

City of Capitola

Planning Commission Meeting Agenda

Thursday, July 17, 2025 – 6:00 PM



City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

Chairperson: Paul Estey

Commissioners: Matthew Howard, Nathan Kieu, Courtney Christiansen

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

1. Roll Call and Pledge of Allegiance

Commissioners Matthew Howard, Nathan Kieu, Courtney Christiansen, and Chair Paul Estey

2. Additions and Deletions to the Agenda

A. Additional Materials Item 6A - Correspondence Received

B. Additional Materials Item 6B - Correspondence Received

3. Oral Communications

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

4. Planning Commission/Staff Comments

5. Consent Calendar

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

A. **Approval of June 5, 2025 Planning Commission Minutes**

B. **4800 Opal Cliff Drive**

Project Description: Application #25-0164. APN: 034-462-05 An application for a previously issued Conditional Use Permit and Coastal Development Permit (Permit #21-0011) for repair and maintenance of an existing coastal protection structure located within the RM-M (Multi-Family Residential, Medium Density) zoning district and the CZ (Coastal Overlay) zone. The proposal also includes repairs for a new ten square foot area of the shotcrete wall that has been undermined. The Planning Commission approval was issued on June 2, 2022, but the applicant was unable to secure Building Permits within two years and the permits expired.

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

Environmental Determination: Categorical Exemption

Recommended Action: Staff recommends the Planning Commission approve the application allowing the applicant two years to secure a Building Permit.

6. Public Hearings

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

A. Regional Transportation Commission Park Avenue Bluff

Project Description: Application #25-0056. APN: 036-201-02. Coastal Development Permit and Fence Permit to construct approximately 1,300 linear feet of fencing and safety signs along a coastal bluff. The project is located within the CF (Community Facility) zoning district and the Environmentally Sensitive Habitat Area (ESHA). This project is in the Coastal Zone and requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City. Environmental Determination: Categorical Exemption

Recommended Action: Consider application #25-0056 and approve the project based on the attached Conditions and Findings for Approval.

B. 302 Grand Avenue

Project Description: Application #25-0191. APN: 036-132-09. Design Permit, Coastal Development Permit, and Variance to demolish a single-family residence and construct a new two-story, single-family residence. The application includes variance requests related to the required number of parking spaces and rear and side setbacks for the garage. The project is located within the R-1 (Single-Family Residential) zoning district and Geologic Hazards overlay zone. This project is in the Coastal Zone and requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Recommended Action: Consider application #25-0191 and approve the project based on the attached Conditions and Findings for Approval.

C. 4820 Opal Cliff Drive

Project Description: Application #25-0231. APN: 034-463-04. Conditional Use Permit and Coastal Development Permit for a pin pier wall bluff retreat mitigation device in the R-1 (Single Family) Zoning District with a CZ (Coastal Zone) overlay. This project requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City. Environmental Determination: Statutory Exemption

Recommended Action: Consider Application #25-0231 and approve the project based on the recommended Conditions and Findings for Approval.

7. Director's Report

8. Adjournment – Adjourn to the next regularly scheduled meeting of the Planning Commission on August 21, 2025 at 6:00 PM.

How to View the Meeting

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

Other ways to Watch:

Spectrum Cable Television channel 8

City of Capitola, California YouTube Channel:

To Join Zoom Application or Call in to Zoom:

Meeting link: <https://us02web.zoom.us/j/84412302975pwd=NmlrdGZRU2tnYXRjeSs5SlZweUIOQT09>

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

Meeting ID: 844 1230 2975

Meeting Passcode: 161805

How to Provide Comments to the Planning Commission

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

Appeals: The following decisions of the Planning Commission can be appealed to the City Council within the (10) calendar days following the date of the Commission action: Design Permit, Conditional Use Permit, Variance, and Coastal Permit. If the tenth day falls on a weekend or holiday, the appeal period is extended to the next business day. All appeals must be in submitted writing on an official city application form, setting forth the nature of the action and the basis upon which the action is considered to be in error, and addressed to the City Council in care of the City Clerk. An appeal must be accompanied by a filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee. If you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

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

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

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

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

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

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

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



Park Avenue Bluff #25-0056

From Marianne Cohn <mariannecohn@yahoo.com>

Date Thu 7/17/2025 1:31 PM

To PLANNING COMMISSION <planningcommission@ci.capitola.ca.us>

Capitola Park Ave bluffs trail no more bikes, dogs, people? I am a homeowner and full time resident of 815 Balboa Ave urging the Planning Commission to save our neighborhood coastal trail and vote NO for requesting a California Coastal Commission permit to construct a fence.

The fence would completely block off the popular Park Ave coastal open space in our city it will block hundreds of residents from using this recreational space each day, including bike jumps, park bench and flat dirt trails.

We residents are very concerned that blocking this area and eliminating foot traffic will invite homeless encampments and a higher fire risk to our homes due to allowing undergrowth.

Please erect a 200ft fence blocking off the unstable cliff area with safety sign directly in front of it. We must not block Park Avenue bluff coastal trail access, and keep the park bench open for public recreation.

Sincerely,
Marianne Cohn
408 348 2204

Yahoo Mail: Search, Organize, Conquer



302 Grand Avenue

From Katharine Parker <katharinep3@gmail.com>

Date Thu 7/17/2025 1:04 PM

To PLANNING COMMISSION <planningcommission@ci.capitola.ca.us>

Dear Planning Commissioners,

I hope that the contractors in charge of demolishing and building a new structure at 302 Grand Avenue will be directed to take into account the fragility of the adjacent bluff, and use equipment and procedures to mitigate damage to the area. I remember when 206 Grand Avenue was being built at one point they used some type of compactor that caused reverberations under our house four houses away. That couldn't have been good for the bluff.

Thank you,

Katharine Parker
Grand Avenue

City of Capitola

Planning Commission Meeting Minutes

Thursday, June 05, 2025 – 6:00 PM



City Council Chambers

420 Capitola Avenue, Capitola, CA 95010

Chairperson: Paul Estey

Commissioners: Courtney Christiansen, Matthew Howard, Nathan Kieu, Susan Westman

1. **Roll Call and Pledge of Allegiance** - *The meeting was called to order at 6:00 PM. In attendance, Commissioners Howard, Kieu, Westman, Christensen, and Chair Estey.*
2. **Additions and Deletions to the Agenda** - *None*
3. **Oral Communications**
 - *Goran Klepic*

4. Planning Commission/Staff Comments

Commissioner Westman congratulated Commissioner Christiansen on the success of the Capitola Wharf Master Plan Survey; Director Herlihy announced the Twilight Summer Concert series begins next Wednesday at 6:00 PM; the new Capitola Makers Market on the wharf will be June 22nd at 10:00 AM.

5. Consent Calendar

A. Approval of May 1, 2025 Planning Commission Minutes

B. 4770 Opal Street

Project Description: Application #25-0143. APN: 034-065-04. Design Permit and Accessory Dwelling Unit (ADU) Permit for the demolition of an existing single-family residence and construction of a new residence and attached JADU. The project is located within the R-1 (Single-Family Residential) zoning district. This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission.

Environmental Determination: Categorical Exemption

Recommended Action: Consider application #25-0143 and approve the project based on the attached Conditions and Findings for Approval.

Motion to approve Items 5A and 5B: Vice Chair Christensen

Second: Commissioner Kieu

Voting Yea: 5-0

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 replacement single-family dwelling and attached junior accessory dwelling unit comply with the development standards of the R-1 zoning district. Specifically, all of the requirements of Capitola Municipal Code §17.74.060 have been met. 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 a single-family dwelling and attached junior accessory dwelling unit, which are allowed uses within the R-1 zoning district. The project complies with all applicable provisions of the zoning code and municipal code.

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

Section §15303(a) of the CEQA Guidelines exempts a single-family residence or accessory dwelling unit in a residential zone and is subject to Section 753.5 of Title 14 of the California Code of Regulations. This project involves the construction of a single-family dwelling and an attached junior accessory dwelling unit within the R-1 (Single-Family Residential) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

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

Community Development Staff and the Planning Commission have reviewed the project. The proposed residence and accessory dwelling unit 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 residential project complies with all applicable design review criteria in Section 17.120.070.

F. 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 single-family residence and junior ADU. The design of the home, with stucco and horizontal redwood board, wood-trimmed windows, shallow-framed open gable roof with exposed and rafter tails, will fit in nicely with the existing neighborhood. The JADU is fully integrated into the overall design. 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 4770 Opal Street. The project will not negatively impact public landmarks and/or public views.

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

The proposed project is located at 4770 Opal Street. 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 site is private property which does not possess coastal access or resources. The project 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 dwelling and attached junior accessory dwelling unit 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 dwelling and attached junior accessory dwelling unit 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 the construction of a single-family dwelling and attached junior accessory dwelling unit on a residential lot of record. The project is consistent with the LCP goals for appropriate coastal development and land uses. The use is an allowed use consistent with the R-1 zoning district.

Conditions of Approval:

1. The project approval consists of the demolition of an existing single-family residence and construction of an 1,831 square-foot single-family dwelling and a 336 square-foot junior accessory dwelling unit. The maximum Floor Area Ratio for the 3,280 square foot property is 56% (1,837 square feet). The total FAR of the project is 66.1% with a total of 2,167 square feet. The project is subject to the guaranteed allowance for the 336 square-foot JADU. The effective FAR without the JADU is 55.8%, 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 June 5, 2025, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.

5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.
7. Prior to issuance of a Certificate of Occupancy, the applicant shall complete landscape work to reflect the approval of the Planning Commission. Specifically, required landscape areas, all required tree plantings, privacy mitigations, erosion controls, irrigation systems, and any other required measures shall be addressed to the satisfaction of the Community Development Director.
8. Prior to issuance of a Certificate of Occupancy, the applicant shall demonstrate compliance with the tree removal permit authorized by this permit for 3 trees to be removed from the property. At least two trees shall be planted and/or remaining on site, not including the fern tree. Required replacement trees shall be of the same size, species and planted on the site as shown on the approved plans.
9. Prior to issuance of building permit, all Planning fees associated with permit #25-0143 shall be paid in full.
10. Prior to issuance of building permit, the developer shall pay Affordable housing impact fees as required to assure compliance with the City of Capitola Affordable Housing Impact Fee Ordinance.
11. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
12. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection. Site runoff shall not drain onto adjacent parcels or over sidewalks.
13. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
14. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
15. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.

16. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
17. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
18. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
19. This permit shall expire 24 months from the date of issuance unless exercised. 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.
24. Prior to a Building Department final and/or issuance of a Certificate of Occupancy, final inspections by the Planning and Public Works Departments are required.
25. Prior to issuance of a Certificate of Occupancy for an accessory dwelling unit, the property owner shall file with the county recorder a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:
 - a. The accessory dwelling unit may not be used for vacation rentals; and
 - b. The accessory dwelling unit shall not be sold separately from the primary dwelling; and
 - c. The dwelling shall be restricted to the allowable size; and the property owner must occupy occupancy either the primary dwelling unit or the junior accessory dwelling unit on the property.
 - d. The deed restriction shall lapse upon removal of the accessory dwelling unit.

6. Public Hearings

A. Partner Agencies Presentation

Project Description: Partner Agencies Presentation

Recommended Action: This item is informational only. No action is required. Staff recommends the Planning Commission receive the presentations and may ask questions or provide feedback to agency representatives.

Multiple partner agencies presented.

Public Comments: None

B. 4820 Opal Cliff Drive

Project Description: REQUEST TO CONTINUE. Application #25-0231. APN: 034-463-04. Coastal Development Permit for a pin pier wall bluff retreat mitigation device in the R-1 (Single Family) Zoning District and CZ (Coastal Overlay) zone. This project requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Statutory Exemption

Property Owner: Jon Khazam, HOA Representative

Representative: Jon Khazam HOA Representative, Filed: 5/01/2025

Recommended Action: Staff recommends the Planning Commission continue the item to a date uncertain to allow the applicant more time to provide updated project information.

Motion to continue Application #25-0231 to a date to be determined:

Commissioner Westman

Second: Vice Chair Christensen

Voting Yea: 5-0

C. 511 Escalona Drive

Project Description: Application #25-0066. APN: 036-125-02. Design Permit amendment and Variance request to construct an upper-story deck that deviates from applicable design standards. Original project includes first- and second-story additions to a single-family dwelling and a conversion 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

Recommended Action: Consider application #25-0066 and approve the project based on the attached Conditions and Findings for Approval.

Associate Planner Sesanto presented the staff report.

Public Comment:

- ***Valerie Hart***

Motion to approve Application #25-0066 based on the attached Conditions and

Findings: Commissioner Westman

Second: Vice Chair Christensen

Voting Yea: 5-0

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, the proposed deck complies with 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 the upper-story deck. With the granting of a variance, 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, 2020, and 2023 approvals, which are cumulatively exempt under Section 15301(e). The modified approval involves aesthetic alterations which do not result in an expansion of use 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 deck 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 deck 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 upper-story deck. The proposed deck blends with the overall design of the home with cement fiber shingle and is located along a street frontage. The project will maintain the character, scale, and development pattern of the neighborhood.

