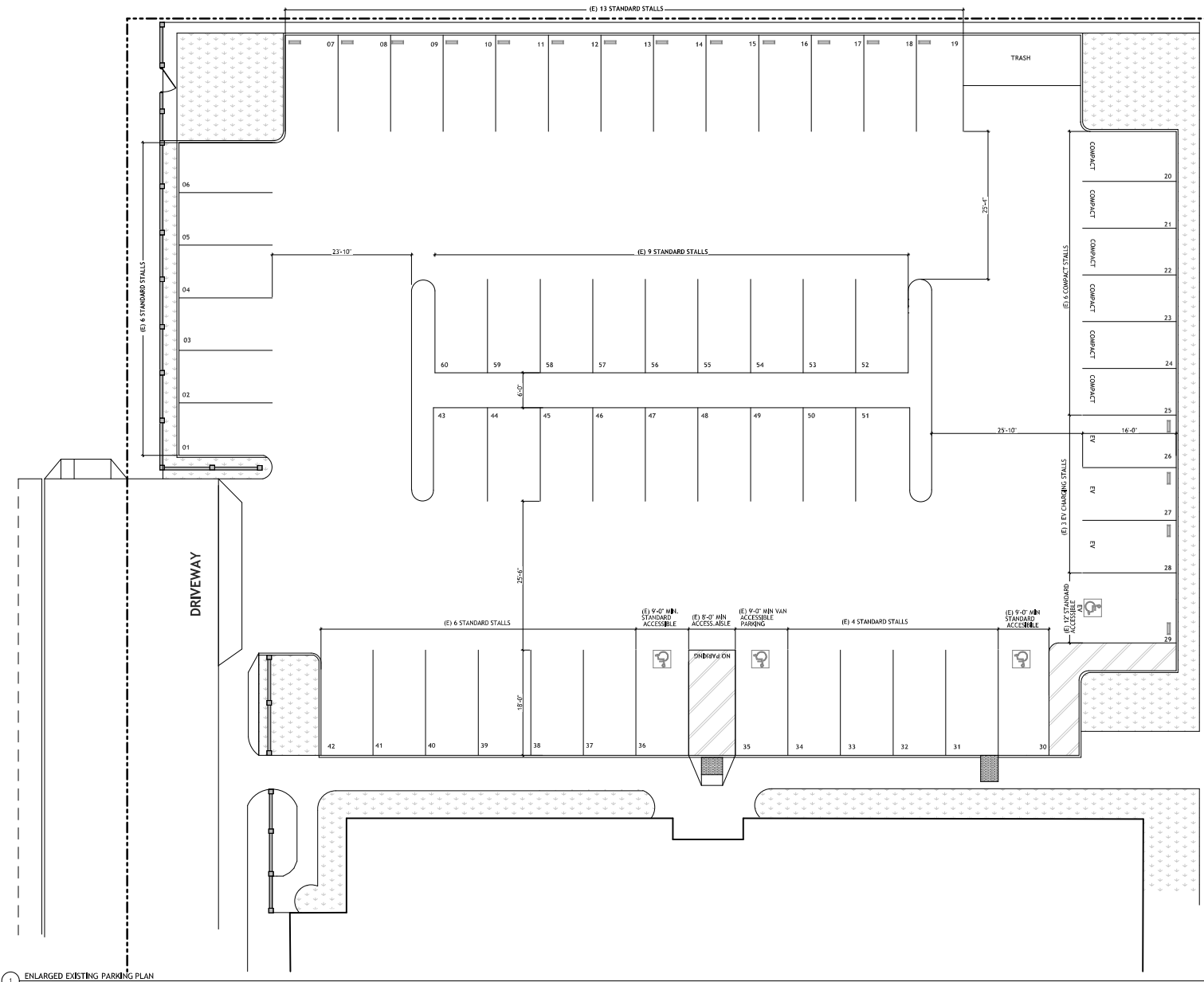
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BY:	REVISIONS:	Date:

Date: 9/11/2023
Scale: AS NOTED
Drawn: CS
Checked: CH
Job: 23-17

PLANNING
G0.1
Printed On: 9/11/2023

COVER SHEET



1 ENLARGED EXISTING PARKING PLAN
SCALE: 1/8" = 1'-0"

SITE PLAN KEYNOTES

SITE PLAN LEGEND

- (E) BUILDING AREA
- (E) LANDSCAPE AREA
- PROPERTY LINE

GENERAL NOTES

1. ALL EXISTING CONDITIONS TO REMAIN U.N.C.HANGED.
2. REFER TO THE DRAWINGS FOR UTILITY CONNECTIONS.
3. CONTRACTOR TO PROVIDE EROSION CONTROL MEASURES AS REQUIRED DURING CONSTRUCTION.

EXISTING PARKING SUMMARY

STANDARD	47
COMPACT	6
STANDARD ACCESSIBLE	2
VAN ACCESSIBLE	1
EV ACCESSIBLE	1
STANDARD EV CHARGING	3
TOTAL	60

PARKING REQUIREMENTS

TOTAL EXISTING	60
TOTAL REQUIRED	60

BY GUEST ROOM = 1 OFFICE = 60

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JOB NAME: BEST WESTERN CAPITOLA
CLIENT: BEST WESTERN JUAN ASPRONTE
ADDRESS: 1430 4th AVE., CAPITOLA, CA 95010
JAN: 34-15-21

THE PRESENCE OF A BARRI...
CONTRACTOR SHALL MAINTAIN...
THE CONTRACTOR SHALL MAINTAIN...
PROVIDE FOR PROTECTIVE...
RECORDS SHALL BE MAINTAINED...
REQUIREMENTS.

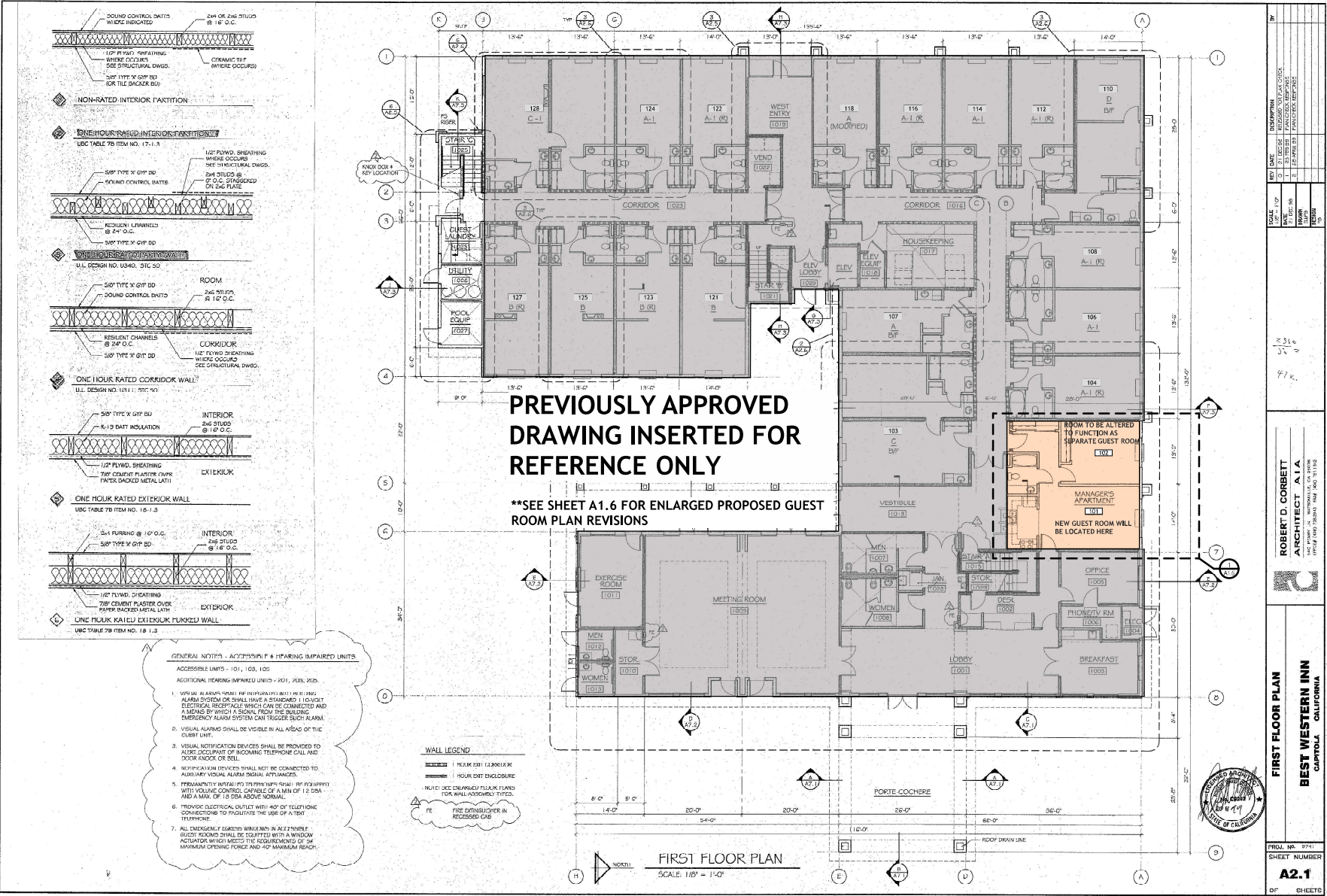
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MEASURE THE BUILT DIMENSION...
THE DRAWING SHALL HAVE BEEN...
FILED OR REDUCED...
AFFECTING ALL LABELED SCALES.

BY	REVISIONS	Date

Date:	9/11/2023
Scale:	AS NOTED
Drawn:	CS
Checked:	CH
JOB:	23-17

PLANNING
A1.2
Plotted On: 9/11/2023

ENLARGED EXISTING PARKING PLAN



REV	DATE	DESCRIPTION
1	09/11/2023	ISSUED FOR PERMITS
2	09/11/2023	ISSUED FOR PERMITS
3	09/11/2023	ISSUED FOR PERMITS

PROJECT NO.	23-17
SHEET NUMBER	A2.1
TITLE	FIRST FLOOR PLAN

PROJECT NAME	BEST WESTERN INN
PROJECT ADDRESS	1439 4th Ave., Capitola, CA 95010
ARCHITECT	niesen studios
ARCHITECT ADDRESS	298-B Firm Street, Suite One, Emeryville, CA 94608
ARCHITECT PHONE	949-251-1000
ARCHITECT FAX	949-251-1001
ARCHITECT EMAIL	info@niesenstudios.com

FIRST FLOOR IN SERVICE ROOM COUNT - 17
FIRST FLOOR PROPOSED ROOM COUNT - 19
NET - 2 NEW ROOM



JOB NAME: BEST WESTERN CAPITOLA
CLIENT: BEST WESTERN | DAN ASPRONITE
ADDRESS: 1430 4th AVE., CAPITOLA, CA 95010
DATE: 3-4-15-21

THE LICENSEE OF ARCHITECTURE, CONTRACTS AND AGREEMENTS SHALL BE VOID WITHOUT THE ARCHITECTURE CONTRACT. THE ARCHITECTURE CONTRACT IS THE ONLY VALID CONTRACT FOR THE PROJECT. THE ARCHITECTURE CONTRACT IS THE ONLY VALID CONTRACT FOR THE PROJECT. THE ARCHITECTURE CONTRACT IS THE ONLY VALID CONTRACT FOR THE PROJECT.

IF THE ABOVE DIMENSION DOES NOT MEASURE THE PRINTED DIMENSION, THE DIMENSION SHALL BE THE DIMENSION OF THE ORIGINAL DRAWING. THE DIMENSION SHALL BE THE DIMENSION OF THE ORIGINAL DRAWING.