Variance Findings:

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

Compared to regular lots, corner lots have a more restrictive 10-foot street side setback and relaxed rear setback, in this case four feet. However, rear setbacks for upper-story decks are not differentiated for corner lots. Therefore, the difference between setbacks requirements of the habitable space and upper-story deck pose a unique circumstance

in that the home can be located four feet from the rear property line but the second story deck must be located 27 feet, 8 inches from the 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.

Rear and side setbacks on corner lots are adjusted in response to having multiple street frontages, with increased setbacks on the street side and reduced setbacks along the rear property line. However, the strict application of zoning code requirements does not provide similar relaxed rear setback for decks on corner lots; therefore, the requirements would deprive the subject property of comparable privileges enjoyed by other properties in the vicinity and within the R-1 zone.

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 minimum side yard setback for decks is 10 feet. The applicant is requesting an 11-foot, 6-inch rear setback. Rear yards of reverse corner lots are treated similar to the side yards of typical lots. The requested variance requests a setback that is comparable to an interior side setback which is necessary to preserve opportunities afforded properties in the vicinity and within the R-1 zone.

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 proposed deck faces a public street with minimal impacts to adjacent properties. Approval of the variance 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.

Staff identified at least three corner lots within the Depot Hill neighborhood that have non-conforming upper-story decks with respect to the rear setback, side setback, or both. Non-conforming upper-story decks on typical lots are more numerous with examples along all property sides. Therefore, the granting of a variance for the rear yard setback would not constitute a grant of special privilege.

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

The property will not impact nearby coastal resources.

Conditions of Approval:

1. The project approval includes a design permit amendment to convert a first-story roof to an upper-story deck, modifying 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 June 5, 2025, 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 #25-0066 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. Site runoff shall not drain onto adjacent parcels or over sidewalks.
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. 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.
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. Prior to a Building Department final and/or issuance of a Certificate of Occupancy, final inspections by the Planning and Public Works Departments are required.
23. 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.

7. Director's Report

Director Herlihy announced the Capitola Rod and Custom Classic Car Show is Saturday, June 14th, the Wharf Master Plan Survey results are scheduled to go before the City Council on June 26th at 4:30 PM; the 41st Avenue corridor study is underway, public outreach and stakeholder meetings will start in July; interpretive signs on the wharf will be installed June 26th; the Cliff Drive

Resiliency Project will begin updating Zoning Codes and the Land Use Program, with a community meeting to update the public in the near future.

- 8. Adjournment** – *The meeting adjourned at 7:10 PM. The next regularly scheduled meeting of the Planning Commission is on July 17, 2025 at 6:00 PM.*

Capitola Planning Commission

Agenda Report

Meeting: July 17, 2025

From: Building, Planning, and Economic Development Department

Address: 4800 Opal Cliff Drive



Project Description: Application #25-0164. APN: 034-462-05 An application for a previously issued Conditional Use Permit and Coastal Development Permit (Permit #21-0011) for repair and maintenance of an existing coastal protection structure located within the RM-M (Multi-Family Residential, Medium Density) zoning district and the CZ (Coastal Overlay) zone. The proposal also includes repairs for a new ten square foot area of the shotcrete wall that has been undermined. The Planning Commission approval was issued on June 2, 2022, but the applicant was unable to secure Building Permits within two years and the permits expired.

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

Environmental Determination: Categorical Exemption

Recommended Action: Staff recommends the Planning Commission approve the application allowing the applicant two years to secure a Building Permit.

Property Owner: Opal Cliff West

Representative: David Mewes, HOA Representative Filed: 04.01.2025

Background: The Capitola Planning Commission originally approved a Coastal Development Permit, Conditional Use Permit, and Design Permit for a bluff toe seawall and a bluff top shotcrete wall in 1998. The approval was appealed by the Coastal Commission. The Coastal Commission required a geotechnical investigation to be completed and then withdrew the appeal and the project proceeded. The concrete bluff toe seawall and bluff top shotcrete wall were constructed in late 1998 to preserve the configuration of the bluff and protect the existing multifamily condominiums.

On June 2, 2022, the Planning Commission approved Permit #21-0011 for a Conditional Use Permit and Coastal Development Permit for repair and maintenance to the bluff top shotcrete wall. The applicant failed to secure a Building Permit, and the Planning Commission approval expired on June 2, 2024, two years from the date of issuance (§17.156.080). Since the current application was submitted after the previous permit expired, the review is for a new permit not a permit extension. The 2022 staff report is included as attachment 2 for reference.

The applicant reported that HOA coordination, project costs and financing, and consultant backlog as reasons for the delay but is now coordinated and ready to move forward with the maintenance project.

Discussion: The existing bluff top wall is a structural shotcrete retaining wall with post-tensioned tieback anchors. The wall has a panelized substrate and drainage system with weepholes to release drainage and pressure from behind the wall. The proposed maintenance is limited to the bluff top wall only. The only change to the bluff toe wall a requirement through a condition of approval that the applicant remove graffiti (condition #10 of #21-0011).

The applicant has provided updated plans and inspection reports prepared by the project design engineer and project geotechnical consultant (Attachments 3 & 4). The inspection report was based on a site inspection performed on April 2, 2025, and describes current site conditions. The report confirms that the

maintenance plans approved in 2022 are still adequate. It also adds a new ten square foot area of the shotcrete wall to the project scope due to additional erosion since 2022.

The primary scope of repairs includes the following:

- Trim back the outflanked or undermined portions of the shotcrete wall in three areas and remove vegetation that has grown in the voids.
- Repair the substrate and drainage system as needed in the repair areas.
- Install new rock dowels at the repair joints and new rock anchors into the bluff face in the repair areas at spacing shown in the design engineer's plan.
- Install new shotcrete in the three repair areas to match the existing wall's color and texture.
- For general maintenance of the entire wall system, remove pampas grass and clear any clogged weepholes, as recommended by the project engineer.

Mobilization and Staging

The repair operation will be staged from the parking lot only. The applicant is proposing to access the wall face with a truck, boom, and bucket or rappelling. No staging or work on the beach is proposed other than to remove graffiti and fallen debris.

Conditions of Approval

Staff is recommending that the same conditions of approval from permit #21-0011 be applied to the renewal permit.

CEQA: This project is categorically exempt under 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and 15304 (Minor Alterations to Land) of the California Environmental Quality Act. The proposed project consists of in-kind repairs of an existing deteriorated shotcrete wall, would involve no expansion of use beyond that previously existing, would not result in a significant cumulative impact due to the continuation of the existing use, would consist of the repair of an existing wall structure, would have substantially the same purpose and capacity as originally intended, would result in no permanent effects on the environment, and would not involve the removal of scenic or mature trees.

Conditional Use Permit Findings:

- A. **The proposed use is allowed in the applicable zoning district.**
Accessory structures located in the ESHA are permitted through a conditional use permit and coastal development permit in the RM-M zoning district.
- B. **The proposed use is consistent with the general plan, local coastal program, zoning code, and any applicable specific plan or area plan adopted by the city council.**
The shotcrete wall was determined to be consistent with the general plan, local coastal program, and zoning code in 1998. The repair and maintenance of the existing wall is consistent to the current 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 proposed use is to repair and continue the use of an existing accessory structure that supports the bluff behind the existing multifamily building on the property. The existing shotcrete wall is compatible with and will not interfere with other planned land uses in the vicinity.
- D. **The proposed use will not be detrimental to the public health, safety, and welfare.**
The proposed shotcrete wall repair will not be detrimental to the public health, safety, or welfare. As conditioned, the mobilization and finished repairs will stabilize the wall and reduce the possibility of further debris falling onto the beach.

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

The proposed use does not have any immediate demands on services or infrastructure. Similar structures exist in the vicinity and the proposed repair does not alter the existing location.

Coastal Findings:

1. **The project is consistent with the LCP land use plan, and the LCP implementation program.**
The proposed project conforms to the City's certified Local Coastal Plan (LCP) land use plan and the LCP implementation program.
2. **The project maintains or enhances public views.**
The proposed project has no permanent impact on view or coastal access.
3. **The project maintains or enhances vegetation, natural habitats and natural resources.**
The proposed project will have a minimal impact to existing Pampas Grass removed above the root. Pampas Grass is nonnative and is a "recommended to avoid" plant species by the Department of Fish and Wildlife. Condition of approval #12 requires the applicant to avoid repairs during the nesting season or hire a qualified biologist to survey any nesting activity in the area prior to start of work.
4. **The project maintains or enhances low-cost public recreational access, including to the beach and ocean.**
The project has no impact on recreation access or cost.
5. **The project maintains or enhances opportunities for visitors.**
The project has no impact on visitors and opportunity.
6. **The project maintains or enhances coastal resources.**
The proposed wall repair is intended to maintain the bluff and minimize erosion.
7. **The project, including its design, location, size, and operating characteristics, is consistent with all applicable design plans and/or area plans incorporated into the LCP.**
The proposed wall repair will not be noticeable from offsite when compared to the conditions since 1998. There are no significant design or operational impacts associated with the repair.
8. **The project is consistent with the LCP goal of encouraging appropriate coastal development and land uses, including coastal priority development and land uses (i.e., visitor serving development and public access and recreation).**
The project will not obstruct public access and has no impact on recreation or visitor opportunities and experiences. Short term mobilization impacts will be minimal and only impact the project site.

Conditions of Approval:

1. The project approval renews and modifies the previously approved Conditional Use Permit and Coastal Development Permit (21-0011) issued by the Capitola Planning Commission on June 2, 2022, for repairs to an existing blufftop shotcrete wall system. The proposed modification includes a new ten square foot area of the wall to be repaired.
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 on July 17, 2025. 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. Construction activity shall be subject to a noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official.

Planning

5. The project approval consists of conditional use permit, and coastal development permit amendments to permit #97-88 for repair and maintenance of an existing coastal protection structure. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on July 17, 2025, except as modified through conditions imposed by the Planning Commission during the hearing.
6. Prior to making any changes to the approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to project scope shall require Planning Commission approval.
7. Prior to issuance of a building permit, all Planning fees associated with permit #25-0164 shall be paid in full.
8. Prior to Final Inspection by the Planning Department, 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 may 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.
9. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit issued before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration.
10. This permit is transferable with the title to the underlying property such 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.
11. The applicant shall remove the graffiti on all portions of the blufftop or blufftop walls, prior to the satisfaction of the Community Development Director, prior to Planning Department final inspection.
12. The applicant shall remove all broken off wall debris from the beach and bluff, prior to Planning Department final inspection.
13. To the extent practicable, vegetation removal and maintenance activities shall be performed from September 1 through January 31 to avoid the general nesting period for birds. If maintenance or vegetation removal cannot be performed during this period, pre-maintenance surveys will be performed no more than two days prior to beginning work activities to locate any active nests as follows: The owner/applicant shall be responsible for the retention of a qualified biologist to conduct a survey of the project site and surrounding 300' for active nests—with particular

emphasis on nests of migratory birds—if maintenance (including site preparation) will begin during the bird nesting season, from February 1 through August 31. If active nests are observed on either the project site or the surrounding area, the project owner/applicant, in coordination with the appropriate City staff, shall establish no-disturbance buffer zones around the nests, with the size to be determined in consultation with the California Department of Fish and Wildlife (usually 100' for perching birds and 300' for raptors). The no-disturbance buffer will remain in place until the biologist determines the nest is no longer active or the nesting season ends. If construction ceases for two days or more and then resumes during the nesting season, an additional survey will be necessary to avoid impacts on active bird nests that may be present.

14. The applicant and City of Capitola shall execute and record the maintenance and monitoring agreement prior to issuance of Building Permit for the proposed maintenance and repair.

15. The shotcrete used for repair shall match the color and texture of the existing shotcrete wall.

Attachments:

1. Final Local Action Notice and Conditions of Approval for Permit #21-0011
2. Staff Report to Planning Commission June 2, 2022, for Permit #21-0011 (with no attachments)
3. Proposed Engineering Plans – June 16, 2025
4. Geotechnical Engineer Inspection Report – June 9, 2025

Report Prepared By: Brian Froelich, Senior Planner

Reviewed By: Rosie Wyatt, Deputy City Clerk

Approved By: Katie Herlihy, Community and Economic Development Director



FINAL LOCAL ACTION NOTICE AND ZONING PERMIT

June 20, 2022

Eliot Beja
4800 Opal Cliff Drive #102
Capitola, CA 95010

RE: **Notice of Final Action on Project Application #21-0011**

4800 Opal Cliff Drive Drive #21-0287 APN: 034-462-05

An application for a Conditional Use Permit and Coastal Development Permit amendments (Permit #97-88) for repair and maintenance of an existing coastal protection structure located within the RM-M (Multi-Family Residential, Medium Density zoning district and the CZ (Coastal Overlay) zone. This project is in the Coastal Zone and requires a Coastal Development Permit that is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption 15301 (Class 1), 15302 (Class 2), 15304 (Class 4)

Property Owner's Representative: Eliot Beja

Applicant: Diedre Hamilton

Filed: 01.22.2021

The above matter was presented to the Planning Commission on June 2, 2022, and was **approved**, with the following findings and conditions. Any modifications to the staff report are indicated below in strikeout and underline notation. *Please note that this project includes a Coastal Development Permit, which is appealable to the Coastal Commission pursuant to Coastal Act Section 30603 and City Zoning Ordinance Section 17.44.150. **The Coastal Development Permit will not be effective until after the Coastal Commission's 10 working day appeal period has expired and no appeal has been filed.** The Coastal Commission's appeal period begins the first working day after receipt by the Coastal Commission of adequate notice of this final City action. Any such appeal must be made directly to the California Coastal Commission's Central Coast District Office in Santa Cruz; there is no fee for such an appeal. Should you have any questions regarding the Coastal Commission appeal period or process, please contact Susan Craig at (831) 427-4863.