ROBERT D. CORBETT
ARCHITECT A I A
1430 4th Ave., Capitola, CA 95010
408-451-3211

SECOND FLOOR PLAN
BEST WESTERN INN
CAPITOLA, CALIFORNIA

PROJ. NO. 2741
SHEET NUMBER
A2.2
OF SHEETS

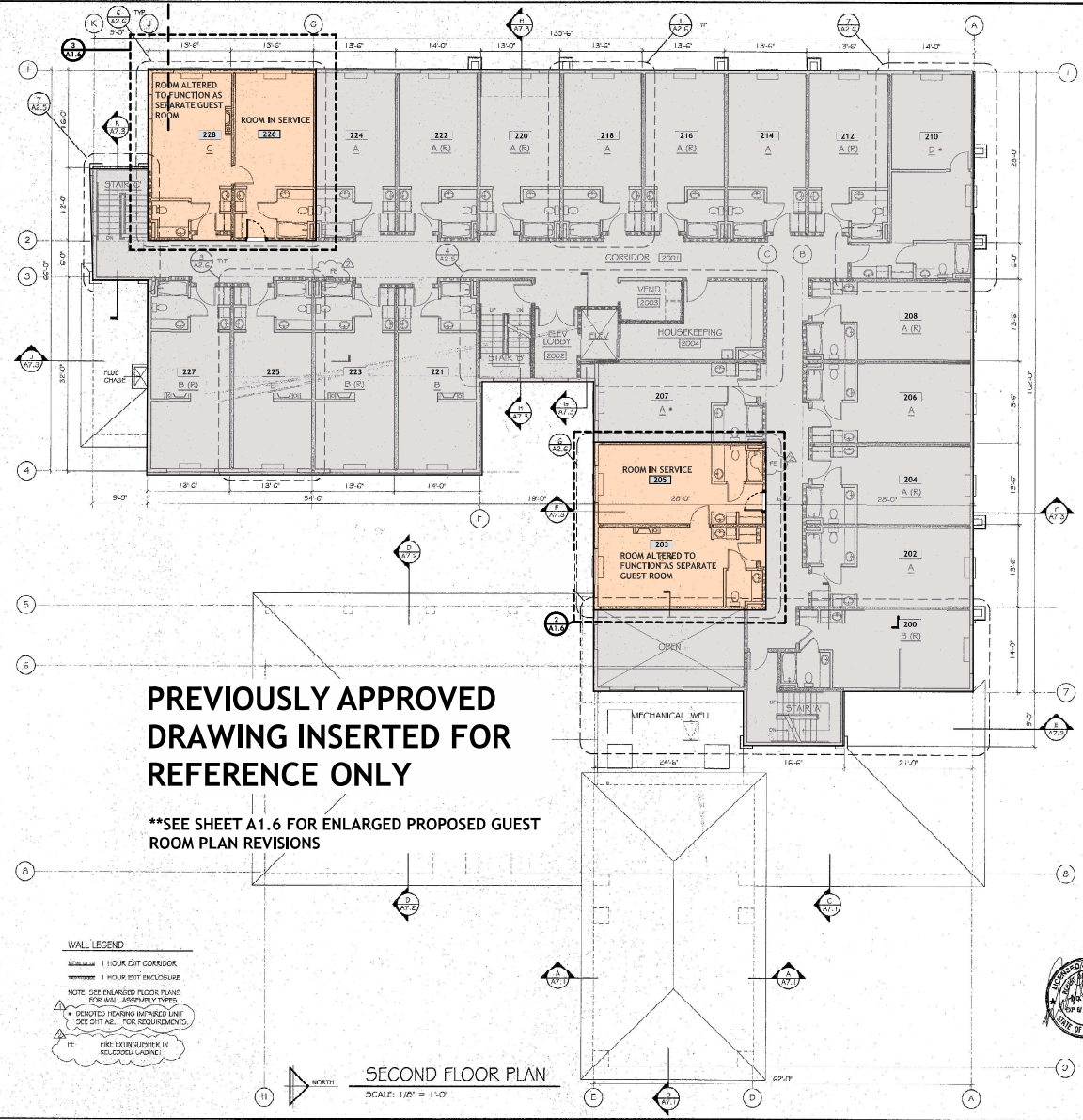
DATE: 3/11/2013
SCALE: AS NOTED
DRAWN: GS
CHECKED: CH
JOB: 22-17

PLANNING
A1.4
Printed On: 3/11/2013

SECOND FLOOR PLAN (FOR REFERENCE ONLY)

PLAN LEGEND

- (E) CONNECTED ROOM SUITES TO BE SEPARATED
- (E) ROOMS TO REMAIN



PREVIOUSLY APPROVED DRAWING INSERTED FOR REFERENCE ONLY

****SEE SHEET A1.6 FOR ENLARGED PROPOSED GUEST ROOM PLAN REVISIONS**

WALL LEGEND

- 1 HOUR EXIT CORRIDOR
- 1 HOUR EXIT ENCLOSURE

NOTE: SEE ENLARGED FLOOR PLANS FOR WALL ASSEMBLY TYPES

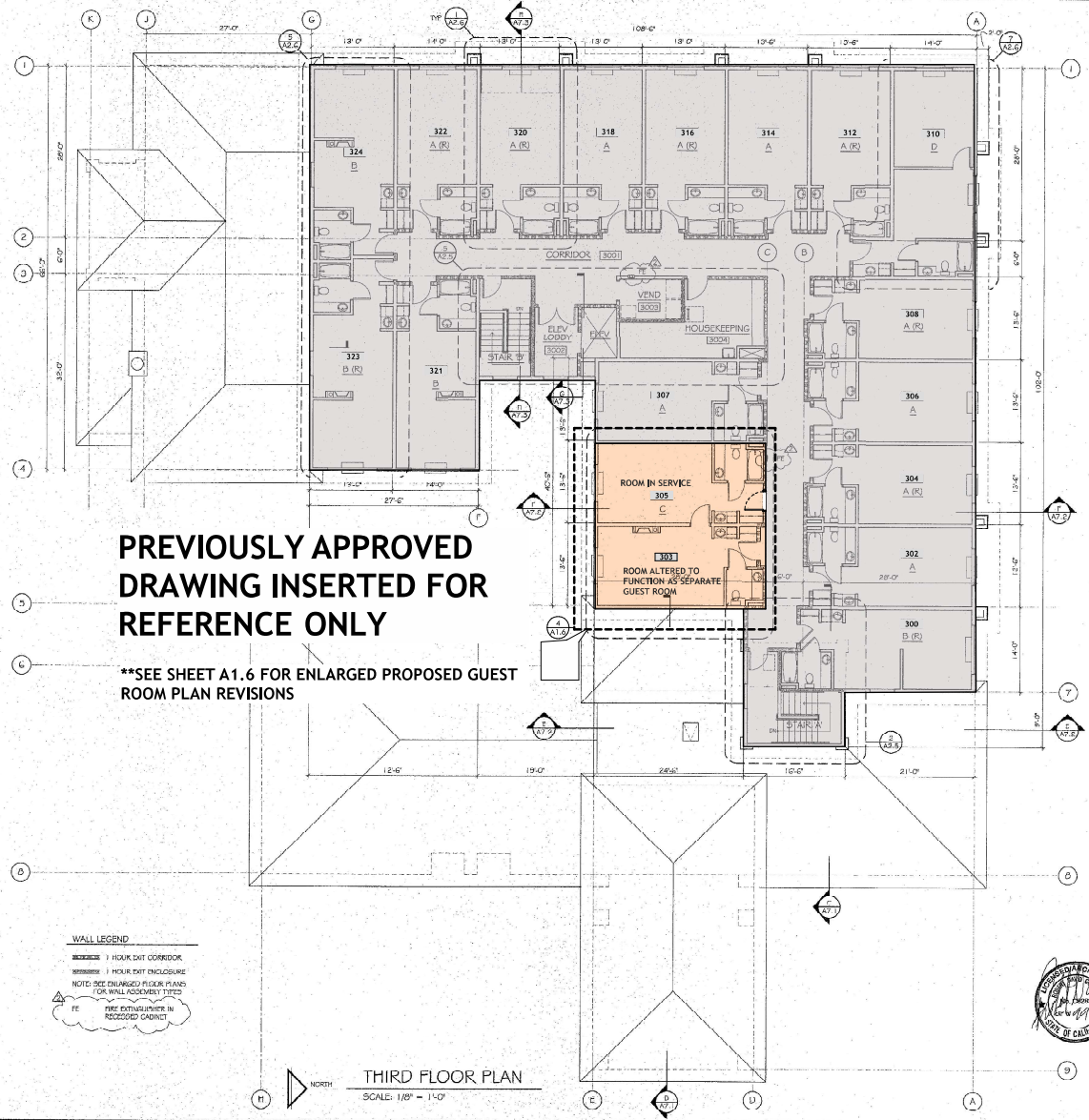
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- ◆ DENOTES REINFORCED CONCRETE
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SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

SECOND FLOOR IN SERVICE ROOM COUNT - 20
SECOND FLOOR PROPOSED ROOM COUNT - 22
NET - 2 NEW ROOMS

PLAN LEGEND

- (E) CONNECTED ROOM SUITES TO BE SEPARATED
- (E) ROOMS TO REMAIN



**PREVIOUSLY APPROVED
DRAWING INSERTED FOR
REFERENCE ONLY**

****SEE SHEET A1.6 FOR ENLARGED PROPOSED
ROOM PLAN REVISIONS**

WALL LEGEND

- 1 HOUR DRY CORRIDOR
- 1 HOUR DRY ENCLOSURE
- NOTE: SEE ENLARGED FLOOR PLANS FOR WALL ASSEMBLY TYPES
- FIRE RATING AS SHOWN IN RECORDED CADDSET

THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



**THIRD FLOOR PLAN
BEST WESTERN INN
CAPITOLA CALIFORNIA**

**ROBERT D. CORBETT
ARCHITECT A I A**
1439 4th Ave., Capitola, CA 95010
408.452.7224

JOB NAME: BEST WESTERN CAPITOLA
CLIENT: BEST WESTERN DAN ASPRONORTE
ADDRESS: 1439 4th AVE., CAPITOLA, CA 95010
DATE: 3-4-15-21

REV	DATE	DESCRIPTION
1	3-11-2013	ISSUE FOR PERMITS
2	3-11-2013	REVISED PER COMMENTS
3	3-11-2013	REVISED PER COMMENTS
4	3-11-2013	REVISED PER COMMENTS
5	3-11-2013	REVISED PER COMMENTS
6	3-11-2013	REVISED PER COMMENTS
7	3-11-2013	REVISED PER COMMENTS
8	3-11-2013	REVISED PER COMMENTS
9	3-11-2013	REVISED PER COMMENTS

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www.niesenstudios.com



JOB NAME: BEST WESTERN CAPITOLA
CLIENT: BEST WESTERN DAN ASPRONORTE
ADDRESS: 1439 4th AVE., CAPITOLA, CA 95010
DATE: 3-4-15-21

THE PRESENCE OF ARCHITECTURE...
IF THE ABOVE DIMENSIONS DOES NOT...
MEASURE THE PROJECT EXACTLY...
THE DRAWING WILL HAVE BEEN...
EVALUATED AND REVISED...
AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE

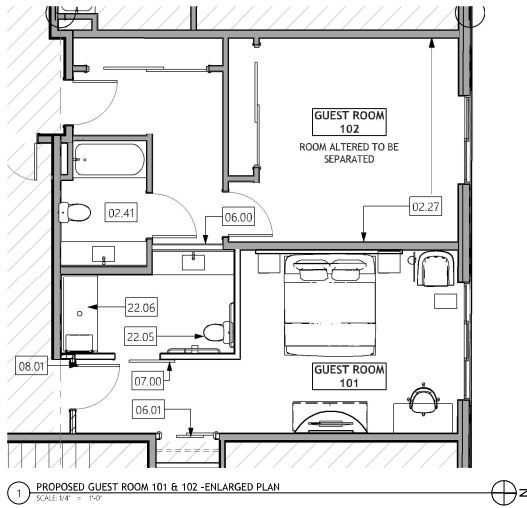
THIRD FLOOR PLAN (FOR REFERENCE ONLY)

Date: 3/11/2013
Scale: AS NOTED
Drawn: GS
Checked: CH
Job: 22-17

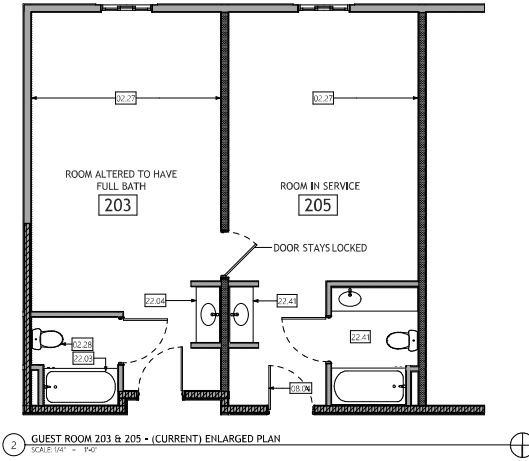
**PLANNING
A1.5**

Project No: 3-11-2013

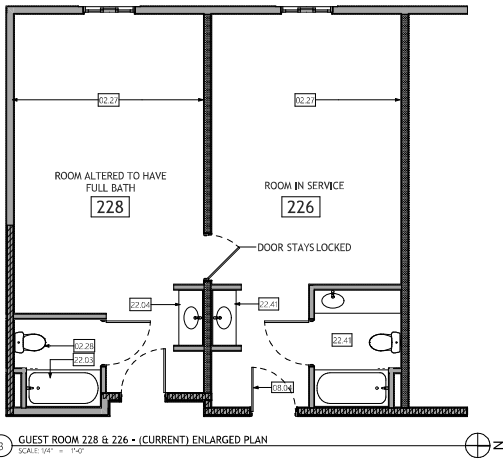
THIRD FLOOR IN SERVICE ROOM COUNT - 17
THIRD FLOOR PROPOSED ROOM COUNT - 18
NET - 1 NEW ROOM



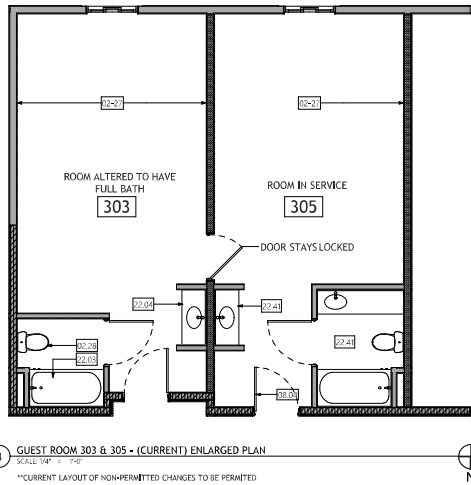
1 PROPOSED GUEST ROOM 101 & 102 - ENLARGED PLAN
SCALE: 1/4" = 1'-0"



2 GUEST ROOM 203 & 205 - (CURRENT) ENLARGED PLAN
SCALE: 1/4" = 1'-0"
**CURRENT LAYOUT OF NON-PERMITTED CHANGES TO BE PERMITTED



3 GUEST ROOM 228 & 226 - (CURRENT) ENLARGED PLAN
SCALE: 1/4" = 1'-0"
**CURRENT LAYOUT OF NON-PERMITTED CHANGES TO BE PERMITTED



4 GUEST ROOM 303 & 305 - (CURRENT) ENLARGED PLAN
SCALE: 1/4" = 1'-0"
**CURRENT LAYOUT OF NON-PERMITTED CHANGES TO BE PERMITTED

ENLARGED RESTROOM PLAN KEYNOTES

- 08.04 20M RATED DOOR
- 02.27 ALL PARTITIONS AND DOORS THROUGHOUT GUEST ROOM ARE EXISTING TO REMAIN
- 02.28 (E) TOILET TO REMAIN
- 02.41 (E) RESTROOM FIXTURES AND ACCESSORIES TO REMAIN
- 06.00 (N) PARTITION AT (E) OPENING
- 06.01 (N) SLIDING ACCESSIBLE COMPLIANT CLOSET DOORS
- 07.00 (N) SLIDING ACCESSIBLE COMPLIANT DOOR
- 08.01 (N) 20M RATED DOOR
- 22.03 NON-PERMITTED WORK TO BE PERMITTED. (E) ABOVE TUB AT PREVIOUS VANITY AREA
- 22.04 NON-PERMITTED WORK TO BE PERMITTED. (E) VANITY WITH CENTRAL SINK
- 22.05 (N) ACCESSIBLE COMPLIANT TOILET WITH GAIR BARS
- 22.06 (N) ACCESSIBLE COMPLIANT SHOWER STALL

EXISTING / DEMO FLOOR PLAN LEGEND

- (E) WALLS TO REMAIN
- SK-01 KEY NOTE

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ARCHITECTURE + DESIGN
208-B First Street, Suite One, San Francisco, CA 94102
1777 North Street, Emeryville, CA 94608
www.niesenstudios.com



JOB NAME: BEST WESTERN CAPITOLA
CLIENT: BEST WESTERN | DAN ASPROMONTE
ADDRESS: 1439 4TH AVE., CAPITOLA, CA 95010
JAN: 344-85-521

THE PRESENCE OF A BUILDING CONTRACTOR DOES NOT GUARANTEE THAT THE CONTRACTOR HAS REVIEWED THE ARCHITECTURAL DRAWINGS FOR CONFORMANCE WITH THE PRODUCT SPECIFICATIONS AND THE PRODUCT MANUFACTURER'S INSTRUCTIONS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE CONTRACTOR'S FAILURE TO FOLLOW THE CONTRACT DOCUMENTS.

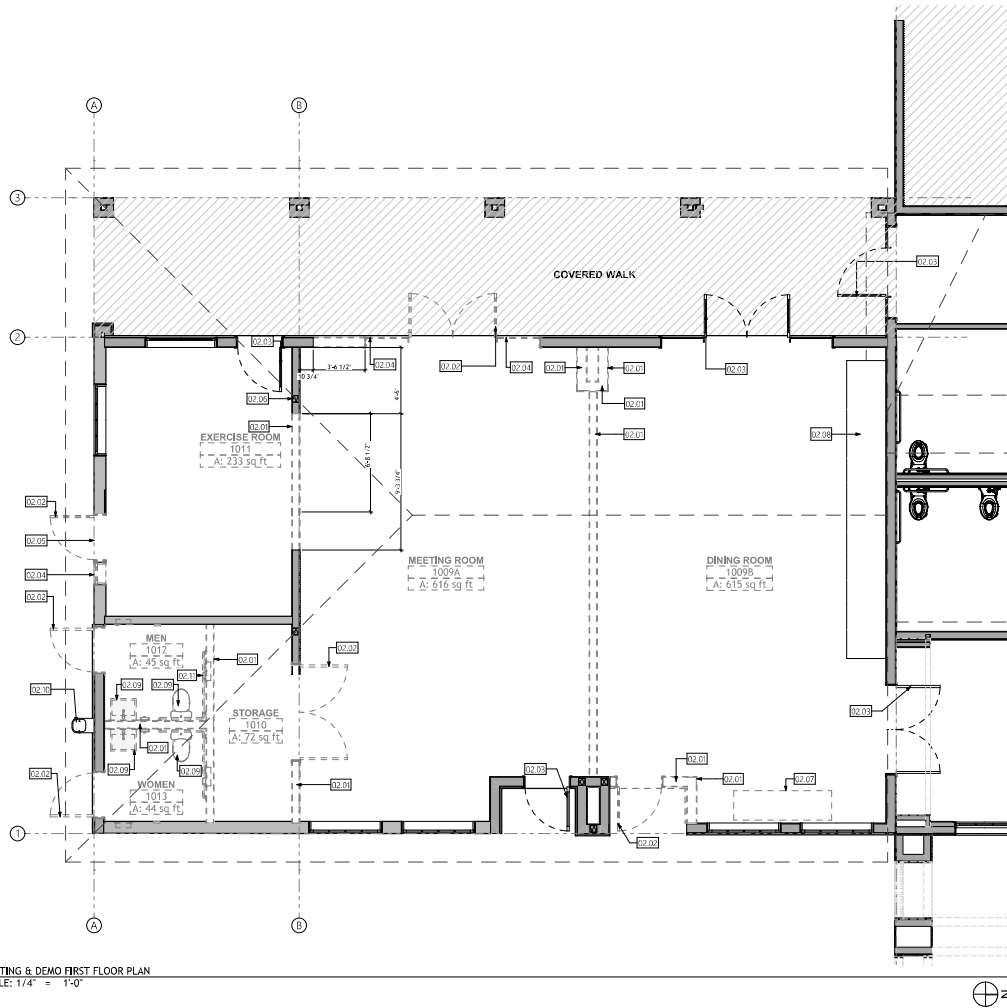
IF THE ABOVE CONTRACTOR DOES NOT MEASURE THE BUILDING EXACTLY, THE DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	Date
DA		

Date:	9/11/2023
Scale:	AS NOTED
Drawn:	CS
Checked:	CS
Job:	22-17

PLANNING
A1.6
Plotted On: 9/11/2023

ENLARGED GUEST ROOM PLAN



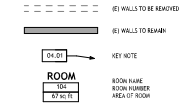
1 EXISTING & DEMO FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

THIS SHEET FOR REFERENCE ONLY APPROVED
PERMIT#20230189

EXIST-DEMO FLOOR PLAN KEYNOTES

- 02.01 (E) WALL TO BE REMOVED
- 02.02 (E) DOOR TO BE REMOVED
- 02.03 (E) DOOR TO REMAIN
- 02.04 (E) RECEPT TO BE REMOVED
- 02.05 (E) HANGAR AT EXERCISE ROOM DOOR TO BE REMOVED
- 02.06 (E) STRUCTURAL POST TO REMAIN. REFER TO STRUCTURAL PLANS.
- 02.07 (E) CEILING TO BE SALVAGED/REMOVED BY GAGEWORK SUBCONTRACTOR FOR RECYCLE NETWORK.
- 02.08 (E) FLOOR JOIST TRUSS ELEMENTS TO BE REMOVED. DOORS TO BE REPLACED. REFER TO SITE TO INTERIOR ELEVATION 2.04.A.
- 02.09 (E) PLUMBING FIXTURES TO BE REMOVED
- 02.10 (E) DRINKING FOUNTAIN TO BE REMAIN
- 02.11 ALL ACCESSORIES TO BE SALVAGED FOR REUSE IN (N) RESTROOM OR TO BE RETURNED TO THE OWNER. SEE PROPOSED PLAN.

EXISTING / DEMO FLOOR PLAN LEGEND



GENERAL NOTES

1. EXISTING CONDITIONS TO REMAIN U.N.C.
2. ITEMS OPEN AS SHOWN TO BE COMPLETED TYP.
3. REMOVE ALL FLOOR FINISHES IN CONTRACT AREA AND PREPARE SUBFLOOR AS REQUIRED FOR (N) FINISH U.N.C.
4. EXISTING EXTERIOR DOORS AND FRAMES TO BE DEMOLISHED. AS NOTED ON PLANS, PREPARE OPERING FOR THE NEW DOOR FRAME AND FRAME FOR DOOR SCHEDULE.
5. ALL WALLS NOTED TO BE DEMOLISHED SHALL INCLUDE ALL ASSOCIATED INSTALLED ITEMS SUCH AS POWER, DATA/OUTLETS, MELLWORK AND SWITCHES U.N.C.
6. CONTRACTOR TO PATCH/REPAIR ANY AREA AFFECTED BY CONSTRUCTION TO BE IN LIKE NEW CONDITION.
7. IF REQUIRED, PROPERLY CUT & CAP DEMOLISHED WASTE LINES BELOW SLAB OR FLUSH W/ CLEAN-OUT. PROTECT AND REPAIR TO MAINTAIN SAME LEVEL WITH FINISH FLOOR FINISHES.
8. ALL EXPOSED WIRING TO BE CAPPED OFF AND TERMINATED AT A FUSION BOX.
9. ALL SALVAGE FEEDERS (E) OR BRANCH CIRCUITS SHALL BE REMOVED AT LOAD END OF CIRCUIT BREAKERS. LEAVE (E) CIRCUIT BREAKERS INTACT.
10. REMOVE ALL UNNECESSARY BRANCH CIRCUITS & CONDUIT. SEAL ALL OPENING W/ UL APPROVED A.C. TYP. SEALS.
11. REMOVE ABANDONED ELECTRICAL, TELEPHONE/DATA CABLES, & DEVICES THROUGHOUT U.N.C.
12. CONTRACTOR SHALL COORDINATE THE EXTENT OF THE DEMOLITION WITH CONSTRUCTION PLANS AND PROJECT CONDITIONS OF THE EXISTING STRUCTURE TO REMAIN.
13. CONTRACTOR SHALL ENSURE THE STABILITY OF ALL (E) STRUCTURE, FRAMING AND FOUNDATIONS TO REMAIN DURING DEMOLITION AND CONSTRUCTION OF NEW WORK.
14. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE DESIGN, ADEQUACY AND SAFETY OF EXISTING/NEW WORK, INCLUDING TEMPORARY SUPPORTS, ETC.
15. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFE REMOVAL AND DISPOSAL OF ALL MATERIALS NOT FOR REUSE OR RECYCLE. RECYCLE AND Haul ALL DEBRIS IN ACCORDANCE WITH LOCAL JURISDICTION REQUIREMENTS.
16. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 50% OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE PER CALIFORNIA REBUILDING CODE.
17. CAP OFF ALL PLUMBING, GAS AND ELECTRICAL LINES AS REQUIRED.
18. REMOVE ALL (E) FINISHES, FURNITURE, EQUIPMENT, CONCRETE, PLUMBING AND FRAMING NECESSARY TO ACCOMMODATE ALL NEW WORK.
19. DOCUMENTATION DOES NOT AFFIRM, DECLARE, REQUIRE OR INCLUDE THE REMOVAL OF ANY HAZARDOUS MATERIALS OR ELEMENTS. INCLUDING ASBESTOS AND PCBs. GENERAL CONTRACTOR SHALL CONDUCT APPROPRIATE SWPC INSPECTIONS. OPERATIONAL AND RULES RELATING TO ANY HAZARDOUS OR TOXIC MATERIALS. IF GENERAL CONTRACTOR DISCOVERS ANY SUCH MATERIALS ON THE PROJECT, GENERAL CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER. SAFE REMOVAL OF HAZARDOUS MATERIALS SHALL BE DOCUMENTED SEPARATELY AND SHALL OCCUR AS REQUIRED BY CODE AND REGULATION REQUIREMENTS.
20. CONTRACTOR TO ENSURE ALL (E) WALLS ARE PATCHED, REPAIRED AND/OR REPLACED TO PROVIDE LIKE NEW LEVEL APPEARANCE.
21. ALL STRUCTURAL WALLS, BEAMS AND COLUMNS SHALL REMAIN U.N.C. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY UNANNOUNCED STRUCTURAL COMPONENT.
22. SEE GENERAL NOTES ON G.1 FOR ADDITIONAL INFORMATION.
23. BEFORE COMING (E) CONCRETE WALLS, SCAN (E) CONCRETE WALLS TO VERIFY LOCATION OF (E) REBAR & CORNER REB AND LOCATION OF PENETRATIONS WITH ARCHITECT, STRUCTURAL ENGINEER & MECHANICAL ENGINEER.
24. DURING CONSTRUCTION, SET OR JUMP MUST BE CAPPED UP AT THE END OF THE DAY IN ORDER TO PROTECT INSPECTOR ACCESS BY THE END OF THE DAY OR OF A WEEK.
25. COMBUSTIBLE DEBRIS SHALL NOT BE ACCUMULATED WITHIN THE BUILDING. COMBUSTIBLE DEBRIS, RUBBER AND WASTE MATERIAL SHALL BE REMOVED FROM BUILDINGS AT THE END OF EACH SHIFT WORK PER 2019 CFC SECTION 3.04.2.
26. MATERIALS SUSCEPTIBLE TO SPONTANEOUS IGNITION, SUCH AS OILY RAGS, SHALL BE STORED IN A LEAKED DISPOSABLE CONTAINER PER 2019 CFC SECTION 3.04.2.4