Conditions of Approval

1. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission on June 2, 2022. All construction and site improvements shall be completed according to the approved plans.
2. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
3. Construction activity shall be subject to a noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official.

Planning

4. The project approval consists of construction of conditional use permit, and coastal development permit amendments to permit #97-88 for repair and maintenance of an existing coastal protection structure. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on June 2, 2022, except as modified through conditions imposed by the Planning Commission during the hearing.
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 project scope shall require Planning Commission approval.
6. Prior to issuance of a building permit, all Planning fees associated with permit #21-0011 shall be paid in full.
7. Prior to Final Inspection by the Planning Department, 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 may 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. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit issued before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration.
9. This permit is transferable with the title to the underlying property such 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.
10. The applicant shall remove the graffiti on all portions of the blufftop or blufftop walls, prior to the satisfaction of the Community Development Director, prior to Planning Department final inspection.
11. The applicant shall remove all broken off wall debris from the beach and bluff, prior to Planning Department final inspection.
12. To the extent practicable, vegetation removal and maintenance activities shall be performed from September 1 through January 31 to avoid the general nesting period for birds. If maintenance or

vegetation removal cannot be performed during this period, premaintenance surveys will be performed no more than two days prior to beginning work activities to locate any active nests as follows: The owner/applicant shall be responsible for the retention of a qualified biologist to conduct a survey of the project site and surrounding 300' for active nests—with particular emphasis on nests of migratory birds—if maintenance (including site preparation) will begin during the bird nesting season, from February 1 through August 31. If active nests are observed on either the project site or the surrounding area, the project owner/applicant, in coordination with the appropriate City staff, shall establish no-disturbance buffer zones around the nests, with the size to be determined in consultation with the California Department of Fish and Wildlife (usually 100' for perching birds and 300' for raptors). The no-disturbance buffer will remain in place until the biologist determines the nest is no longer active or the nesting season ends. If construction ceases for two days or more and then resumes during the nesting season, an additional survey will be necessary to avoid impacts on active bird nests that may be present.

13. The applicant and City of Capitola shall execute and record the maintenance and monitoring agreement prior to issuance of Building Permit for the proposed maintenance and repair.
14. The shotcrete used for repair shall match the color and texture of the existing shotcrete wall.

Public Works

15. At the time of submittal for building permit review, a sediment and erosion control plan (construction BMP's), including equipment and stockpile location and protection, 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.
16. At the 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.
17. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
18. Prior to a Public Works final inspection, 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.

Coastal Findings

1. **The project is consistent with the LCP land use plan, and the LCP implementation program.**
The proposed project conforms to the City's certified Local Coastal Plan (LCP) land use plan and the LCP implementation program.
2. **The project maintains or enhances public views.**
The proposed project has no permanent impact on view or coastal access.
3. **The project maintains or enhances vegetation, natural habitats and natural resources.**
The proposed project will have a minimal impact to existing with Pampas Grass to be removed above the root. Pampas Grass is nonnative and is a "recommended to avoid" plant species by the Department of Fish and Wildlife. Condition of approval #12 requires the applicant to avoid repairs during the nesting season or hire a qualified biologist to survey any nesting activity in the area prior to start of work.
4. **The project maintains or enhances low-cost public recreational access, including to the beach and ocean.**
The project has no impact on recreation access or cost.

5. **The project maintains or enhances opportunities for visitors.**
The project has no impact on visitors and opportunity.
6. **The project maintains or enhances coastal resources.**
The proposed wall repair is intended to maintain the bluff and minimize erosion.
7. **The project, including its design, location, size, and operating characteristics, is consistent with all applicable design plans and/or area plans incorporated into the LCP.**
The proposed wall repair will not be noticeable from offsite when compared to the conditions since 1998. There are no significant design or operational impacts associated with the repair.
8. **The project is consistent with the LCP goal of encouraging appropriate coastal development and land uses, including coastal priority development and land uses (i.e., visitor serving development and public access and recreation).** The project will not obstruct public access and has no impact on recreation or visitor opportunities and experiences. Short term mobilization impacts will be minimal and only impact the project site

This permit is issued to the applicant. In executing this permit, applicant agrees to comply with all terms of permit, including conditions of approval, if any. Permit must be exercised within 24 months of date of issuance (June 20, 2024) unless otherwise indicated in conditions of approval. Should you have any questions on this matter, do not hesitate to call.

Respectfully,



Brian Froelich, AICP
Senior Planner

cc: Coastal Commission

Capitola Planning Commission

Agenda Report

Meeting: June 2, 2022

From: Community Development Department

Address: 4800 Opal Cliff Drive



Permit Number: #22-0011

APN: 034-462-05

An application for a Conditional Use Permit and Coastal Development Permit amendments (Permit #97-88) for repair and maintenance of an existing coastal protection structure located within the RM-M (Multi-Family Residential, Medium Density zoning district and the CZ (Coastal Overlay) zone.

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

Environmental Determination: Categorical Exemption 15301 (Class 1), 15302 (Class 2), 15304 (Class 4)

Property Owner: Eliot Beja

Representative: Diedre Hamilton, Filed: 01.22.2021

APPLICANT PROPOSAL

The applicant is proposing an amendment to a Conditional Use Permit (CUP) and Coastal Development Permit (CDP) for the repair and maintenance of a coastal protection structure approved by the Planning Commission on February 8, 1998 in the RM-M (Multi-Family Residential, Medium Density) Zoning District. The proposal consists of a plan for immediate repairs, periodic monitoring, and a maintenance agreement to address future repairs.

BACKGROUND

The Planning Commission originally approved a Coastal Development Permit, Conditional Use Permit, and Design Permit for a bluff toe seawall and a shotcrete bluff top wall in 1998. The approval was appealed by the Coastal Commission. The Coastal Commission required a geotechnical investigation be completed and then withdrew the appeal. The concrete bluff toe seawall and bluff top shotcrete wall were constructed in late 1998 to preserve the configuration of the bluff and protect the bluff top improvements.

This proposal is limited to the bluff top wall only. The only change to the bluff toe wall is a staff recommendation that the applicant remove graffiti (Condition #10).

The bluff top wall is a structural shotcrete retaining wall with post-tensioned tieback anchors. The wall has a substrate panelized drainage system with weepholes to release drainage and pressure from behind the wall.

In January of 2021, the Opal Cliff West HOA filed this application to repair the bluff toe seawall and bluff top shotcrete wall. During plan review, the Coastal Commission staff noted that the bluff toe wall was within the Coastal Commission's jurisdiction and would need a permit from the

Coastal Commission directly. The applicant decided to remove the bluff toe wall from the scope of this permit request. The applicant is also proposing a Monitoring and Maintenance Plan to be formalized and recorded with the property deed. This document formalizes that maintenance and repairs to the shotcrete bluff top wall can be made in the future by determination of the Community Development Director and securing Building Permits rather than requiring a CDP and CUP amendment each time maintenance or repairs are needed.

The applicant provided a geotechnical plan review and inspection report by Haro, Kasunuch and Associates, Inc. (Attachments #2 and #3).

DISCUSSION

Pursuant to Sections 17.16.020 (A)[3], 17.52.020 (6), and 17.44.070 (A) of the Capitola Municipal Code, a conditional use permit and a coastal development permit are required for repair and maintenance activities in the environmentally sensitive habitat area.

The applicant's proposal is broken down into the following components:

1. Repair of two areas of the shotcrete wall that have failed/broken and have left voids in the shotcrete wall face. The repair includes reinstallation of the waterproofing and drainage substrate system, 19 soil nails that serve as a shallow tie back anchor, dowels into the existing shotcrete wall, and application of new shotcrete to fill the voids and to cover the heads of soil nails and dowels. See Location 1 and Location 2 on plan sheet 2 of 4.
2. Saw cutting of a portion of the original shotcrete wall that is at the property boundary with 4790 Opal Cliff Drive. This edge of the shotcrete wall has been outflanked and cutting it back will reduce further erosion behind the wall.
3. The proposal includes removal of pampas grass that has grown in the voids and along the edges of the wall. Removal will be to the top of the root ball with an herbicide applied to minimize root disturbance and further erosion.
4. A maintenance and monitoring agreement with the City of Capitola that will allow the Community Development Director to authorize repair and maintenance work to the bluff top shotcrete wall through the Building Permit process and requires the property owner to commission an inspection of the bluff top wall every five years.

The Coastal Commission staff was included in the plan review process and provided input on the project and maintenance and monitoring agreement. Their primary comment was to remove the bluff toe retaining wall from this application and the maintenance and monitoring agreement. The bluff toe wall is within the Coastal Commission jurisdiction and repairs would require a permit issued directly by the Coastal Commission. The applicant has removed all work scope related to the bluff toe wall from this application request.

Mobilization and Staging

The repair operation will stage from the parking lot only. The applicant is proposing to access the wall face with a truck, boom, and bucket. No beach access or staging are proposed. See the Construction Operations Plan (Attachment #4).

Maintenance Agreement

The applicant is proposing a Maintenance and Monitoring Agreement to allow similar types of repairs in the future without requiring a revision to the Coastal Development Permit. City staff has worked with the Coastal Commission staff and the applicant to create the document that will be recorded with the property title. The agreement assigns the Community Development Director the authority to determine the scope of work and process Building Permits for future maintenance of the blufftop shotcrete wall only.

Project Specific Conditions

10. The applicant shall remove the graffiti on all portions of the blufftop or blufftop walls, prior to the satisfaction of the Community Development Director, prior to Planning Department final inspection.
11. The applicant shall remove all wall debris from the beach and bluff, prior to Planning Department final inspection.
12. To the extent practicable, vegetation removal and maintenance activities shall be performed from September 1 through January 31 to avoid the general nesting period for birds. If maintenance or vegetation removal cannot be performed during this period, premaintenance surveys will be performed no more than two days prior to beginning work activities to locate any active nests as follows: The owner/applicant shall be responsible for the retention of a qualified biologist to conduct a survey of the project site and surrounding 300' for active nests—with particular emphasis on nests of migratory birds—if maintenance (including site preparation and mobilization) will begin during the bird nesting season, from February 1 through August 31. If active nests are observed on either the project site or the surrounding area, the project owner/applicant, in coordination with the appropriate City staff, shall establish no-disturbance buffer zones around the nests, with the size to be determined in consultation with the California Department of Fish and Wildlife (usually 100' for perching birds and 300' for raptors). The no-disturbance buffer will remain in place until the biologist determines the nest is no longer active or the nesting season ends. If activity ceases for three days or more and then resumes during the nesting season, an additional survey will be necessary to avoid impacts on active bird nests that may be present.
13. The applicant and City of Capitola shall execute and record the maintenance and monitoring agreement prior to issuance of Building Permit for the proposed maintenance and repair.
14. The shotcrete used for repair shall match the color and texture of the existing shotcrete wall.

CEQA REVIEW

This project is categorically exempt under 15301 (Existing Facilities), 15302 (Replacement or Reconstruction), and 15304 (Minor Alterations to Land) of the California Environmental Quality Act. The proposed project consists of in-kind repairs of an existing deteriorated shotcrete wall, would involve no expansion of use beyond that previously existing, would not result in a significant cumulative impact due to the continuation of the existing use, would consist of the repair of an existing wall structure, would have substantially the same purpose and capacity as originally

intended, would result in no permanent effects on the environment, and would not involve the removal of scenic or mature trees.

RECOMMENDATION

Staff recommends the Planning Commission **approve** project application #21-0011 based on the following Conditions and Findings for Approval.

Attachments

1. Project Plan Set
2. Geotechnical Plan Review
3. Inspection Monitoring and Maintenance Report
4. Construction Operations Plan
5. Maintenance and Monitoring Agreement

Conditions of Approval

1. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission on June 2, 2022. All construction and site improvements shall be completed according to the approved plans.
2. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
3. Construction activity shall be subject to a noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official.

Planning

4. The project approval consists of construction of conditional use permit, and coastal development permit amendments to permit #97-88 for repair and maintenance of an existing coastal protection structure. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on June 2, 2022, except as modified through conditions imposed by the Planning Commission during the hearing.
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 project scope shall require Planning Commission approval.
6. Prior to issuance of a building permit, all Planning fees associated with permit #21-0011 shall be paid in full.
7. Prior to Final Inspection by the Planning Department, 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 may 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. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit issued before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration.
9. This permit is transferable with the title to the underlying property such 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.
10. The applicant shall remove the graffiti on all portions of the blufftop or blufftop walls, prior to the satisfaction of the Community Development Director, prior to Planning Department final inspection.
11. The applicant shall remove all broken off wall debris from the beach and bluff, prior to Planning Department final inspection.
12. To the extent practicable, vegetation removal and maintenance activities shall be performed from September 1 through January 31 to avoid the general nesting period for birds. If maintenance or vegetation removal cannot be performed during this period, pre-maintenance surveys will be performed no more than two days prior to beginning work activities to locate any active nests as follows: The owner/applicant shall be responsible for the retention of a qualified biologist to conduct a survey of the project site and surrounding 300' for active nests—with particular emphasis on nests of migratory birds—if maintenance (including site preparation) will begin during the bird nesting season, from February 1 through August 31. If active nests are observed on either the project site or the surrounding area, the project owner/applicant, in coordination with the appropriate City staff, shall establish no-disturbance buffer zones around the nests, with the size to be determined in consultation with the California Department of Fish and Wildlife (usually 100' for perching birds and 300' for raptors). The no-disturbance buffer will remain in place until the biologist determines the nest is no longer active or the nesting season ends. If construction ceases for two days or more and then resumes during the nesting season, an additional survey will be necessary to avoid impacts on active bird nests that may be present.
13. The applicant and City of Capitola shall execute and record the maintenance and monitoring agreement prior to issuance of Building Permit for the proposed maintenance and repair.
14. The shotcrete used for repair shall match the color and texture of the existing shotcrete wall.

Public Works

15. At the time of submittal for building permit review, a sediment and erosion control plan (construction BMP's), including equipment and stockpile location and protection, 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.

16. At the 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.
17. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
18. Prior to a Public Works final inspection, 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.

Conditional Use Permit Findings

- A. **The proposed use is allowed in the applicable zoning district.**
Accessory structures located in the ESHA are permitted through a conditional use permit and coastal development permit in the RM-M zoning district.
- B. **The proposed use is consistent with the general plan, local coastal program, zoning code, and any applicable specific plan or area plan adopted by the city council.**
The shotcrete wall was determined to be consistent with the general plan, local coastal program, and zoning code in 1998. The repair and maintenance of the existing wall is consistent the current 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 proposed use is to repair and continue the use of an existing accessory structure that supports the bluff behind the existing multifamily building on the property. The existing shotcrete wall is compatible with and will not interfere with other planned land uses in the vicinity.
- D. **The proposed use will not be detrimental to the public health, safety, and welfare.**
The proposed shotcrete wall repair will not be detrimental to the public health, safety, or welfare. As conditioned, the mobilization and finished repairs will stabilize the wall and reduce the possibility of further debris from falling onto the beach.
- E. **The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.**
The proposed use does not have any immediate demands on services or infrastructure. Similar structures exist in the vicinity and the proposed repair does not alter the existing location.

Coastal Findings

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

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

2. **The project maintains or enhances public views.**

The proposed project has no permanent impact on view or coastal access.

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

The proposed project will have a minimal impact to existing with Pampas Grass to be removed above the root. Pampas Grass is nonnative and is a "recommended to avoid" plant species by the Department of Fish and Wildlife. Condition of approval #12 requires the applicant to avoid repairs during the nesting season or hire a qualified biologist to survey any nesting activity in the area prior to start of work.

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

The project has no impact on recreation access or cost.

5. **The project maintains or enhances opportunities for visitors.**

The project has no impact on visitors and opportunity.

6. **The project maintains or enhances coastal resources.**

The proposed wall repair is intended to maintain the bluff and minimize erosion.

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

The proposed wall repair will not be noticeable from offsite when compared to the conditions since 1998. There are no significant design or operational impacts associated with the repair.

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

The project will not obstruct public access and has no impact on recreation or visitor opportunities and experiences. Short term mobilization impacts will be minimal and only impact the project site.

Prepared By: Brian Froelich

June 19, 2025

Project No. 2386-SZ69-B44

Mr. Larry Christen
Opal Cliff East Homeowners Association
Attention: Mr. Larry Christen
4820 Opal Cliff Drive
Capitola, CA 95010

Subject: **Response to Review Comments**
4820 Opal Cliff Drive Bluff Retreat Mitigation
A.P.N. 034-463-01, 02, 03 and 04
Capitola, California

Reference: **Cotton, Shires and Associates, Inc.**
Geologic and Geotechnical Peer Review
Project E6175, dated May 23, 2025

City of Capitola
4820 Opal Cliff Drive - #25-0231 – Project Deemed Incomplete
Dated May 28, 2025

Dear Mr. Christen,

As the project geotechnical consultant, we have prepared the following in response to the relevant comments as presented in the above referenced documents, and also to address feedback from the City's geotechnical consultant during a meeting on June 13, 2025.

City of Capitola Comments 5-28-25:

Comment #1. Tie backs that extend from the southeast corner of the project appear to intersect with tie backs that extend from the east side boundary of the property. This is a three-dimensional situation and the tie backs installed first could be impacted by later installed tie backs. Additionally, if there is no impact they will be in close proximity laterally stressing the marine deposit layer areas below the foundation in different directions. Please describe how the potential impact on installation will be avoided and how long-term performance and soil stability will be maintained by this design.

Pacific Crest Response: The angled section of pin pile wall at the southeast corner has been removed from the project, eliminating any potential overlap of tiebacks.

The tieback angle has been increased to 25 degrees and the unbonded zone has been increased from 12 to 20 feet. The bonded zone below the building will therefore lie below the influence zone of the

June 19, 2025

building footings, subsequently the tiebacks as presently proposed are not expected to impact the building foundation.

Cotton, Shires Peer Review Comments 5-23-25

Comment #1. **Terrace Deposit Thickness** – *The previous Geotechnical Consultant, HKA, drilled the adjacent property and encountered 23.5 feet of terrace deposits. The current Geotechnical Consultant, PCE, reported 24 feet of terrace deposit material at the site. However, they recommend a retained height of 19 feet for design. The Geotechnical Consultant should clarify their recommended retained height, and justification if less than 24 feet, and their recommended depth to embedment material (Purisima Formation).*

Pacific Crest Response: A design retained height of 19 feet was determined by conservatively assuming 10 feet of bedrock loss with the subsequent laying back of the overlying terrace deposits at an angle of 34 degrees (1.5:1 horizontal to vertical). Based on our (considerable) experience with coastal bluff studies in the Santa Cruz County, 34 degrees is widely considered to be a stable gradient for the terrace deposit materials.

However, following a meeting on June 13 with the City and their 3rd party consultant, Pacific Crest Engineering and RI Engineering were asked to consider the peer review recommendation to increase the retained height to 24 feet and evaluate the resulting change to the pin pile wall design.

Please refer to Figure A for a revised schematic incorporating 24 feet of retained terrace deposit materials and the now proposed wall location of 11.5 feet from the building. The resulting pier depth has been increased from 43 feet to 47 feet, with tieback spacing reduced from 8 feet to 6 feet. In our opinion we find this to be a conservative change to the original design and therefore find it acceptable from a geotechnical standpoint.

Comment #2. **Purisima Formation** – *We note that this repair does not appear to address an apparent weak bedrock plane that the previous failure(s) mobilized on. The recommended 10-foot embedment depth into the Purisima formation may not intersect this weak plane. The current and previous Geotechnical Consultants both indicated that the initial bedrock failure occurred along bedrock discontinuities. The Geotechnical Consultant should discuss and consider the benefits of extending the pin piers below their projection of this weak bedrock plane.*

Pacific Crest Response: It is important to note that the applicant does not own the bedrock portion of the coastal bluff that is the primary driver to long term retreat. The bluff is formed by the process of undermining within the bedrock at the base due to daily and episodic large storm wave abrasion. A notch forms in the bedrock and is driven back gradually until it intersects joint, fracture or fault planes that will allow for slabs of bedrock to peel off or fall or slide down. Presumably the reviewer is talking about the predominant bedrock subvertical jointing pattern that is bluff parallel on spacing between 6" and 5'. Since this current mitigation scheme is entirely focused on retaining the blanket of soil (the Marine Terrace Deposits), the process of bedrock retreat is immaterial to the short-term viability of the system. In the long term, the stability of the pin piers will be threatened as the rock retreats inland. The applicant will have the opportunity to construct something more extensive and robust in the future, stretching across both the soil and bedrock, once the bedrock has retreated more and lies entirely on



June 19, 2025

their property. Until that time comes, though, the applicant does not have permission to construct anything on the seaward property to arrest the failure of the bedrock.

*Comment #3. **Structural Design** - We have the following comments on the recommendations and structural design:*

- a. **Existing Foundations** - *The Geotechnical and Civil/Structural Consultants should evaluate if the proposed tiebacks will intersect or convey stresses to the existing condominium building foundation.*

Pacific Crest Response: The wall has been moved 6.5 feet landward of the property line, and the angled section of wall length at the south end has been removed. Based on the revised wall location and resulting proximity to the building, we have provided revised tieback design recommendations to RI Engineering as follows:

Tiebacks should be installed at an inclination of 25 degrees horizontal.

Minimum unbonded length of 20 feet.

Minimum bonded length of 38 feet, or as required to resist the design loads, whichever is greater.

Minimum overburden thickness of 15 feet above the center of the bonded zone.

This will result in a minimum of 5 feet (2.5 B) of overburden between the bottom of the perimeter building footing and the unbonded zone, and about 6 feet (minimum) between bottom of footing and the bonded zone. The tiebacks will therefore pass below the influence zone of the building footings and therefore the tiebacks as presently proposed are not expected to impact the building foundation.

The contractor should confirm that 6 feet of overburden below the footings is sufficient to resist impact on the foundation due to grouting pressures in the bonded zone.

- b. **Property Line Constraints** - *The Project Team should consider how the Contractor will access the site and building structure without impacting the adjacent property.*

Pacific Crest Response: Please refer to the June 18, 2025 letter from SEC for the contractor's response to this comment.

Pacific Crest Engineering has revised our Geologic Site Map to include a 34-degree failure line/zone of imminent threat to the building (see Figure B attached). The revised wall location as presently proposed is acceptable from a geotechnical standpoint, provided assumes Pacific Crest Engineering will be present during construction to provide additional recommendations as necessary.



June 19, 2025

- c. **Tieback Overburden and Passive Capacity** - The Geotechnical and Civil/Structural Consultants should evaluate if the limited overburden (roughly 4 to 5 feet) is sufficient to develop full tieback capacity given the 12- foot unbonded length and the 10 degree declination. The Geotechnical and Civil/Structural Consultants should also evaluate if tie beam will have adequate passive resistance to resist the tieback.

Pacific Crest Response: See response to 3a above. RI should confirm passive resistance of the grade beam.

- d. **Drill Rig Surcharge** - The Geotechnical and Civil/Structural Consultants should also evaluate if the drill rig and tieback rig loads will trigger bluff failures during construction.

Pacific Crest Response: The evaluation of temporary construction conditions due to the loading, orientation and/or placement of equipment falls under the purview of the Contractor. Please refer to the June 18, 2025 letter from SEC for the contractor's response to this comment.

The opportunity to be of service is appreciated. If you have any questions concerning this response letter, please contact our office.