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1727 North Street, Emeryville, CA 94608
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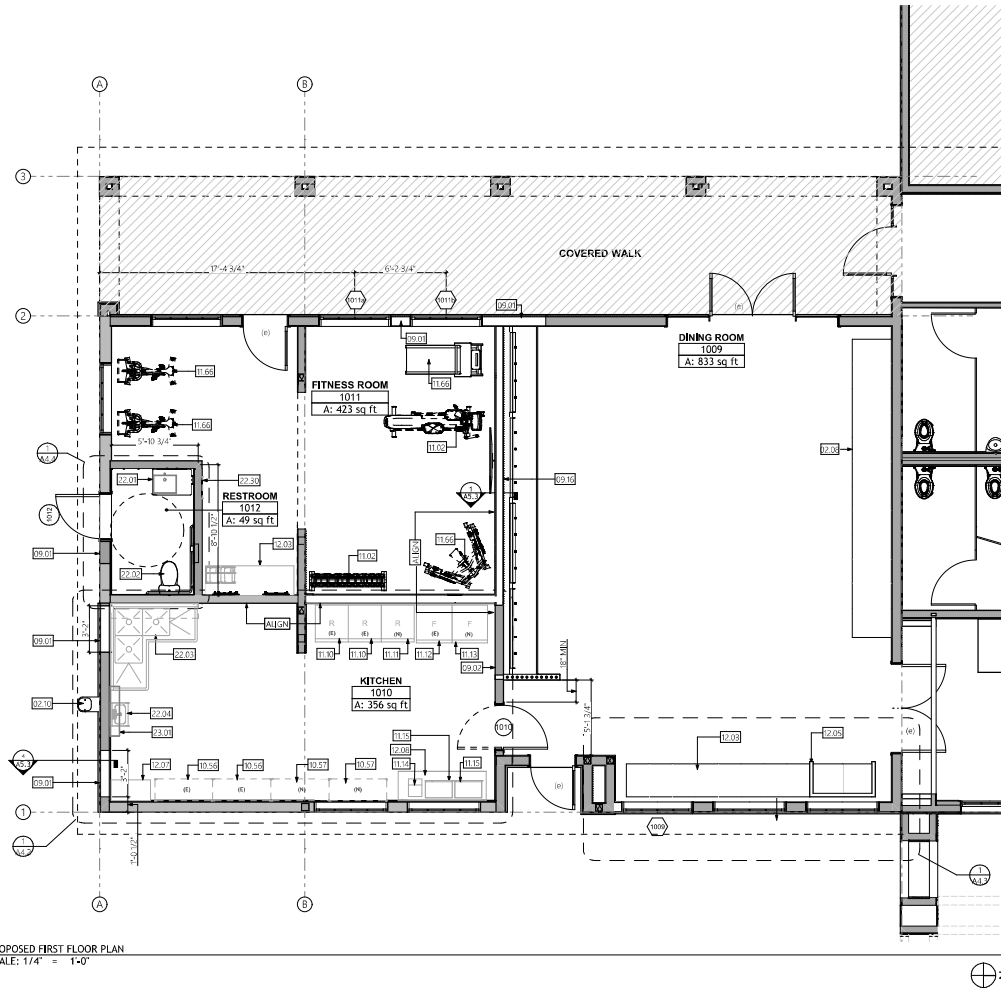
JOB NAME: BEST WESTERN CAPITOLA
CLIENT: BEST WESTERN / DANA SPRINGSTONE
ADDRESS: 1432 41st AVE., CAPITOLA, CA 95010
APN: 34-133-21

THE EXISTENCE OF ALL UTILITIES SHOWN ON THIS PLAN IS BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA PROVIDED BY THE CLIENT. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL AND THE PUBLIC DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC RIGHTS-OF-WAY AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC AND CULTURAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ENVIRONMENTAL FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ARCHITECTURAL AND ARTISTIC FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND MEMORIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING GRAVES AND BURIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE AND PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HISTORIC AND CULTURAL RESOURCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ENVIRONMENTAL FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ARCHITECTURAL AND ARTISTIC FEATURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND MEMORIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING GRAVES AND BURIALS.

BY	REVISIONS	26/0
PLAN CHECK		26/09-23
Date:	6/10/2023	
Scale:	AS NOTED	
Drawn:	NB	
Checked:	CH	
Job:	2237	

IFF SET
A1.8
Project No: 6-19-2023

EXISTING-DEMO FIRST FLOOR PLAN



THIS SHEET FOR REFERENCE ONLY APPROVED
PERMIT#20230189

FLOOR PLAN LEGEND

02.08	(E) 30" X 30" CASE CABINET W/ QUARTZ COUNTERTOP TO REMAIN. DOORS TO BE REPLACED. REPAIR/REPLACE. REFER TO DETAIL 4.14.4.
02.10	(E) LAMINATING FOUNTAIN TO BE REMAIN
09.01	(M) EXTERIOR PARTITION. REFER TO DETAIL 4.14.3.
09.02	(M) INTERIOR PARTITION. REFER TO DETAIL 4.14.3.
09.14	(M) WALL TO RECEIVE LEVEL 5 FINISH AT NEWLY SCHEDULED WALLPAPER
10.34	(E) WIRE SHELVES
10.37	(M) 4" X 4" X 5" WIRE SHELVES
11.02	(M) EQUIPMENT BY OWNER.
11.10	(E) COMMERCIAL REFRIGERATOR, REUSE EXISTING UNIT
11.11	(M) COMMERCIAL REFRIGERATOR
11.12	(E) COMMERCIAL FREEZER, REUSE EXISTING UNIT
11.13	(M) COMMERCIAL FREEZER
11.14	(E) COFFEE MAKER
11.15	(E) MICROWAVE OVEN
11.44	(E) ATHLETE EQUIPMENT TO REMAIN
12.03	(M) CASWORK
12.05	(M) TRASH CABINET
12.06	72" X 24" SS PREP TABLE W/ SINK ON LEFT SIDE, REAR IS SIDE BACKPLASH. HOT WATER, COLD WATER, REUSE EXISTING UNIT'S FIXTURES.
12.07	(E) 3" TALL STORAGE CABINET
12.08	(M) 72" X 24" SS WORK TABLE W/ BACKPLASH
22.01	NEW SINK & FIXTURES
22.02	NEW FOUNTAIN
22.03	3-COMPARTMENT SINK, HOT & COLD WATER, REUSE EXISTING UNIT & FIXTURES
22.04	HANDWASH SINK, HOT & COLD WATER, REUSE EXISTING UNIT & FIXTURES
22.30	PROVIDE 150V SINGLE PHASE POWER FOR ELWAY BOTTLE FILLER STATION/LEGSCOO
23.01	(M) WALL-MOUNT FAN COIL, RE: MCH

FLOOR PLAN LEGEND

---	(E) WALLS TO BE REMOVED
---	(E) WALLS TO REMAIN
---	(M) WALL
---	AREA NOT IN CONTRACT
---	DOOR TAG - SEE SCHEDULE ON SHEET A-1
---	WINDOW TAG - SEE SCHEDULE ON SHEET A-1
---	KEY NOTE
---	ROOM
---	ROOM NAME
---	ROOM NUMBER
---	AREA OF ROOM

GENERAL NOTES

- EXISTING CONDITIONS TO REMAIN U.N.C.
- REFER TO ALL DRAWINGS FOR MORE INFORMATION
- REFER TO ALL REFER ELEVATIONS AND ACCESSORY SCHEDULE FOR INFORMATION ON ACCESSORIES.
- SEE CONSULTANT AND VENDOR DRAWINGS FOR RELATED SCHEDULES, WINDOW AND ACCESSORY INFORMATION. ARCHITECTURAL DRAWINGS ARE PRELIMINARY ON LOCATION OF SERVICES.
- LOCATE LAMINATE SIDE OF DOOR OPENINGS & PARTITIONING NOT BREAKAWAY IF PREVIOUSLY NOT REFERENCED PARTITIONS.
- CONTRACTOR SHALL PROVIDE NON-COMBUSTIBLE BACKING FOR ALL WALL-MOUNTED EQUIPMENT AND MILLWORK.
- PROVIDE LEVEL OF FINISH AT NEW GYPSUM BOARD PARTITIONS, CEILINGS AND SOFFITS WITH ACCENT COLOR PAINT OR GRAPHS TO PRESENT LEVEL 5 FINISH U.N.C.
- ALL NEW PARTITIONS AND OPENINGS IN BUILDING ENVELOPE SHALL BE SEALED TO LIMIT AIR INFILTRATION AND EXISTENTIAL PACH WATERVAPORING OF MAN-FAN WATER-TIGHT BUILDING ENVELOPE.
- COORDINATE AND ADOPT ALL ACCESS PANELS WITH NEW CONSTRUCTION. WHERE ACCESS PANELS CONFLICT WITH CONSTRUCTION, RELOCATE PANELS AS REQUIRED. VERIFY LAYOUT WITH ARCHITECT PRIOR TO INSTALLATION.
- PREP AND PAINT ALL FACES OF EXISTING DOORS AND FRAMES TO MATCH ADJACENT PARTITION WITH FINISHING TO MATCH EXISTING FINISH U.N.C.
- REFER TO SHEET A-1 FOR EQUIPMENT AND ACCESSORY SCHEDULE.
- NOTCH AND REPAIR WALLS AT JOINTS OF PARTITIONS.
- ALL STRUCTURES PENETRATING THROUGH THE EXTERIOR WALLS TO HAVE QUICK FLASHING INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- REFER TO INSULATION SCHEDULE SHEET A-1 FOR MORE INFORMATION.

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1777 14th Street, Emeryville, CA 94608 (925) 524-4477
www.niesenstudios.com



JOB NAME: BEST WESTERN CAPITOLA
CLIENT: BEST WESTERN | DAM ASPRINOWITZ
ADDRESS: 450 4th AVE., CAPITOLA, CA 95012
DATE: 3-15-23

THE PRESENCE OF A SEALING...
THIS CONTRACT IS GUARANTEED...
CONSULTANT IN THE PROJECT...
RESPONSIBLE FOR PROVIDING...
REQUIREMENTS.