Very truly yours,

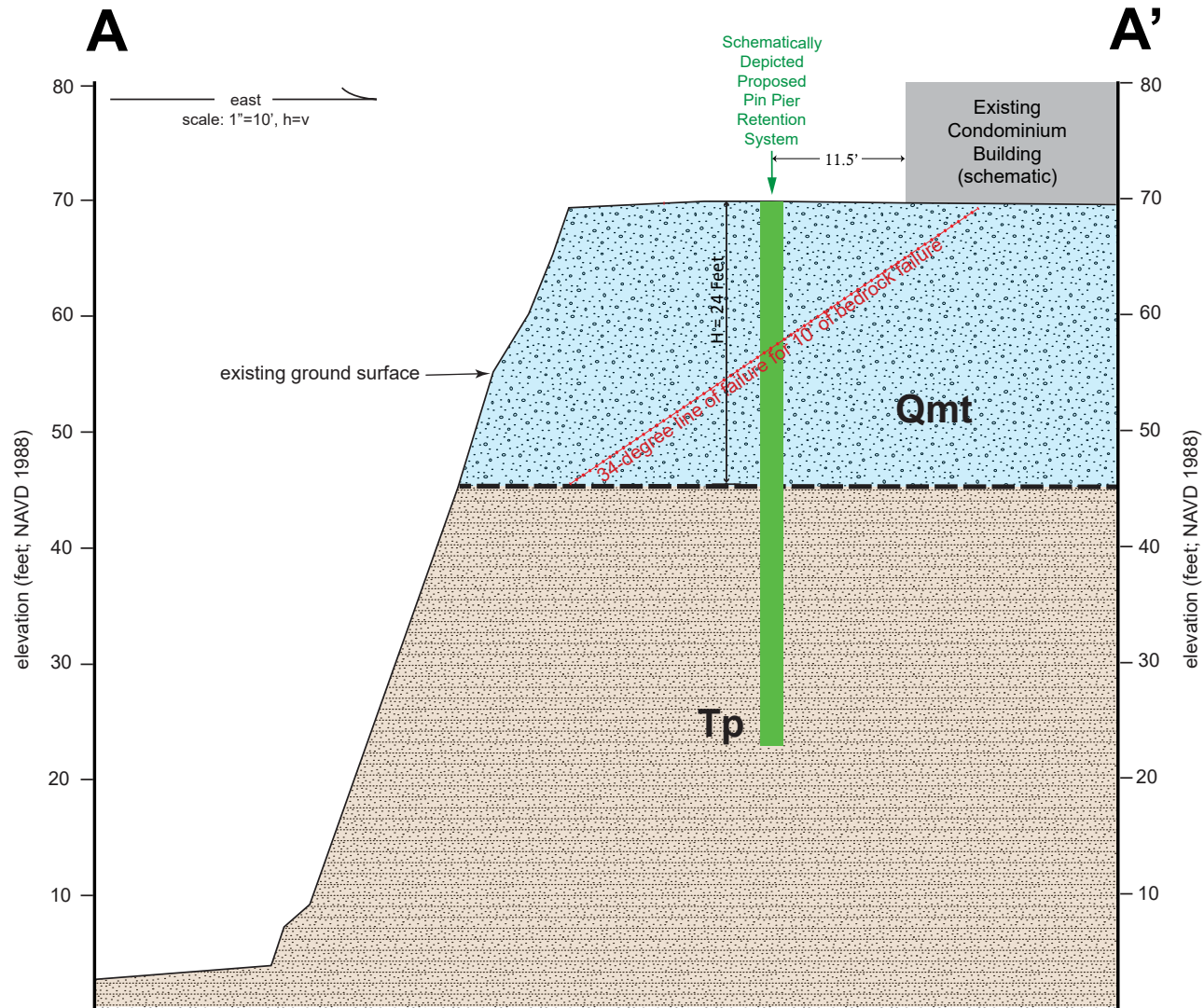
PACIFIC CREST ENGINEERING INC.

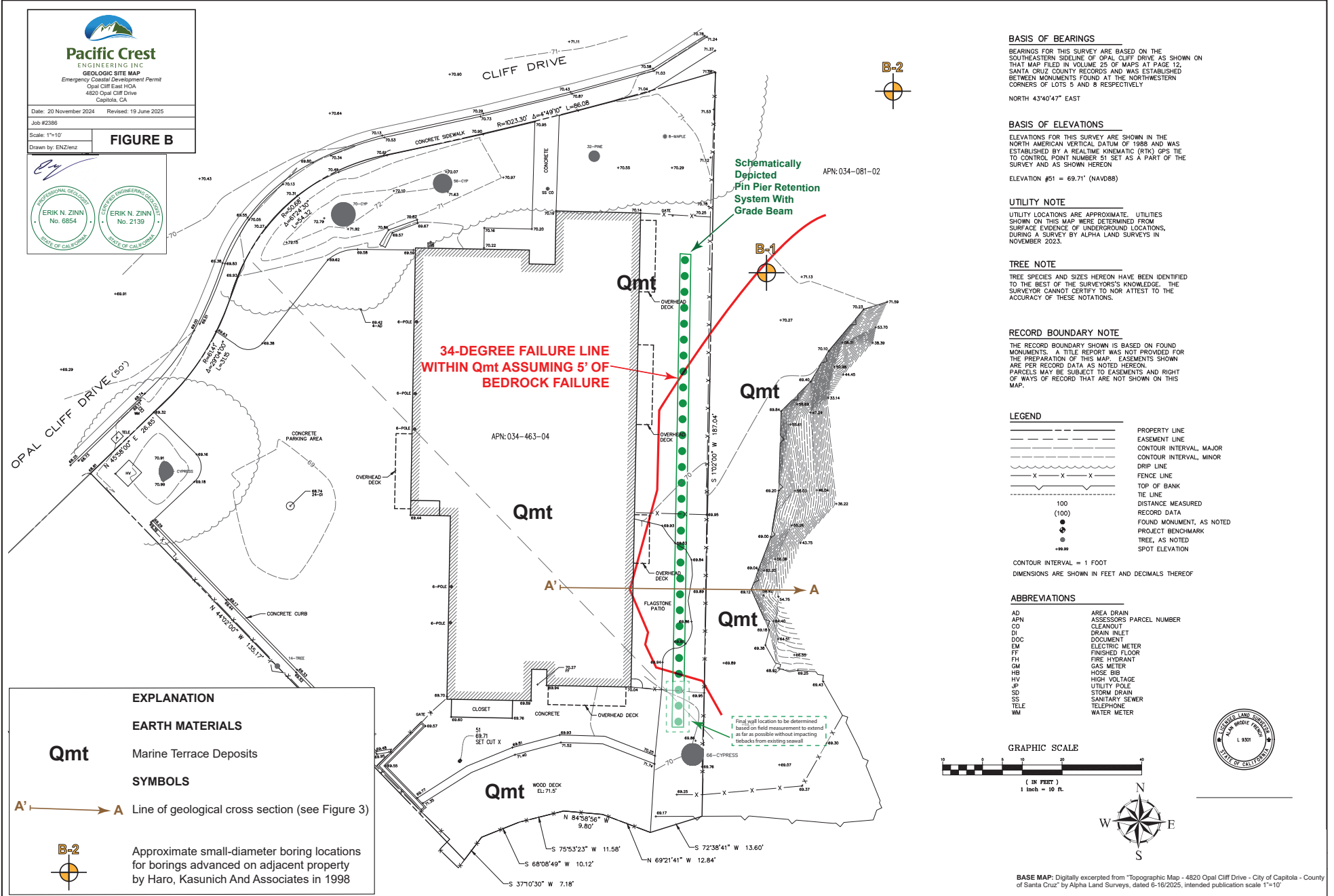


Elizabeth M. Mitchell, GE
Associate Geotechnical Engineer
GE 2718, Expires 12/31/26

Enclosures: Figure A - Cross Section A-A'
Figure B - Revised Geologic Site Map







Project No. SC11778
Revised 9 June 2025

MR. DAVID MEWES
HOA Board President
4800 Opal Cliff
Capitola, CA

Subject: Inspection Monitoring & Maintenance Report

Reference: Blufftop Retaining Wall and Seawall
4800 Opal Cliff Drive
APN 34-251-05
Capitola, California

Dear Mr. Mewes:

This letter outlines our visit to the coastal bluff below the multi-residence structure at 4800 Opal Cliff Drive in Capitola, California. The purpose of our site visit was to observe the blufftop retaining wall system and the bluff toe seawall to monitor their conditions regarding needed maintenance.

We were onsite 2 April 2025 to rappel down the bluff face to examine the condition of the blufftop structural shotcrete wall and the bluff toe concrete gravity seawall.

Site Setting and Shoreline Protection Structures

The coastal bluff at the referenced site is approximately 65 feet high and consists of about 21 feet of easily eroded, blufftop terrace deposits (silty and clayey sands, gravels, and cobbles) overlying fractured and jointed siltstone/sandstone bedrock.

By the mid-1990's, wave action erosion and bluff face recession threatened to undermine the blufftop parking area on the seaward side of the condominium building. In late 1998 a blufftop retaining wall and a bluff toe seawall were continuously constructed at 4800 and 4820 Opal Cliff Drive to preserve the configuration of the bluff and protect the blufftop improvements.

The blufftop wall at 4800 Opal Cliff Drive is a structural shotcrete compression plate type retaining wall with post-tensioned tieback anchors. The retaining wall contains a drainage system consisting of vertical drainage panels connected to a horizontal drainage panel along the base of the wall with weep holes to dissipate collected seepage. The downcoast end of the blufftop wall is continuously connected to the blufftop wall at 4820 Opal Cliff Drive; see Photo 11 attached to this letter. At the upcoast end of the blufftop wall, the bluff face at 4790 Opal Cliff

Drive is not protected by a retaining wall system and is subject to ongoing blufftop recession; see Photos 1 and 10 attached to this letter.

The bluff toe seawall at 4800 Opal Cliff Drive is a concrete gravity type structure embedded into the sandstone bedrock underlying the beach sand. The purpose of the seawall is to armor or harden the bluff toe to mitigate wave action erosion. The seawall is connected to existing seawalls of similar construction at both the downcoast end at 4820 Opal Cliff Drive and on the upcoast end at 4790 Opal Cliff Drive; see Photos 8, 12, and 13 attached to this letter.

The top of the coastal bluff at the referenced site is at approximately elevation 67 feet NGVD29 (NGVD29 \approx Mean Sea Level). The top of the seawall is at approximately elevation 21 feet NGVD29. The blufftop retaining wall and the bluff toe seawall structures are separated by about 22 feet of unsupported, fractured bedrock bluff face.

Parking Area Soil Pin Retaining Wall

The adjacent upcoast parcel at 4790 Opal Cliff Drive contains a bluff toe concrete gravity seawall but the blufftop is not retained and is receding landward. Construction of a soil pin type retaining wall was initiated in January 2013 to mitigate the outflanking of the upcoast perimeter of the blufftop wall at 4800 Opal Cliff Drive and protect the blufftop parking area. Four drilled piers were installed on the seaward side of the parcel line between 4790 and 4800 Opal Cliff Drive as the primary components of a soil pin retaining wall. The tops of the piers were structurally connected by a concrete grade beam. The grade beam was fitted with hollow sleeves to facilitate installation of a drilled tieback at each pier location.

The planned and permitted tieback anchors were not installed at that time nor have they been installed to date. We understand at the time of the soil pin wall construction, the adjacent neighbor at 4790 Opal Cliff Drive did not want their lawn disturbed and denied access to install the tiebacks until their blufftop yard receded to expose the grade beam tieback sleeve locations. The tiebacks are part of the retaining wall design and necessary to maintain the integrity of the soil pin retaining wall system as the adjacent blufftop recedes. The tieback anchors should be installed prior to the exposure of the bottom of the 3 feet deep grade beam.

As the side yard area blufftop recession continues, the soil bays between the soil pin piers will become exposed and need to be maintained. The exposed soils will be subject to the effects of long-term weathering and seasonal saturation. If left unprotected, the exposed soil will deteriorate and erode over time thereby eliminating the soil arching between the piers. To protect the exposed soils and maintain the integrity of the soil arching system, it will be necessary to apply a structural shotcrete section between the soil pin piers as the soil is exposed. No soil pins were observed during our observations therefore no maintenance on the

soil pin system is needed at this time. The owner should inform HKA immediately when the soil pins are observed and maintenance (i.e., tiebacks and shotcrete) should be scheduled.

Maintenance Monitoring Observations – 2 April 2025

Our last maintenance monitoring visit was on 26 May 2020. The last repair to the blufftop retaining wall was in December 2015 at the base of the wall. An approximately 3.5 feet high by 7 feet wide, reinforced structural shotcrete section was tied to the bluff face using three, 8 feet long, 1 inch diameter, grouted rock dowels by Soil Engineering Construction. Refer to our Geotechnical Construction Observation letter dated 7 January 2016 (Project No. SC5802 & SC10100) for more details. No repairs to the bluff toe seawall have been necessary to date.

On 2 April 2025 we rappelled down the bluff face to examine the current condition of the blufftop shotcrete retaining wall and the bluff toe concrete gravity seawall.

For the blufftop, structural shotcrete compression plate type retaining wall with tiebacks, the primary monitoring considerations are: undermining of the wall base due to loss of the fractured bedrock leading to the exposure of the retained terrace or soil deposits; and outflanking of the upcoast perimeter of the blufftop wall due to the ongoing recession of the adjacent unprotected bluff face at 4790 Opal Cliff Drive.

The exposed, fractured bedrock bluff face between the blufftop shotcrete wall and the bluff toe concrete seawall is receding due to weathering processes. The base or bottom of the blufftop wall along most of its entire length is slowly being undermined by loss of the exposed, fractured bedrock. With time the loss of bedrock can expose the bedrock/terrace deposit contact as well as the bottom of the wall drainage system. Exposure of the terrace deposits will allow loss of the compression plate bearing soils and compromise the integrity of the retaining wall system.

Weathering processes and the rate of recession of the exposed, fractured bedrock bluff face are exacerbated by: long duration rainfall; seismic shaking; and dislodgement of the fractured bedrock by vegetation. Plant roots growing in fractures on the bluff face slowly force open the fractures as they grow and eventually dislodge the fractured bedrock blocks. Pampas grass is the primary plant growing upon the fractured bedrock bluff face. It appears there are less grass and shrubs growing than during our previous inspection, however, grass and shrubs continue to grow.

For the bluff toe concrete gravity seawall, the primary monitoring considerations are undermining of the seaward toe of the gravity structure and the connection to the adjacent seawalls at either end. At the time of our site visit, 2 April 2025, the

sand level was at about +3 feet NGVD with the lower row of weep pipes showing above the sand. The exposed weep pipes were discharging drainage at the time of our inspection. The top of the toe of the seawall was visible at various spots along the wall alignment. There was no exposure of the bedrock beach platform adjacent to the toe of the seawall at the time of our site visit. The upcoast and downcoast ends of the bluff toe seawall are continuously joined to similar gravity walls at 4970 Opal Cliff Drive and 4820 Opal Cliff Drive, with no apparent differential erosion of the wall face at the exposed wall junctions (See Photos 12 and 13). However, there appears to be differential erosion of the toe. The toe of 4970 Opal Cliff Drive portion of the seawall is further landward (See Photo 12). We recommend contacting HKA for a follow-up inspection when the sand level has decreased and the bedrock platform is exposed. This will most likely occur in the high scour months of November to February. This will allow us to inspect whether the toe and keyway of the seawall has become undermined from vertical erosion of the bedrock platform and provide maintenance recommendations if necessary.

Recommended Maintenance

We identified three areas along the base of the blufftop retaining wall that are undermined and in need of immediate maintenance and repair. The three areas are located at the (1) upcoast end of the wall, (2) approximately 15 feet from the downcoast property line between 4800 and 4820 Opal Cliff Drive, and (3) approximately 50 feet from the downcoast property line between 4800 and 4820 Opal Cliff Drive. See Photos 1 and 2 attached to this letter for the locations. The undermined areas consist of a shotcrete shell covering unsupported, bedrock blocks ranging in size from less than an inch to approximately 1.5 feet thick.

At location 1, a large mass of shotcrete, bedrock, and rebar dislodged and fell to the beach as shown in Photo 13. The void left by the mass measures approximately 11' wide x 2' tall x 1.5' deep, which matches the debris mass on the beach as shown in Photo 1. The exposed bedrock/terrace contact is visible along with the existing Miradrain panels and pvc pipes. Active seepage was observed at the bedrock/terrace contact.

At location 2, blocks of bedrock have been broken off leaving a void measuring approximately 9' wide x 5' tall x 1' deep. Loss of these unsupported, bedrock blocks will expose the base of wall drainage system and the easily eroded terrace deposits, exacerbating the scope of the repair. The area of the repair is shown in Photos 2 and 4.

At location 3, blocks of bedrock have been broken off leaving a void measuring approximately 5' wide x 2' tall x 1' deep. The existing shotcrete is now undermined and risks breaking off or becoming further undermined and exposing the base of wall drainage system and the easily eroded terrace deposits, exacerbating the scope of the repair. The area of the repair is shown in Photos 2 and 5.

To facilitate the repair in these three locations, the overhanging shotcrete shell should be trimmed and vegetation cleared. Shallow rock dowels (1 inch diameter min.) should be installed at least 8 feet into the bedrock bluff face below the base of the wall. The repair shotcrete should incorporate steel reinforcement tied to the steel rock dowels to minimize shrinkage crack widths. The repair shotcrete should match the existing shotcrete texture and color. Miradrain panels connected to the existing drainage system and weep holes should be installed prior to shotcrete. All work should be done to conform with HKA's recommendations for this site and confirmed by HKA in the field. The specific extent of the repair should be confirmed by HKA in the field during construction. For cost estimate purposes the contractor should assume a repair area for location 1 of 13' wide x 6' tall x 1.5' deep, a repair area for location 2 of 6' wide x 5' tall x 1' deep, and a repair area for location 3 as 5' wide x 2' tall x 1' deep.

The repaired section of the blufftop retaining wall should be constructed following the same details from the original design. If a more robust repair is desired contact HKA for geotechnical design criteria.

A small section of the blufftop shotcrete wall is outflanked along the 4800/4790 Opal Cliff Drive property line. Shotcrete is the result of overspray from construction and is not a structural component of the blufftop wall. It measures approximately 6' tall x 2' wide. It should be sawcut and removed so the shotcrete is flush with the terrace deposit. Photo 1 shows the location of this overspray shotcrete. Do not disturb the adjacent property terrace deposits during removal of the overspray. Near the top of the blufftop wall along the 4800/4790 Opal Cliff Drive property line there is a portion of the shotcrete that is cracking and could potentially fall off. The cracks within the shotcrete should be infilled with epoxy.

There are multiple instances of concrete spalling along the bluff toe gravity seawall, as shown in Photo 9. The spalled concrete should be patched with similar colored and textured concrete as the existing bluff toe seawall. The materials used to patch the spalled section of the seawall should be of marine environment quality. If a concrete mixture is used it should have a maximum water to cement ratio of 0.40. The spalled area should be properly prepared by cleaning and roughing the surface prior to placement of concrete patch.

The blufftop wall drain system collects and concentrates water along the bottom of the wall between the blufftop and bluff toe walls. This zone has abundant pampas grass and various shrub and grass growth. We recommend the plants currently growing in this zone be removed to minimize future repairs caused by the roots seeking water and dislodging the fractured bedrock. Removal of the vegetation should be limited to cutting off the plant to the top of the root ball and painting the

root ball with undiluted herbicide. The exposed root ball should be left in place to minimize disturbance of the fractured rock.

The neighboring parcel at 4790 Opal Cliff has a bluff toe concrete gravity seawall. Their seawall is currently outflanked approximately 10 feet on the upcoast end. There is a cavity measures approximately 10 feet landward, 6 feet tapering to 3 feet in height, and 20 feet along shore behind the concrete gravity seawall, Photo 7. This is far enough away from the 4800 Opal Cliff bluff toe seawall that it is not of concern for 4800 Opal Cliff Drive at present. However, this area should be repaired immediately by infilling with control density fill and placement of a cutoff wall. HKA recommends contacting the owner of 4790 Opal Cliff Drive and informing them of their outflanked bluff toe seawall immediately. The outflanked portion of the seawall should be plugged flush with the bluff face. The governing permit agencies should be notified and authorization in writing obtained by property owner prior to any repair work taking place.

The neighboring parcel 4820 Opal Cliff has a bluff toe concrete gravity seawall. Their seawall is outflanked approximately 18 inches, Photo 8. This is relatively minor and far enough from the 4800 Opal Cliff bluff toe seawall that it is not of concern for 4800 Opal Cliff Drive at present. HKA recommends contacting the owner of 4790 Opal Cliff Drive and informing them of their outflanked bluff toe seawall. The outflanked portion of the seawall should be plugged flush with the bluff face. The governing permit agency should be notified and authorized in writing obtained by property owner prior to any repair work taking place.

The existing pvc weep holes for the blufftop shotcrete seawall back drainage system were observed to be plugged with shotcrete or soil in multiple locations, Photo 6. All weep holes should be drilled out and cleared of shotcrete or debris. The build-up of hydrostatic pressure behind the blufftop seawall will lead to increased forces on the seawalls and potential failure of the seawall.

The handrail and pedestrian guard at the upcoast corner of the parking lot area is not to code and currently poses a significant threat to pedestrian safety. The guard should be raised to a minimum of 42 inches and fully enclose the top of the bluff. Portions of the existing railing are corroded with portions of the handrail unsupported and loose and currently poses a significant threat to pedestrian safety. A permit may be needed to commence this work check with local building department.

The current condition (2 April 2025) of the blufftop retaining wall and bluff toe seawall is chronicled in the site inspection photos attached in Appendix A:

Photo 1: 4800/4790 Opal Cliff Drive Upcoast Property Line View - 2 April 2025

Photo 2: Repair Locations #2 & #3 View - 2 April 2025

Photo 3: Crack in Shotcrete Near Top of Upcoast End of Bluff Top Retaining Wall - 2 April 2025

Photo 4: Closeup of Repair Location #2 - 2 April 2025

Photo 5: Closeup of Repair Location #3 - 2 April 2025

Photo 6: Closeup of a Shotcrete Plugged Weephole - 2 April 2025

Photo 7: Outflanked Gravity Seawall at 4780 Opal Cliff - 2 April 2025

Photo 8: Minor Outflanking of Gravity Seawall at 4820 Opal Cliff - 2 April 2025

Photo 9: Concrete Spalling of Gravity Seawall, Typical - 2 April 2025

Photo 10: Blufftop recession of 4780 Opal Cliff - 2 April 2025

Photo 11: 4800/4820 Opal Cliff Drive Property Line View - 2 April 2025

Photo 12: 4790/4800 Opal Cliff Drive Seawall - 2 April 2025

Photo 13: Downcoast View of Seawall - 2 April 2025

We recommend the outlined repair areas along the base of the blufftop wall (locations 1, 2, and 3), the shotcrete overspray, the plugged weep holes, and the vegetation growing at the base of the blufftop wall be addressed to maintain the structural integrity of the blufftop retaining wall system. Additionally, the guard for the blufftop wall should be repaired, raised, and extended, the various areas of spalled concrete along the bluff toe seawall should be patched, and the adjacent outflanked bluff toe wall at 4790 Opal Cliff Drive should be repaired immediately in accordance with engineering standards. HKA should examine the structural integrity of the blufftop wall system and the project designer/builder, Soil Engineering Construction, Inc. be contacted to schedule the repair. A point of contact will be George Drew, PE at 408-812-4355. We will be available to work with Soil Engineering Construction to develop an efficient repair solution as well as observe the geotechnical aspects of the repair.

We also recommend that the City of Capitola, Santa Cruz County, and/or California Coastal Commission permit conditions and compliance for the blufftop retaining wall and bluff toe seawall be fully understood before conducting any maintenance work. It would be prudent to consult with a land use planner or counsel with experience in coastal development permits if any of this is unclear.

If you have any questions concerning this letter, please call our office.

Respectfully Submitted,

HARO, KASUNICH AND ASSOCIATES, INC



John Buringa, E.I.T.



Moses Cuprill, P.E.
C.E. 78904

JDB/MC/mc

Attachments: Appendix A: Site Inspection Photos

Copies: 1 via email: David Mewes (dmewes1@yahoo.com)
 1 via email: George Drew (gcdinc94@aol.com)
 1 via email: Brian Froelich (bfroelich@ci.capitola.ca.us)