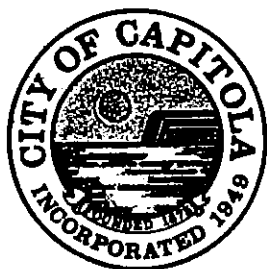
IF THE ABOVE DIMENSION DOES NOT...
MATCH THE PROJECT DIMENSION...
THE DRAWING WILL HAVE BEEN...
AFFECTING ALL LABELED SCALES.

BY: HENDRICKS JWC
PLAN CHECK 06/09/23

Date: 6/9/2023
Scale: AS NOTED
Drawn: JWB
Checked: CM
Jwb 22-27

IFP SET
A1.9
Printed On: 6/9/2023

PROPOSED FIRST FLOOR PLAN



420 CAPITOLA AVENUE
 CAPITOLA, CALIFORNIA 95010
 TELEPHONE (408) 475-7300
 FAX (408) 479-8879

* PERMIT *

Application #97-97

DATE: August 18, 1998

TO: Little Village Shopping Center
 1405 41st Ave
 Capitola CA 95010

RE: 1405 – 1435 41st Avenue & 3985 Alameda Street – Demolition of existing structures and development of a 54-room, 3-story hotel and associated facilities.

The above matter was presented to the Planning Commission on August 6, 1998 and was approved, with the following conditions and findings:

CONDITIONS

1. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.
2. Prior to issuance of a building permit, the applicant shall receive final approval of the drainage plan by Santa Cruz County Public Works Department (Zone 5 Drainage Section).
3. Final building plans shall include a 6 foot high acoustically-effective barrier around the east and south sides of the pool to be constructed in a manner consistent with the recommendations contained in the noise analysis prepared for the project.
4. Final building plans shall delineate all units (including the manager's apartment) within 165 feet of the centerline of 41st Avenue to include windows that are rated minimum Sound Transmission Class (STC) 28. Prior to issuance of building permits, the applicant shall provide written confirmation from a qualified acoustician that the proposed windows will reduce interior noise levels to acceptable levels. All windows shall be installed in an acoustically-effective manner as described in the noise analysis prepared for the project.
5. Final building plans shall delineate all units (including the manager's apartment) within 165 feet of the centerline of 41st Avenue which include "through -the-wall" air-conditioning units. Those air-conditioning units shall be rated minimum STC 26. The mechanical ventilation system shall be installed in accordance with the requirements contained in the Uniform Building Code.
6. Prior to issuance of building permits, the applicant shall contribute no more than to the City of Capitola \$4,197.00 as a fair share of construction costs associated with adding a

second exclusive right turn only lane on the northbound 41st Avenue approach to State Highway 1.

7. The utilities shall be underground to the nearest utility pole. Underground utility vaults shall be located in a paved surface area outside of the landscaped area.
8. If any upgrade modifications to the plans are desired by the applicant (i.e. windows, materials, colors, etc.), the changes may be approved by the Planning Department. Other changes may require Planning Commission approval.
9. All gutters, downspouts, flashing, air conditioning units, etc., shall be painted to match the color of the adjacent surface.
10. Prior to issuance of a building permit, the applicant shall provide written documentation that the project has received clearance from the Monterey Bay Unified Air Pollution Control District regarding demolition of existing structures.
11. The applicant shall comply with all requirements of the Santa Cruz City Water District regarding landscape irrigation and/or water fixture requirements, as well as any infrastructure improvements. Final building plans shall be reviewed and approved by the District prior to issuance of building permits.
12. A complete set of final building plans shall be submitted to the Central Fire District for clearance prior to issuance of a building permit.
13. Prior to issuance of a building permit, the following actions shall be taken to effectuate the Lot Line Adjustment:
 - Obtain a survey of the new lot lines and have the lines monumented.
 - File a Record of Survey with the County Surveyor's Office showing the new lines and monumentation.
 - After filing of the Record of Survey, the owner shall have deeds prepared and recorded reflecting the Lot Line Adjustment.
14. Grading may not take place between October 15th and April 15th unless erosion control measures are in place in accordance with Capitola Municipal Code requirements.
15. Construction shall occur in accordance with the City's Noise Ordinance. A note shall be placed on the final building plans indicating that construction shall be prohibited between the hours of 10:00 p.m and 8:00 a.m.
16. Prior to issuance of a building permit, the City's landscape architect shall review and approve a final landscaping and parking lot striping plan which is consistent with the 41st Avenue Design Guidelines and the Parking Ordinance, and is responsive to the comments

of the Architectural and Site Review Committee and Planning Staff, as detailed in the staff report to the Planning Commission. All lighting, landscaping, irrigation, and parking lot improvements (including the bicycle racks) shall be completed prior to final occupancy.

17. All lighting in the parking lot shall be directed away from Alameda Avenue and adjacent residential properties. Lighting intensity shall be reviewed and approved by staff prior to final occupancy and shall be reviewed by the Planning Commission upon receipt of a complaint.
18. Handicapped parking spaces and signage, in compliance with the American's With Disabilities Act shall be shown on the final building plans and installed prior to final occupancy of the project.
19. The applicant shall enter into a landscape maintenance agreement and a cash deposit of \$2,000.00 shall be retained by the City to cover costs of replacing or maintaining landscaping for a period of three (3) years after project completion.
20. Final building plans shall include a colored textured concrete driveway at the entrance to the hotel. Driveway color and pattern shall be approved by the Planning Department prior to issuance of a building permit.
21. Trees within three feet of parking areas shall include root barriers which shall be installed prior to final occupancy.
22. Final building plans shall include a six foot high stucco wall along the southern side of the parking lot. The design of the wall shall match the wall to be constructed around the pool including the upper one foot lattice element.
23. Final building plans shall indicate that the trash enclosure will be made of a sturdy solid masonry material, with trash receptacles screened from view and compatible with the color and materials of the project.
24. No roof equipment shall be visible to the general public.
25. The applicant shall improve for vehicular access, that portion of Alameda Avenue on the subject parcel, as well as a 12 foot wide lane on the adjacent parcel to the satisfaction of the Public Works Director. Improvements shall also include construction of curbs, gutters and sidewalk with a handicap return at the corner of Alameda Avenue and 41st Avenue. The curb along the north side of Alameda Avenue shall be red-striped to prevent parking along that side of the street. All improvements shall be installed prior to final occupancy.
26. All curbs, gutters and sidewalks damaged during construction shall be improved to the satisfaction of the Public Works Department prior to final occupancy.

27. The final design (including colors, material and lettering) of the sign on the tower and the five foot high, 48 square foot monument sign along the 41st Avenue as shown of the project plans can be approved by the Planning Department. Alternative size, location or number of signs will require Planning Commission approval.
28. Prior to final occupancy of the hotel, the applicant shall provide evidence that an effort has been made to coordinate ridematching services with the Santa Cruz County Regional Transportation Commission and that information on transit and other commute alternatives will be made available to employees on a continual basis and as part of new-hire materials. The applicant shall also make free bus passes available to subsidize up to 50% of the cost of a monthly bus pass for all employees.
29. Prior to issuance of building permits, the City Council shall abandon a portion of Alameda Avenue as delineated on the site plan and the associated legal documentation shall be recorded on title for each parcel involved.
30. Use of the meeting room by groups not lodging at the facility shall be limited to the hours of 9:00 a.m. and 5:00 p.m.
31. Use of the meeting room as it relates to parking demand shall be reviewed by the Planning Commission one year from the date of approval. In the event the Planning Commission finds that there is not sufficient parking for use of the meeting room by groups not lodging at the facility, additional conditions may be imposed which either require the applicant to secure offsite parking or prohibits use of the meeting room by outside groups.

FINDINGS

- A. The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance, General Plan, and Local Coastal Plan.
- B. The application will maintain the character and integrity of the neighborhood.
- C. In accordance with Section 65402 of the Government Code, the Planning Commission finds that vacating a portion of Alameda as reflected on the project's site plan is not contrary to any policy contained in the General Plan and hereby recommends that the City Council finalize the street vacancy proceedings.
- D. A Mitigated Negative Declaration has been prepared for this project in accordance with the California Environmental Quality Act which concludes that no significant environmental impacts are associated with the project as conditioned.

If you have any questions, please call the Capitola Planning Department at (831) 475-7300.

Sincerely,

*Caroline M. Buehler for
Kathy Molloy*

Kathleen Molloy
Community Development Director

Copies To:

Dan Aspromonte, Applicant
Robert D. Corbett, Architect

December 8, 1997

Planning Commission
City of Capitola

Reference: Conditional Use Permit Application
Proposed Hotel Project - 41st Avenue

Members of the Planning Commission,

The Elena F. Aspromonte Trust is seeking approval for the construction of a new 56 unit, three-story hotel facility to be constructed in the 1400 block of 41st Avenue (west side) between Kings Plaza Shopping Center and Alameda Street. The proposed project will replace several small older commercial buildings and a trailer/RV storage yard currently located on the site.

Accommodations will include 35 conventional guest rooms, 12 larger "mini-suites" and 9 full two-room suites. The facility will also include a 1,440 sf meeting room which can be further divided for smaller groups. Other features include a large covered porte-cochere and hotel entry, lobby, public restrooms, elevator, swimming pool and spa. The total area of the proposed building is 38,916 sf, which includes about 1,500 sf of covered patio/walkway and porte-cochere. 60 off-street parking spaces are provided behind the hotel.

The building will have a Mediterranean style with smooth integral-color exterior plaster finishes, authentic two-piece red clay tile roofing, deep-set dark forest green windows, exterior tile wainscoting at entry, colored concrete walks and patios and much attention to architectural detail. The proposed landscaping scheme is designed to be drought-tolerant and to complement the building's Mediterranean style.

As with all hotel facilities, hours of operation will be 24 hours, with the majority of guest activity occurring during evening and early morning hours. A manager and desk clerk will always be at the hotel, with approximately eight housekeeping staff arriving and working after hotel guests have started checking out each morning. During mid-day hours, the facility will see very little activity other than occasional small meetings which may occur in the hotel meeting room(s).

We look forward to your approval of this application.



Elena F. Aspromonte, Trustee

December 8, 1997

Planning Commission
City of Capitola

Reference: Conditional Use Permit Application
Proposed Hotel Project - 41st Avenue

Members of the Planning Commission,

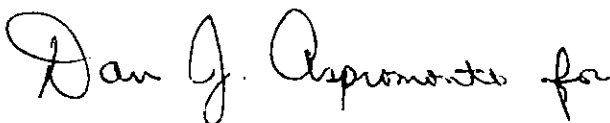
The Elena F. Aspromonte Trust is seeking approval for the construction of a new 56 unit, three-story hotel facility to be constructed in the 1400 block of 41st Avenue (west side) between Kings Plaza Shopping Center and Alameda Street. The proposed project will replace several small older commercial buildings and a trailer/RV storage yard currently located on the site.

Accommodations will include 35 conventional guest rooms, 12 larger "mini-suites" and 9 full two-room suites. The facility will also include a 1,440 sf meeting room which can be further divided for smaller groups. Other features include a large covered porte-cochere and hotel entry, lobby, public restrooms, elevator, swimming pool and spa. The total area of the proposed building is 38,916 sf, which includes about 1,500 sf of covered patio/walkway and porte-cochere. 60 off-street parking spaces are provided behind the hotel.

The building will have a Mediterranean style with smooth integral-color exterior plaster finishes, authentic two-piece red clay tile roofing, deep-set dark forest green windows, exterior tile wainscoting at entry, colored concrete walks and patios and much attention to architectural detail. The proposed landscaping scheme is designed to be drought-tolerant and to complement the building's Mediterranean style.

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We look forward to your approval of this application.



Elena F. Aspromonte, Trustee

Capitola Planning Commission

Agenda Report

Meeting: October 5, 2023
From: Community Development Department
Subject: Citywide Housing Element Update



Permit Number: 23-0019

APN: Citywide

Housing Element Update 6th Cycle

Environmental Determination: Pending

Property Owner: City of Capitola

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

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

Housing Elements are required to be updated every eight years. The City's current Housing Element was adopted by the Capitola City Council in 2015 and certified by the State of California in 2016 and will be in effect through December 2023. The City is required by law to update the Housing Element for the 2023-2031 planning period (also known as the sixth cycle) and have the updated Housing Element adopted and sent to the California Department of Housing and Community Development (HCD) for certification by December 15, 2023.