APPENDIX A
Site Inspection Photos

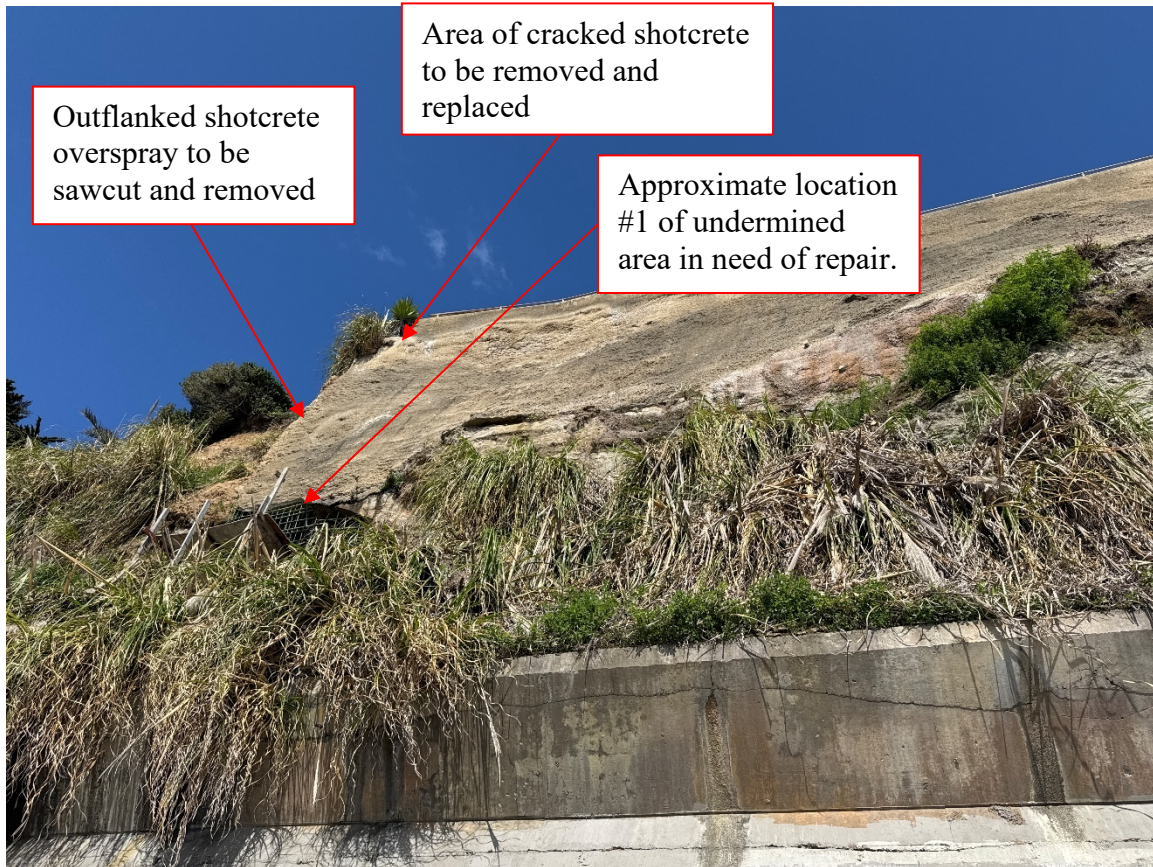


Photo 1: 4800/4790 Opal Cliff Drive Upcoast Property Line View - 2 April 2025

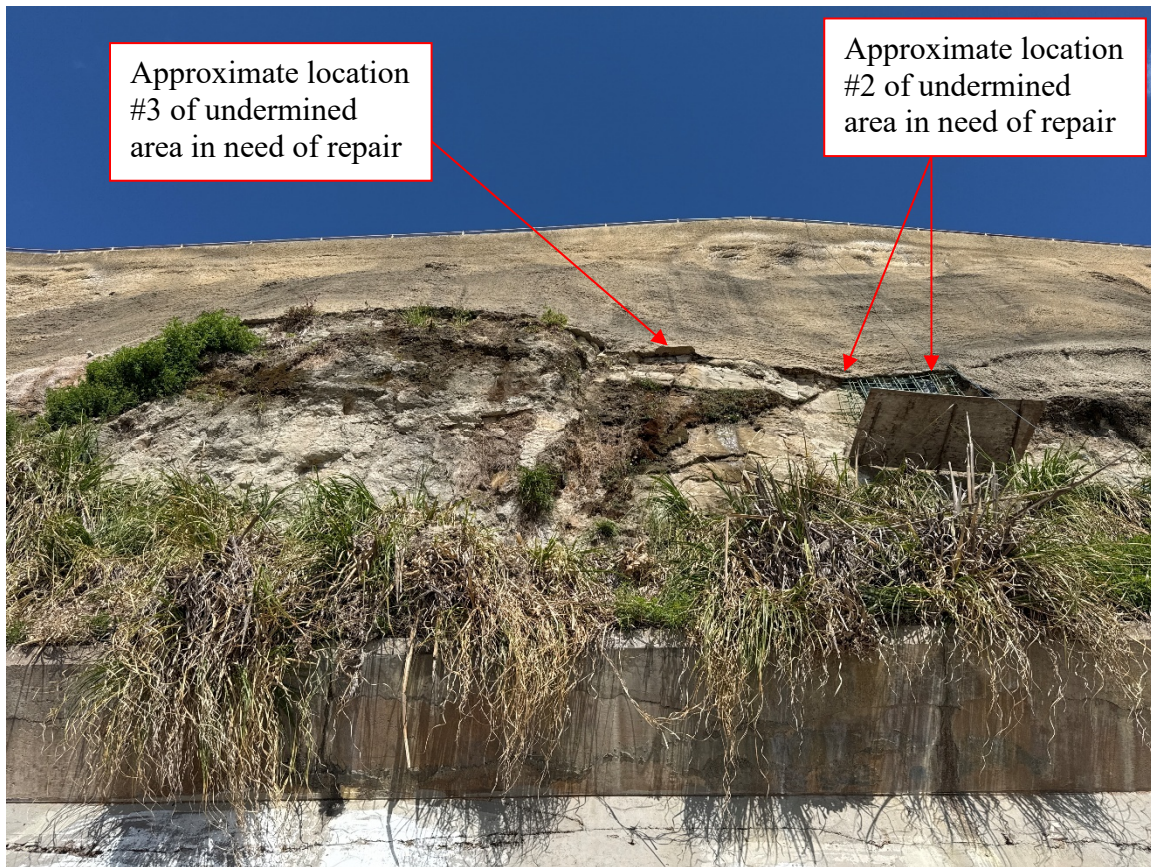


Photo 2: Repair Locations #2 & #3 View - 2 April 2025



Photo 3: Crack in Shotcrete near top of upcoast end of bluff top retaining wall - 2 April 2025



Close up of repair
upcoast portion of
Location #2

Photo 4: Closeup of Repair Location #2 - 2 April 2025



Photo 5: Closeup of Repair Location #3 - 2 April 2025



Photo 6: Closeup of a shotcrete plugged weephole - 2 April 2025



Photo 7: Outflanked Gravity Seawall at 4790 Opal Cliff - 2 April 2025



Photo 8: Minor Outflanking of Gravity Seawall at 4820 Opal Cliff - 2 April 2025



Photo 9: Concrete Spalling of Gravity Seawall, Typical - 2 April 2025



Photo 10: Blufftop recession of 4790 Opal Cliff - 2 April 2025



Photo 11: 4800/4820 Opal Cliff Drive Property Line View - 2 April 2025

Approximate Property Line Between
4790 & 4800 Opal Cliff Drive



Photo 12: 4790/4800 Opal Cliff Drive Seawall - 2 April 2025



Photo 13: Downcoast View of Seawall - 2 April 2025

Capitola Planning Commission

Agenda Report

Meeting: July 17, 2025

From: Building, Planning, and Economic Development Department

Address: Coastal Bluff Adjacent to Park Avenue



Project Description: Application #25-0056. APN: 036-201-02. Coastal Development Permit and Fence Permit to construct approximately 1,300 linear feet of fencing and safety signs along a coastal bluff. The project is located within the CF (Community Facility) zoning district and the Environmentally Sensitive Habitat Area (ESHA).

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

Environmental Determination: Categorical Exemption

Recommended Action: Consider application #25-0056 and **approve** the project based on the attached Conditions and Findings for Approval.

Property Owner: Santa Cruz Regional Transportation Commission (RTC)

Representative: Riley Gerbrandt, RTC, Filed: 1/28/25

Background: On May 14, 2025, staff from the City of Capitola and the Santa Cruz County Regional Transportation Commission (RTC) conducted a joint site visit to the Park Avenue section of the coastal rail corridor. The purpose of the visit was to evaluate the proposed fence location and observe recent bluff erosion and failures.

The project site includes a stretch of coastal bluff located between the Santa Cruz Branch Rail Line and the Pacific Ocean. In 2023, severe winter storms caused multiple sections of the bluff to collapse, significantly reducing the buffer between informal walking paths and the bluff edge. These events intensified long-standing concerns about public safety, particularly given the presence of unauthorized foot traffic along informal trails on the coastal side of the rail line. The proposed fencing project is intended to deter unsafe access and prevent potential accidents near the unstable bluff edge.

A Coastal Development Permit and Fence Permit are required for the project due to its location within the Coastal Zone and the nature of the proposed improvements.

Discussion: The 10.4-acre project site is part of the Santa Cruz Branch Rail Line right-of-way, owned by RTC, is considered a rail facility and not open to the public. Except for properties along Grove Lane, no formal coastal access exists through the site, although unauthorized informal “volunteer” trails have developed.

The project installation of approximately 1,300 linear feet of wooden split-rail or wood-style prefabricated concrete fencing along the coastal side of the Santa Cruz Branch Rail Line, from near Grove Lane to a point east of the 850 and 870 Park Avenue condominiums. New safety signage is also proposed. The RTC will also remove an unpermitted wooden bench, clear minor vegetation, and grade to facilitate fence installation. The fence alignment has been designed to avoid impacting adjacent trees.

The proposed fence will be approximately four feet tall, with rails spaced 9–10 inches apart and installed several inches below the top of the post. The fence will follow the natural topography, ranging approximately 4–16 feet below the elevation of Park Avenue with limited visual impact from the street.

Development Standards: The proposed fencing is subject to the following standards outlined in CMC §17.60.030 – Fences and Walls. Below is each underlined provision followed by staff analysis:

- A. Fence Height. Maximum height for fences is six feet.
Staff Analysis: The proposed fencing is approximately four feet tall, well within the maximum allowed height.
- B. Intersection Sight Distance. Fences on corner parcels and adjacent to driveways must comply with visibility requirements per §17.96.050.
Staff Analysis: Not applicable.
- C. Decorative Features and Materials. An additional two feet is allowed for lattice or similar materials that are at least 50% transparent. Decorative arches above walkways may be up to 10 feet tall within setbacks.
Staff Analysis: Not applicable
- D. Use of Parking Spaces. Fences may not interfere with use of on-site or street parking spaces.
Staff Analysis: The fencing is located entirely within a rail corridor and does not interfere with any parking.
- E. Fences Along Arterials and Collectors. The Community Development Director may require reduced heights or transparency to preserve views along arterial/collector streets.
Staff Analysis: Park Avenue is a collector street, but the proposed split rail fence is visually open and well below the grade of the road, preserving the views of the Monterey Bay from the public right of way.
- F. Noise Walls. Planning Commission may allow fence height increases to mitigate noise along arterials.
Staff Analysis: The proposed fencing is not intended as a noise wall, and no increase in height is requested.
- G. 17.60.030(G): Coastal Access and Public Views. Fences shall not block public access to the coast or obstruct significant public views, as identified in the LCP.
Staff Analysis: The fencing is located on private RTC property with no formal coastal access points. Views from Park Avenue will be unobstructed. The unsafe informal trail which is located directly along the bluff will be fenced off to protect public safety from further risk of bluff collapse. The new fence is located between the railroad tracks and the bluff. The fence is proposed on the ocean side of an existing volunteer trail on the RTC property which is further inland than the volunteer bluff path.

Signage: The application includes four new signs installed at prominent locations marked on the site plan. This includes warning signs stating, “No Trespassing” and “Unstable Bluff” at each end and at two midpoints of the fence alignment. Pursuant to §17.80.030(G), governmental agency-installed signs to carry out its responsibility to protect public health, safety, and general welfare are exempt from sign permits.

CEQA: §Section 15301(f) of the CEQA Guidelines exempts minor changes to existing facilities, including but not limited to the addition of safety or health protection devices in conjunction with existing structures or facilities. The project includes the construction of a safety fence and related signage between an existing rail corridor and an unstable coastal bluff. The project does not involve an expansion of use.

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 public property between Park Avenue and Monterey Bay. The project has been designed such that it will not negatively impact public landmarks and/or public views. Any existing public views will not be obstructed.

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

The proposed project includes safety fencing along an existing rail corridor. The proposed fencing pathway is located along heavily disturbed land to avoid impacts on surrounding resources and vegetation. The project maintains vegetation and will not negatively impact 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 safety fencing along an ocean bluff which will not negatively impact low-cost public recreational access.

E. The project maintains or enhances opportunities for visitors.

The project involves safety fencing along an unstable bluff. Pedestrians accessing the property routinely access hazardous sections of the property which the proposed fence seeks to prevent. The fence will not prevent access along legally established pathways and sidewalks, nor obstruct coastal views from such locations. Therefore, the fence will result in improved public safety and would not negatively impact visitor serving opportunities.

F. The project maintains or enhances coastal resources.

The project involves safety fencing and signage 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 safety fencing complies with all applicable design criteria, design guidelines, area plans, and development standards. The operating characteristics are consistent with the CF (Community Facility) 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 safety fencing on a publicly owned transportation corridor. The project is consistent with the LCP goals for appropriate coastal development and land uses. The use is an allowed use consistent with the CF zoning district.

Conditions of Approval:

1. The project approval consists of the construction of approximately a 1,300-foot-long safety fence along the coastal side of the Regional Transportation Commission rail corridor and four warning signs for “no trespassing” and “unstable bluff”. An existing unauthorized bench will be removed as part of the project. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on July 17, 2025, except as modified through conditions imposed by the Planning Commission during the hearing.
2. No tree over six inches in diameter may be removed without separate permit. Fence alignment shall route around trunks where necessary.
3. No construction equipment may be staged within 10 feet of the bluff edge. Erosion control measures shall be followed.

4. This permit shall expire 48 months from the date of issuance. The applicant shall have 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.