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

Pursuant to applicable State housing law, the City solicited public input from all segments of the community in the preparation of the Housing Element. This included stakeholder meetings (November 2022), two community workshops (February 16, 2023 and May 16, 2023), an online housing survey (November 2022 – March 2023), Planning Commission meetings (February 2, May 4, and June 1), City Council meetings (February 9 and June 8), and a joint Planning Commission and City Council work session (March 16, 2023). Each of the public meetings provided an opportunity for public comment.

On May 10, 2023, a draft of the Housing Element was published for public review. Following the thirty-day publishing period (during which the draft Housing Element was mentioned during a Planning Commission meeting and a City Council meeting), the initially published draft was updated to incorporate additional information as requested during the public review period.

On July 5, 2023, Capitola's Housing Element was submitted to the State of California Department of Housing and Community Development (HCD), initiating the required 90-day review process. Since submission to HCD, staff has received two rounds of preliminary comments from the State. In response to each round of comments, the Housing Element was updated, republished for public review, and

resubmitted to HCD (August 29, 2023, and September 19, 2023). Final comments from the state are due on October 3, 2023. The HCD comments will be added to the Planning Commission agenda packet as additional materials once received.

Discussion: The purpose of this agenda item is to provide the Planning Commission with an update on the HCD review of the Housing Element review.

The latest draft, published on September 19, 2023, is available in hard copy at Capitola City Hall and the Capitola Library. The Housing Element is also available at the City's website at the link below: https://www.cityofcapitola.org/sites/default/files/fileattachments/community_development/page/21944/capitola_he_hcd_draft_september_19-2023_with_appendices-rev1.pdf.

Revisions to HCD's first response can be found in blue font. Revisions to HCD's second response can be found in blue font with yellow highlight.

As mentioned above, City staff received two rounds of comments and attended two meetings with HCD during the 90-day review period. The HCD comments varied from minor edits and requests for additional information, to requiring greater commitments to programs, adding new programs, and modifying the sites inventory. With regards to the sites inventory, the City received comments from HCD and the public related to overreliance on the mall site, distribution of sites City-wide, and no net loss. The City's experienced Housing Element team, comprised of RRM Design and Veronica Tam & Associates, worked diligently to address all HCD comments, publish updates in compliance with the required 7-day minimum public review period, and resubmit to HCD. Typically, staff would bring each round of modification to the Planning Commission and City Council for review, but in an effort to comply with the required December 15th deadline for submitting an adopted Housing Element and avoid the state penalizations for not doing so, all modifications were made at a staff level to stay on schedule. Attachment 1 is a list of modifications completed during the 90-day review period.

The following identifies the next steps for the Housing Element update.

<u>Next Steps</u>	<u>Date</u>
Receive final HCD Comments from 90-day review	October 3, 2023
Planning Commission Update on HCD review	October 5, 2023
City Council Update on HCD review	October 12, 2023
Conduct Planning Commission and City Council adoption hearing	October/November 2023
Submit Housing Element to HCD for Certification	Prior to December 15, 2023

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

Recommendation: Accept staff presentation and provide input to staff in preparation for adoption hearings.

Attachments:

1. Summary of modifications

Attachment 1:
Modifications to Draft Housing Element in Response to
Public Review and HCD Comments

The list of modifications corresponds to the chapters of the draft Housing Element:

- **Introduction**
 - addressed public comments the City has received and corresponding edits made to the Housing Element
- **Housing Needs Assessment**
 - summary of needs and resources for special needs groups in Capitola
- **Constraints**
 - clarification that the Affordable Housing Overlay will be removed from the City's Municipal Code and Zoning Map
 - addressed tools the City has regarding maximum densities
 - cumulative impacts of the City's land use controls
 - highlighting the City's recent efforts regarding ADUs
 - clarification on where residential care facilities are permitted in the City
 - explanation of the City's CUP process and findings
 - updates on the City's water rights
- **Housing Need and Opportunities**
 - recent trends of recycling land in Capitola, including for higher density uses
 - detailed list of criteria used in determining the sites in the Housing Element
 - FAR, Building Age and Improvement to Land Ratio
 - additional analysis and explanations about:
 - density assumptions for the sites inventory
 - how the city will facilitate lot consolidation
 - non-vacant sites and the likelihood of them being redeveloped
 - the Capital Mall site, including the previous application received by the City and proposed density
 - changes to site inventory
 - addition of Kings Plaza parking lot and Nobb Hill parking lot
 - removal of State owned sites
 - reallocation of lower density units for some of the inventory properties
- **Housing Plan**
 - Program 1.1
 - ADU assumption (50 ADUs over 8-year period) and additional assistance the City will provide to facilitate ADU development
 - removing the Affordable Housing Overlay
 - updating City documents related to the Mall being a high transit area. Change to occur once site qualifies as a high frequency transit area
 - Program 1.3
 - additional assistance the City will provide to facilitate ADU development
 - Program 1.4
 - expand the Incentivized Zone to key commercial corridors to facilitate mixed use development
 - Program 1.6
 - revise multi-family residential parking requirements
 - Program 1.7
 - new Shopping Center Redevelopment program

- Program 1.8
 - new Religious Facility Housing program
- Program 1.9
 - new SB 9 support program
- Program 2.5
 - encourage developers and contractors to hire local labor
- Program 4.2
 - reinstate the Rental Housing Assistance program
- Program 7.1
 - changes made to the Fair Housing Actions table to increase fair housing opportunities for Capitola residents
- **Appendix D – Sites Inventory**
 - changes to sites inventory table
 - sites 37, 38 and 78 were removed (state owned properties)
 - site added (site 45)
 - reallocation of lower income units on several sites
 - max FAR column was added
 - shading was added to show sites that meet selection criteria
- **Appendix E – AFFH**
 - additional language about fair housing laws
 - information about displacement risk
 - additional information about persons experiencing homelessness
 - language about the City's Zoning Code updates
 - local knowledge including development patterns and planned capital improvements
 - new housing and mobility strategies
 - new tables and maps based on the Element's revised sites inventory
 - prioritizing contributing factors



HOUSING ELEMENT UPDATE: 6TH CYCLE SITES INVENTORY ANALYSIS

RHNA SITES

MAP FEATURES

- City Limit
- Selected Sites for Analysis
- Coastal Zone Boundary

ZONING DESIGNATIONS

Residential Zoning Districts

- R-1 - Single Family Residential
- RM-L - Multi-Family Residential, Low Density
- RM-M - Multi-Family Residential, Medium Density
- RM-H - Multi-Family Residential, High Density
- MH - Mobile Home Park

Mixed-Use Zoning Districts

- MU-V - Mixed Use Village
- MU-N - Mixed Use Neighborhood

Commercial and Industrial Zoning Districts

- C-R - Regional Commercial
- C-C - Community Commercial
- I - Industrial

Other Zoning Districts

- P/OS - Parks and Open Space
- CF - Community Facility
- PD - Planned Development
- VS - Visitor Serving

NOTES

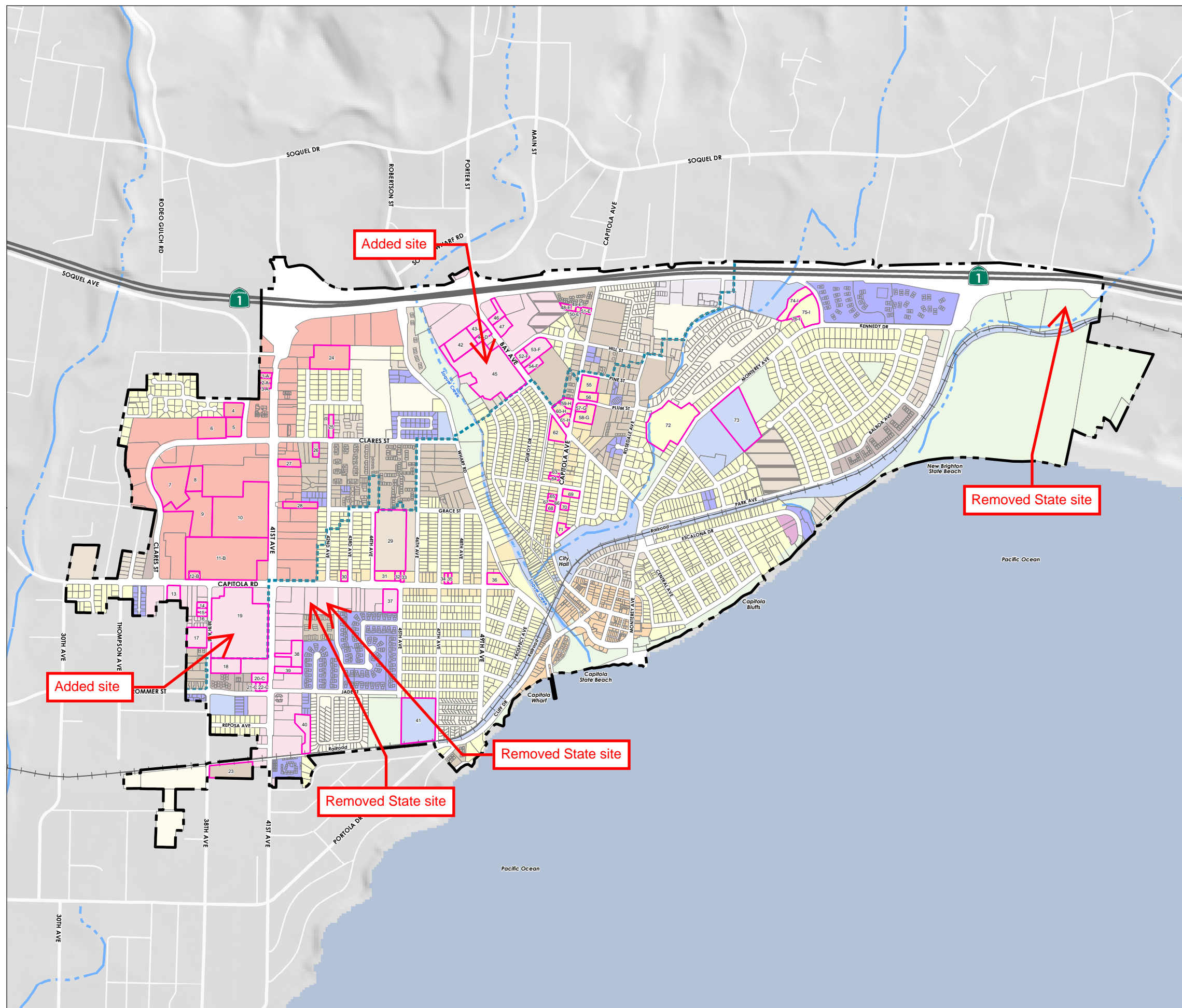
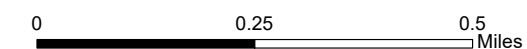
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The City of Capitola makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness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



Base map and data from City of Capitola and Santa Cruz County GIS data. Direct all inquires to the City of Capitola Planning Division at (831) 475-7300 or at planning@ci.capitola.ca.us.

Drawn by: RRM Design Group; Created on: September 14, 2023.
ArcMap GIS, Version 10.8.1, Redlands, CA; Esri

SEPTEMBER 14, 2023



**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



October 3, 2023

Katie Herlihy, Director
Community Development Department
City of Capitola
420 Capitola Avenue
Capitola, CA 95010

Dear Katie Herlihy:

RE: City of Capitola's 6th Cycle (2023-2031) Draft Housing Element

Thank you for submitting the City of Capitola's (City) draft housing element received for review on July 5, 2023, along with revisions received on September 19, 2023. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on September 6, 2023, with the City's housing element team. In addition, HCD considered comments from Santa Cruz YIMBY pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq). The revisions needed to comply with State Housing Element Law are as follows:

1. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)*

Goals, Actions, Metrics, and Milestones: Promoting housing mobility removes barriers to higher opportunity and income areas and strategically enhances access to housing choices and affordability. The element must include significant actions to promote housing mobility within the City and relative to the region to promote more inclusive communities. While the element includes some potentially meaningful actions, largely, these actions are limited to the regional housing need allocation (RHNA) or geographically targeted to high and highest resource areas which is the entire City. Instead, programs to promote housing mobility should consider geographic targeting such as highest resource and relatively higher median income areas or areas of lesser intensity. In addition, the element should consider additional actions with numerical targets (e.g., 200

units) beyond rehabilitation, accessory dwelling units (ADU) and following state laws. Examples of additional actions could include upzoning areas, increasing housing choices (e.g., duplexes to fourplexes), targeting funding, allowing conversion of existing space beyond state ADU and junior accessory dwelling unit (JADU) laws and homesharing.

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services...(Gov. Code, § 65583, subd. (c)(1).)

Capitola Mall: While the element provides information regarding the current uses on the Capitola Mall site, it must still describe the extent to which existing uses may continue to constitute an impediment to residential development. For example, the element cites a previous application and trends in commercial uses but should also evaluate the extent to which existing commercial uses may preclude residential development in the planning period. For example, the element could address existing lease agreements, easements or property conditions that may preclude residential development, whether uses will discontinue or how uses will continue through redevelopment, replacement parking and site planning consideration, potential phasing of the project, development on non-commercial portions of the site, and other factors that support the site's redevelopment during the planning period.

Additionally, given the reliance on the Capitola Mall site to meet the RHNA, the element should include a program that commits to facilitating development and monitoring approvals of the projects (e.g., coordination with applicants to approve entitlements, supporting funding applications, expanding approvals, and monitoring of project progress, including rezoning or identification of additional sites, if necessary).

Realistic Capacity: While the element lists recent projects in the MU-N and C-C zones to estimate realistic development capacity on those sites, the element must further analyze the likelihood of 100 percent nonresidential development and account for this likelihood in the calculation of residential capacity.

Suitability of Nonvacant Sites and Zoning for Lower-Income Households: The element includes sites in the R-1 zone (with a maximum density of 8.7 du/ac) with existing congregational or educational uses currently listed as sites appropriate to meet the lower-income RHNA. However, the element must demonstrate densities appropriate to accommodate housing for lower-income households. For communities with densities that meet specific standards (at least 20 units per acre for Capitola), no analysis is required. (Gov. Code, § 65583.2,

subd. (c)(3).) Otherwise, an analysis must demonstrate appropriate densities based on factors such as market demand, financial feasibility, and development experience within identified zones. In addition, the element should further evaluate the extent existing uses impede additional development. For example, the element mentions excess surface parking and underutilized buildings but should discuss whether those uses will continue or discontinue and if continuing, how the use impacts additional development. Based on the outcomes of this analysis, the element should add or modify programs, including, if applicable, meeting by right requirements pursuant to Government Code section 65583.2, subdivision (h) and (i).

Small Sites: Sites smaller than half an acre are deemed inadequate to accommodate housing for lower-income households unless it is demonstrated, with sufficient evidence, that sites of equivalent size and affordability were successfully developed during the prior planning period or other evidence demonstrates the suitability of these sites. The element mentions some past production on small sites and reports that most of the small sites are under common ownership but should also discuss the potential for consolidation. For example, the element could evaluate the circumstances potentially leading to consolidation such as existing shared access, necessity for consolidation to share access, necessity for consolidation to promote financial feasibility, meet development standards or facilitate site planning. Based on the outcomes of this analysis, the element should add or modify action to encourage lot consolidation. For example, the element could consider graduated density as an additional incentive to promote lot consolidation.

Publicly-Owned Sites: The element mentions publicly-owned sites but should also discuss their suitability for development in the planning period, including status, anticipated schedule and any known barriers to development in the planning period. Based on the outcomes of this analysis, programs should be added or modified to comply with surplus land act requirements, if applicable, target numerical objectives consistent with the inventory and commit to a schedule of actions to facilitate development, including alternative actions if necessary.

Environmental Constraints: While the element generally describes a few environmental conditions within the City, it must relate those conditions to identified sites and describe any other known environmental or other constraints that could impact housing development on identified sites in the planning period, such as lot shape, access, contamination, overlays, and easements.

Electronic Sites Inventory: For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements> for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Programs: Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types.

- An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including... ..land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures...(Gov. Code, § 65583, subd. (a)(5).)*

Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities...(Gov. Code, § 65583, subd. (c)(3).)

Fees and Exaction: While the element provides a general overview of fees in the City, it should further analyze the total fees as a proportion to the overall development cost. Upon this analysis, the element may need to add or modify programs to reduce fees, as appropriate.

Other Locally Adopted Ordinances – Incentives for Community Benefit: While the element provides some general information on the City’s Incentives for Community Benefit Ordinance, it should analyze the Ordinance’s impact on housing supply and affordability. For example, the element should describe the process which applicants must go through to qualify for these incentives, including any discretionary hearings or standards that might apply. Upon this analysis, the element may need to add or modify a program, as appropriate.

Constraints on Housing for Persons with Disabilities: Program 3.4 commits to permit large residential care facilities in zones where residential uses are permitted but should also clarify these uses will be permitted regardless of licensing and similar to other uses of the same type in the same zone.

Programs: Upon a complete analysis of potential governmental constraints, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

The element will meet the statutory requirements of State Housing Element Law once it has been revised and adopted to substantially comply with the above requirements pursuant to Government Code section 65585.

Public participation in the development, adoption, and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly

available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the hard work, dedication, and responsiveness the City's housing element team provided during the update and review. We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Jose Ayala, of our staff, at Jose.Ayala@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager



To: Capitola Planning Commission

Date: October 4, 2023

Subject: **Agenda Item 5.C, Citywide Housing Element Update.**

Santa Cruz YIMBY advocates for abundant housing at all levels of affordability to meet the needs of a growing population in Santa Cruz County. We support sustainable growth, including along transportation corridors and activity centers and a commitment to lower Vehicle Miles Traveled by housing people near services and jobs.

The Housing Element is an opportunity for Capitola to address the housing crisis on its own terms. We want Capitola to have a compliant Housing Element that meets the 6th cycle RHNA, but more importantly, we want commitments to policies and programs that result in more affordable housing throughout the city.

Santa Cruz YIMBY provided detailed comments on the Housing Element drafts and had conversations with both Capitola's Community Development office and California Housing and Community Development (HCD). Our past comments are posted on our [Housing Element webpage](#).

We urge the Planning Commission to recommend additional changes to the Housing Element. Capitola must do more to address the constraints on housing development, incentivize key projects such as the Capitola Mall and others along transit corridors, and ensure equitable distribution of affordable housing throughout the city.

Capitola must do more to identify and address constraints on housing development, especially affordable housing.

Add review and revision of the Incentives for Community Benefit Ordinance to Program 1.4 Mixed-use Developments

- In an attempt to incentivize development, Capitola expands the application of their Incentives for Community Benefit to more sites in the Sites Inventory. It has not incentivized any development where it already applies. Program 1.4 does not go far enough to address development constraints and enable mixed-use development.

- Capitola must analyze development constraints and make changes to the Incentives for Community Benefits Ordinance based on a feasibility study.
- The expected land use study for Capitola Mall can inform how to change this ordinance and more broadly affect other mixed-use sites on the inventory.

Include an economic analysis in Program 2.8 Inclusionary Housing Ordinance

- In 2021, after rezoning, Capitola completed an Affordable Housing Fee Feasibility Assessment which concluded that with current conditions, NO rental development pencils out: “Even without any inclusionary requirements or in-lieu/impact fee obligations, rental development appears to fall somewhat short of industry-standard return thresholds.”
- Capitola must analyze the zoning and development standards as constraints which affect economic feasibility of affordable housing development.
- This is especially critical as Capitola plans for 50% of units on nearly every parcel in the Site Inventory to be affordable for very-low or low income households to meet their RHNA.

Capitola can decrease processing time and costs for projects using Objective Standards

“Objective standards increase approval certainty and decrease processing time and costs for projects by allowing developers to design to clear standards prior to initial submittal, rather than having to change the design to meet City requirements later in the process.” (Capitola draft Housing Element, Page 3-15)

Ensure use of Objective Standards in Incentives for Community Benefit Ordinance

- The Incentives for Community Benefits Ordinance requires discretionary review by the Planning Commission and the City Council. We urge you to update the Ordinance to rely on Objective Standards for mixed-use residential developments. This will remove uncertainty and reduce project time and costs.

Ensure use of Objective Standards in any new overlay zones, including the Program 1.8 Religious Facility Housing

- The Housing Element includes development of housing on congregational sites, especially in the low-density eastern section of Capitola. We urge you to rely on Objective Standards for multifamily and mixed-use residential developments to remove uncertainty and reduce project time and costs.

Capitola must strengthen the commitment to transit-oriented development

Add a stronger, proactive program to pursue the Capitola Mall as a planned high-quality transit stop.

- Despite being home to the Capitola Mall Transit Center, Capitola lacks any current or planned high quality transit stops. In the 2040 MTP/SCS the Capitola Mall was identified as such a site, however, it was subsequently removed in the 2045 MTP/SCS. Capitola should commit to working with AMBAG in the 2050 MTP/SCS (scheduled for June 2026) to designate the Capitola Mall as a planned high quality major transit stop. This designation would incentivize more sustainable, affordable, and equitable development in an area identified for large amounts of new housing in the 6th RHNA cycle.
- The Site Inventory plans for housing along transit corridors such as 41st Ave and Capitola Rd. A high-quality transit stop at the Capitola Mall can help Capitola/affordable housing developers in securing additional funding, e.g. through grant programs that focus on transit-oriented development or reduction of green-house gasses.¹

Develop local implementation ordinances for additional transit-oriented development state laws.

- As one example, AB 2011 incentivizes affordable housing development on commercial properties. The City should include a program to develop a local implementation ordinance to incentivize the affordable housing on sites along the transit corridors that make up much of the City’s site inventory.

Capitola Mall

The Capitola Mall (“Mall”) is critical to Capitola’s current plan to meet its 6th cycle goals and much of our earlier input focused on concerns about development standards as constraints and the inadequacy of incentives for this project. We know that the Capitola City Council has recently approved a contract for a land use study to remove barriers to the Mall project. We look forward to that report.

We do think the projected affordability of 50% low income is unrealistic and note that if the project misses this affordable target, Capitola has a daunting task to identify other sites under the No Net Loss law.

¹ Examples: [California Invests \\$757 Million to Create Affordable Housing and Clean Transportation](#); [Santa Cruz METRO Announces \\$38.6M State Funding Award to Support Transit and Affordable Housing Projects](#)

Capitola Planning Commission

Agenda Report



Meeting: October 5, 2023
From: Community Development Department
Subject: Color and Materials

Topic: Color and Materials for single family projects that require a Design Permit

Background:

Commissioner Wilk has requested that the Planning Commission discuss code and submittal requirements associated with color and materials for single-family residential development applications that require a Design Permit.

Analysis:

Planning staff has compiled a list of zoning ordinance excerpts that are relevant to the color and materials discussion (Attachment #1). Additionally, Commissioner Wilk has prepared a list of points to be discussed (Attachments #2).

Procedurally, planning staff typically requests that single-family Design Permit applicants provide a pdf of a color and materials board. The deliverable is typically a PDF file of an 8.5 by 11-inch, single sheet collage of proposed colors and materials. This submittal requirement is listed on the Planning Division's application checklist. Staff does not typically request physical samples and swatches for a single-family project. In some cases, notation and graphic representation on the plan elevations is sufficient and a separate color and materials board is not necessary. Planning staff routinely affords flexibility in how an applicant chooses to present this information.

The City's Zoning Ordinance requires that findings be made in approving Design Permits. Specifically, 17.120.070 (K) requires that materials be durable, high quality, and compatible with surrounding development. Additionally, section 17.156.070 (C)(7)(d) sets a post-decision limit on flexibility that Planning staff can offer without referring a façade change back to the Planning Commission. The standard is that if greater than 25% of exterior façade is proposed to be changed after Planning Commission approval, the change must be referred back to the Planning Commission. For single-family residential projects, façade means combinations of exterior materials and color. The above code sections necessitate that exterior materials be defined with Design Review applications.

Aside from some historic structures, a change in exterior colors is not regulated for single-family projects.

California Environmental Quality Act (CEQA):

Planning Commission discussion is not a project under CEQA. A project means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment. If discussion concludes with direction to staff for code amendments, that future action will be analyzed under CEQA at the appropriate time.

Recommendation:

Staff recommends the Planning Commission discuss the topic of color and materials regulations and submittal requirements and offer direction on procedure or code amendments.

Attachments:

1. Code Excerpts
2. Discussion Topics – Commissioner Wilk
3. Typical Color & Material Board example - Simple
4. Typical Color & Material Board example - Detailed

Prepared By: Brian Froelich
Senior Planner

17.16.010 Purpose of the residential zoning districts.

A. General. The purpose of the residential zoning districts is to support attractive, safe, and friendly neighborhoods consistent with Capitola's intimate small-town feel and coastal village charm. [Development](#) within the residential zoning districts will feature high-quality design that enhances the visual character of the community. The mass, scale, and design of new homes shall be compatible with existing homes in neighborhoods and carefully designed to minimize impacts to existing homes. Residential zoning districts contain a range of housing types and community facilities to support diverse and complete neighborhoods with a high quality of life for residents.

B. Specific.

1. Residential Single-Family (R-1) Zoning District. The purpose of the R-1 zoning district is to protect and enhance the unique qualities of individual neighborhoods in Capitola. The R-1 zoning district allows for variation in [development standards](#) based on the existing [development](#) patterns within these neighborhoods. New [development](#) will respect the existing scale, [density](#), and character of neighborhoods to strengthen Capitola's unique sense of place.

17.74.090 Objective design standards. ADUs

The standards in this section apply to all [accessory dwelling units](#) not approved pursuant to Section [17.74.050](#) (Units subject to limited standards).

Table 17.74-2: Architectural Detail Standards

	Non-Historic Property [1]		Historic Property [1]	
	Attached ADU	Detached ADU	Attached ADU	Detached ADU
Primary Exterior Materials [2]	Same as primary dwelling [3]	No requirement	Same as primary dwelling; or horizontal wood, fiber cement, or board and batten siding or shingles [3]	Horizontal wood, fiber cement, or board and batten siding, or shingles [4]
Window and Door Materials	No requirement		Wood, composite, pre-finished metal with a nonreflective finish	
Window Proportions	No requirement		Windows must be taller than they are wide or match the proportions of the primary dwelling window [5]	

Table 17.74-2: Architectural Detail Standards

	Non-Historic Property [1]		Historic Property [1]	
	Attached ADU	Detached ADU	Attached ADU	Detached ADU
Window Pane Divisions	No requirement		True or simulated divided lights	
Roof Material	Same as primary dwelling [3]	No requirement	Same as primary dwelling [3]	Same as primary dwelling; or architectural composition shingles, clay tile, slate, or nonreflective standing seam metal [3]
Roof Pitch	No requirement	4:12 or greater [6]	No requirement	4:12 or greater [6]

Notes:

[1] "Historic property" means a [designated historic resource](#) or [potential historic resource](#) as defined in Section [17.84.020](#) (Types of historic resources).

[2] Standard does not apply to secondary and accent materials.

[3] "Same as primary dwelling" means the type of material must be the same as the primary dwelling. The size, shape, dimensions, and configuration of individual pieces or elements of the material may differ from the primary dwelling.

[4] If primary dwelling is predominantly stucco, stucco is allowed for the [accessory dwelling unit](#).

[5] Bathroom windows may be horizontally oriented.

[6] If the primary dwelling has a roof pitch shallower than 4:12, the [accessory dwelling unit](#) roof pitch may match the primary dwelling.

17.74.110 Findings. ADUs

B. Findings. To approve the design permit, the planning commission shall find that:

1. 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.

17.120.010 Purpose. Design Permits

This chapter establishes the process to obtain a design permit. A design permit is a discretionary action that enables the city to ensure that proposed [development](#) exhibits high-quality design that enhances Capitola's unique identity and sense of place. The design permit

process is also intended to ensure that new [development](#) and uses are compatible with their surroundings and minimize negative impacts on neighboring properties. (Ord. [1043](#) § 2 (Att. 2), 2020)

17.120.040 Application submittal and review. *Design Permits*

A. General. An application for a design permit shall be filed and reviewed in compliance with Chapter [17.112](#) (Permit Application and Review). The application shall include the information required by the community [development](#) department with all required application fees. It is the responsibility of the [applicant](#) to provide evidence in support of the findings required by Section [17.120.080](#) (Findings for approval).

17.120.070 Design review criteria. *Design Permits*

When considering design permit applications, the city shall evaluate applications to ensure that they satisfy the following criteria, comply with the [development standards](#) of the zoning district, conform to policies of the general plan, the [local coastal program](#), and any applicable specific plan, and are consistent with any other policies or guidelines the city council may adopt for this purpose. To obtain design permit approval, projects must satisfy these criteria to the extent they apply.

A. Community Character. The overall project design including [site plan](#), [height](#), massing, architectural style, [materials](#), and [landscaping](#) contributes to Capitola's unique coastal village character and distinctive sense of place.

K. Materials. [Building](#) facades include a [mix of natural, high-quality, and durable materials](#) that are appropriate to the architectural style, enhance [building](#) articulation, and are compatible with surrounding [development](#).

R. [Accessory Structures](#). The design of detached [garages](#), sheds, [fences](#), [walls](#), and other [accessory structures](#) relates to the [primary structure](#) and is compatible with [adjacent](#) properties.

17.120.080 Findings for approval. *Design Permits*

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

17.156.070 Changes to an approved project. *Post Decision*

An approved project shall be established only as approved by the [review authority](#), except when changes to the project are approved in compliance with this section.

A. Request for a Change. An [applicant](#) shall request desired changes in writing, and shall submit appropriate supporting materials and an explanation for the request.

B. Notice and Hearing. If the original approval required a noticed public hearing, a noticed public hearing is required for the requested change, except as allowed by subsection C of this section (Minor Changes).

C. Minor Changes. The [community development director](#) may authorize minor changes to an approved project if the changes comply with all of the following criteria:

7. The requested changes comply with the criteria above and involve a minor change to the project design that maintains the essential elements of the project as originally approved. Minor changes to a project design include but are not limited to [modifications](#) to:

d. Materials affecting less than twenty-five percent of the [building](#) facade provided the changes maintain the approved architectural style of the [structure](#).

Color and Material Board

The requirement for a color and material board should not be required for R1 zone permit applications, at a minimum, for the following reasons:

1. The R1 zone is for individual properties and as such are much more personal than public buildings or businesses where the community at large has an interest. Color therefore, should be a personal decision
2. There is no preferred color palette in the code or general plan. Color approval then will vary from person to person and commissioner to commissioner. The only opinion that matters is that of the homeowner.
3. Requiring a color submittal may intimidate an applicant into playing it safe with a standard color that has already been approved, thereby limiting the vitality and creativity of the neighborhood.
4. Requiring a color selection at the time of application submittal is premature. Color selection should be a decision that is allowed to occur after construction has started and not be rushed. Allowing the applicant to choose a color on their own timeline will reduce the stress of the process.
5. It makes no sense to force a color on an applicant when anyone can paint their home any color they want without a permit.
6. With regards to materials, all necessary information is on the drawing set. A separate submittal with extra detail is unnecessary.

COLOR AND MATERIALS

Exterior:

Current house colors and existing stucco to remain on the first floor. (see picture)
Second story addition to be Hardie Board siding to be painted to match existing stucco color or a contrasting color.

Roofing:

Comp shingles-remain the same and match at second story addition. Grey-see picture

Windows:

Andersen Millworks with brick mold to match existing windows.



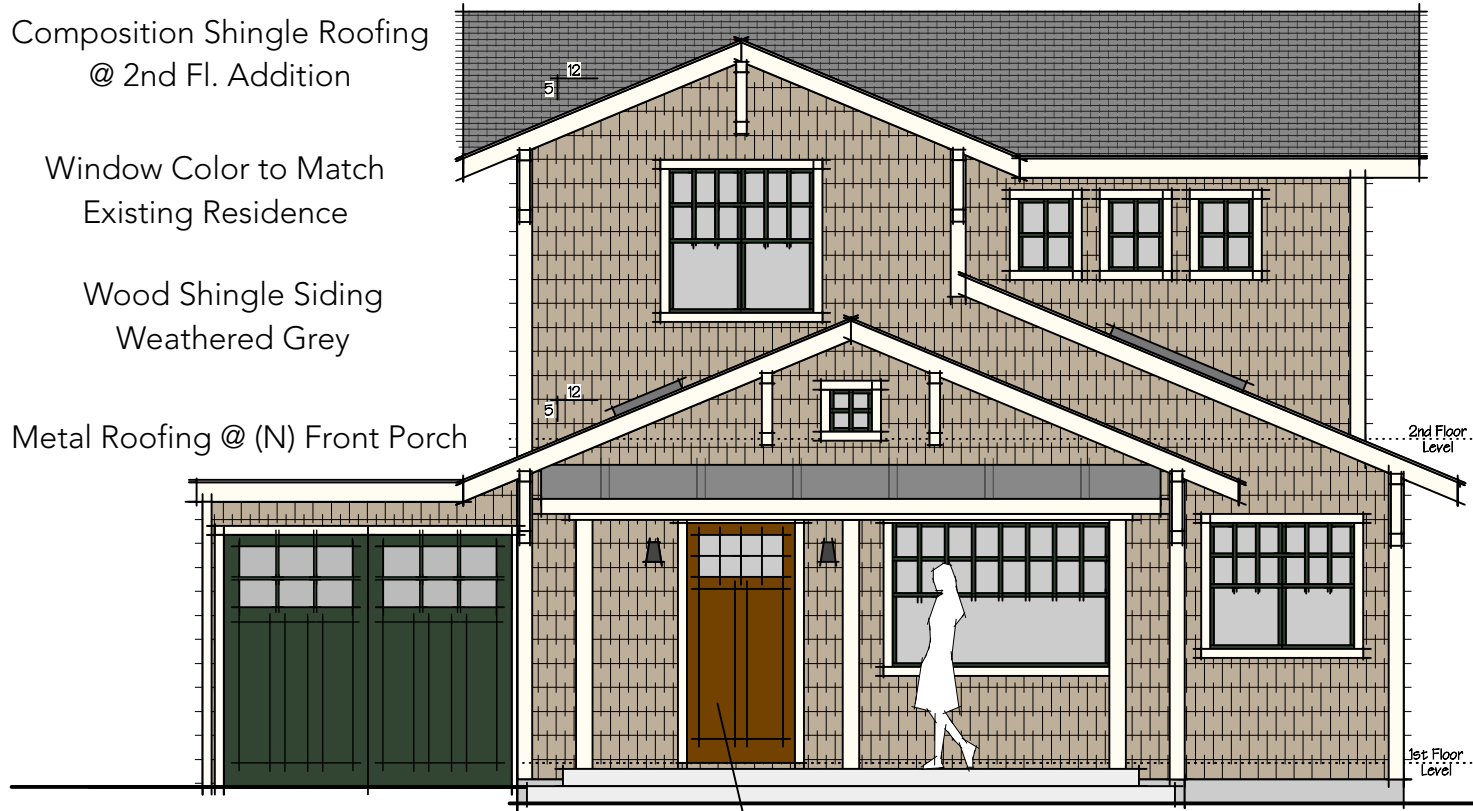
Exterior Materials and Finishes

Composition Shingle Roofing
@ 2nd Fl. Addition

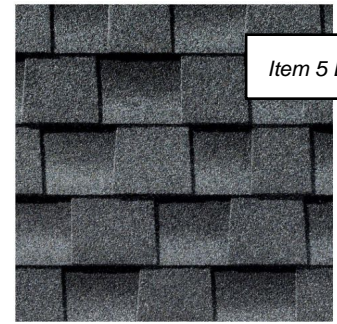
Window Color to Match
Existing Residence

Wood Shingle Siding
Weathered Grey

Metal Roofing @ (N) Front Porch



—Wood Stain @ (E) Front Door



Item 5 D.

Roofing:
GAF Timberline HD Shingles
Color: Pewter Gray or sim.
to Match Existing Residence



Siding:
Wood Shingle Siding
Weathered Grey



Windows:
Pella Lifestyle Series
Wood Casement Window
'Hartford Green' or sim.
to Match Existing Residence

Westly, Austin

From: John <jxmuly@gmail.com>
Sent: Wednesday, October 4, 2023 10:53 AM
To: PLANNING COMMISSION
Cc: Gautho, Julia; Gautho, Julia; Herlihy, Katie (kherlihy@ci.capitola.ca.us)
Subject: Color and Materials for R1 Homes

Are we en route to being an HOA, banning colors like we see at the Venetian, or just in general trying to meddle in none of our business what colors other private property owners paint their houses?

This is not a rhetorical question.

Warmly JM

Westly, Austin

From: John <jxmuly@gmail.com>
Sent: Thursday, October 5, 2023 6:36 PM
To: PLANNING COMMISSION
Subject: Almost Everyone just surprised me

But that's a lacking in my current attention paid. My fault for not reading the material Peter. I apologize.

Less government not more y'all. Especially in relation to private property already zoned R1. The industry rep acted as expected.

Warmly JM