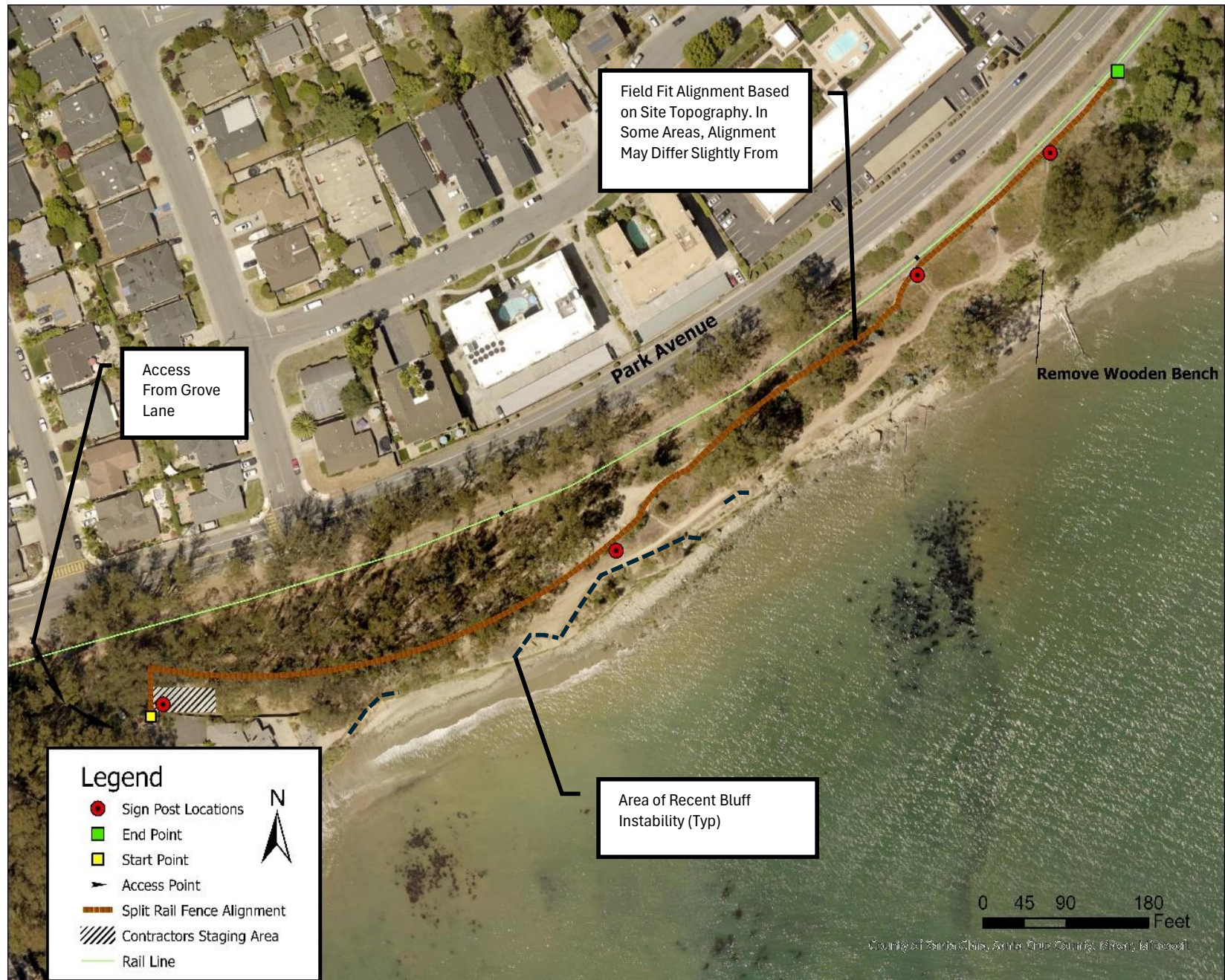
Attachments:

1. Site Plan
2. Project Description
3. Fence Details

Report Prepared By: Sean Sesanto, Associate Planner

Reviewed By: Rosie Wyatt, Deputy City Clerk

Approved By: Katie Herlihy, Community and Economic Development Director





SANTA CRUZ COUNTY REGIONAL TRANSPORTATION COMMISSION
 1101 Pacific Avenue, Suite 250, Santa Cruz, CA 95060-4418 • (831) 460-3200 • info@sccrtc.org

Project Scope of Work Description and Details

Santa Cruz County Regional Transportation Commission, Park Avenue Bluff Fencing Project

Project Description: Install 1,300 linear feet of split rail fencing, from near Grove Lane in the west to approximately opposite from just eastward of the mid-point of the 850 and 870 Park Avenue condominium properties in the east, and “No Trespassing” and “Unstable Bluff” signs along the Santa Cruz Branch Rail Line right-of-way corridor. Remove unpermitted wooden bench that are located on railroad property.

Property Description: The property identified as APN 03620102 is located on the southern (coastal) side of Park Avenue in Capitola, California. This property is approximately 10.4 acres in size and is known as railroad right-of-way. It has been used for railroad purposes for many decades, and the tracks for the Santa Cruz Branch Rail Line are situated on this property. On its southern side, the property includes the approximately 80-foot tall natural bluffs that abut the Pacific Ocean and are referred to herein as the Park Avenue Bluffs. As railroad property, the property is neither a public space nor open to the public. No public crossings exist across the railroad tracks on the property, except for the driveway undercrossing for the entrance to New Brighton State Beach. However, trespassers enter the railroad property and cross the railroad tracks to walk along the walking trails on the coastal side of the railroad tracks, including a trail along the top of the aforementioned bluffs.

Project Purpose: While the railroad property is neither a public space nor open to the public, trespassers have utilized the subject property for walking despite the fact that numerous No Trespassing and Unstable Bluff signs have been installed at several prominent locations. Several informal walking paths exist on the property, including one along the top of the bluffs. A wooden bench has also been constructed on the railroad property without the permission of the railroad. Natural processes and wave action have caused erosion of the bluffs, and in 2023 large sections of the top of bluff collapsed, resulting in the top of bluff encroaching into the walking trail. Photographs of some of these locations are attached as reference. The RTC engaged professional consultants to assess the natural bluff retreat processes as this location as part of the development of the Coastal Rail Trail, and the study is included for reference. Due to safety concerns for trespassers posed by the bluffs, the Park Avenue Bluff Fencing Project will install a fence to exclude access by trespassers to this area.

Project Details: The Park Avenue Bluff Fencing Project proposes to install either wooden split rail or wood style prefabricated concrete system fencing on the railroad property from the southern edge of the property near Grove Lane, along the coastal side of the walking path near the center of the property eastward to a point opposite the 850 Park Avenue property, thence



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Project Scope of Work Description and Details

Santa Cruz County Regional Transportation Commission, Park Avenue Bluff Fencing Project

Project Description (continued):

along the existing railroad tracks to its terminus at a point opposite the 870 Park Avenue property. “No Trespassing” and “Unstable Bluff” signs will be installed at four locations on new sign posts installed on the coastal side of the new fence, with a new sign post installed near each end of the fence, and two sign posts installed along the fence alignment.

The proposed fencing will include fence posts that are approximately 4-feet high, with fence rails approximately 8 to 10 feet in length. Fence rails will be approximately 4 to 6 inches high, depending on the fencing system to be installed, with a vertical clear space of approximately 9 to 10 inches between the edges of the rails. The top edge of the top fence rail will be placed approximately 3 to 7 inches below the top of the fence post top. Fence detail sheets and example photographs of what the fencing might look like are attached for reference (note, these example images were sourced from potential material suppliers and do not represent the proposed look of the site at the Park Avenue Bluffs and are just for reference. The RTC does not propose to install wire or cables, as shown in some of the photos.) Other than the fence posts, fence rails, and signage, no other elements will be placed on the property as part of this project.

Since the proposed fence will include fence rails that are no taller than approximately 4 feet high above the ground surface, and since the ground surface at the fence alignment is approximately 10 to 16 feet lower than the surface of Park Avenue for most of the project area, coastal views will not be obstructed.

Installation of the proposed fence is intended to not affect existing trees along the railroad property, with fence posts to be installed away from any individual tree and such that fence rails go around any tree trunks. Minor clearing and grubbing as well as minor grading may be required in certain areas to remove vegetation such as shrubs, grasses, and poison oak from areas where the fence is to be installed as well as to smooth the ground surface where the fence is to be installed. The fence alignment is largely dictated by the natural topography of the area, with the fence proposed to be installed at the top of the small rise that is located between the rail line and the Pacific Ocean. Minor adjustments in the fence alignment as shown on the enclosed Site Plan may be required to fit the fence alignment to the natural topography.

As part of the project, the unpermitted wooden bench situated along the top of bluff on the coastal side of the proposed fence alignment will also be removed.



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Project Scope of Work Description and Details

Santa Cruz County Regional Transportation Commission, Park Avenue Bluff Fencing Project

Project Description (Photos):



Photo of bluff failure, winter 2023



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Project Scope of Work Description and Details

Santa Cruz County Regional Transportation Commission, Park Avenue Bluff Fencing Project

Project Description (Photos):



Photo of bluff failure, winter 2023



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Project Scope of Work Description and Details

Santa Cruz County Regional Transportation Commission, Park Avenue Bluff Fencing Project

Project Description (Photos):



Photo of bluff failure, winter 2023



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Project Scope of Work Description and Details

Santa Cruz County Regional Transportation Commission, Park Avenue Bluff Fencing Project

Project Description (Example Photos of What Fencing Could Look Like):



Concrete Wood-Style Fencing



Cedar Split Rail Style Fencing (cables not proposed as part of this project)



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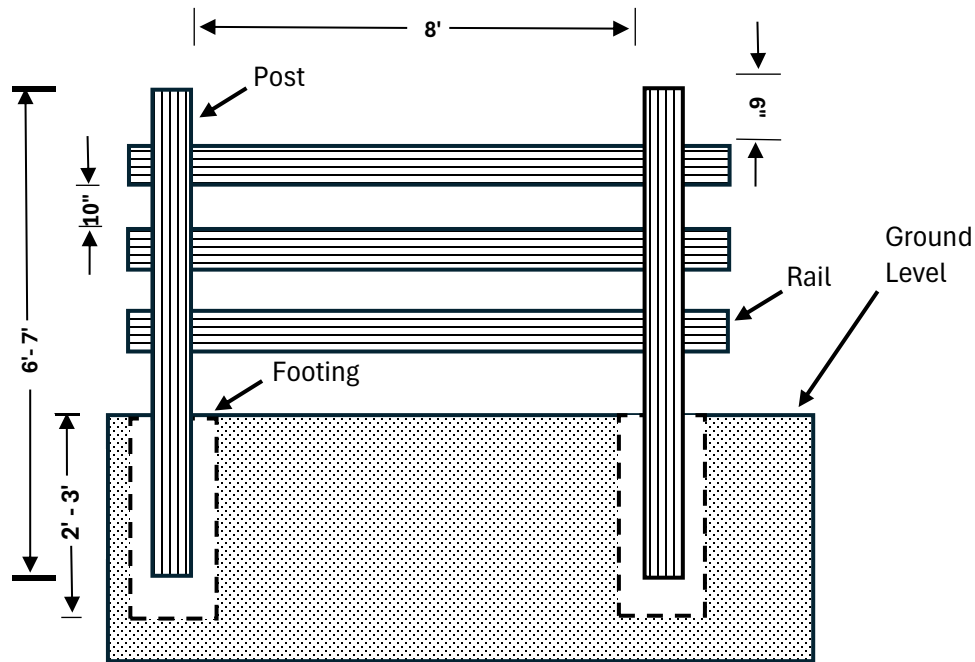
Project Scope of Work Description and Details

Santa Cruz County Regional Transportation Commission, Park Avenue Bluff Fencing Project

Project Description (Example Photos of What Fencing Could Look Like):



Treated Lap Rail Style Fencing (wire not proposed as part of this project)



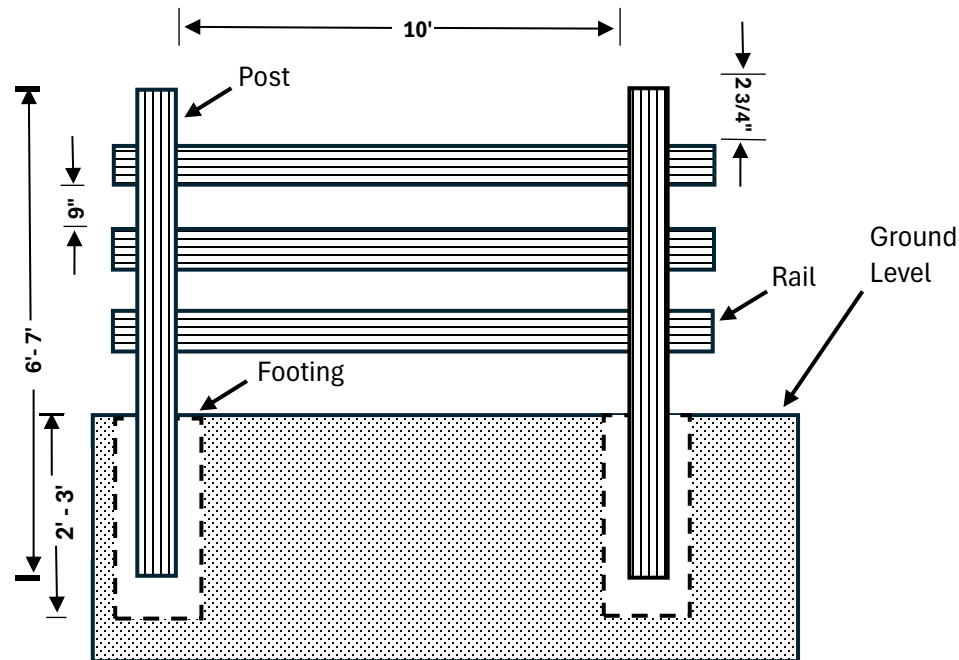
Notes:

Alternative One: Cedar Wooden Split Rail Fence

1. A hole three times the width of the post with a depth of 2 to 3 feet must be created to place the fence post.
2. Must be backfilled with $\frac{3}{4}$ inch crushed aggregate to maintain the fence post in place.
3. Fence posts that are 4 feet high above the ground.
4. Rail must be approximately 8 feet in length. The first rail must be 6 inches below the top of the fence post.

Split Rail Fence

Scale: NTS



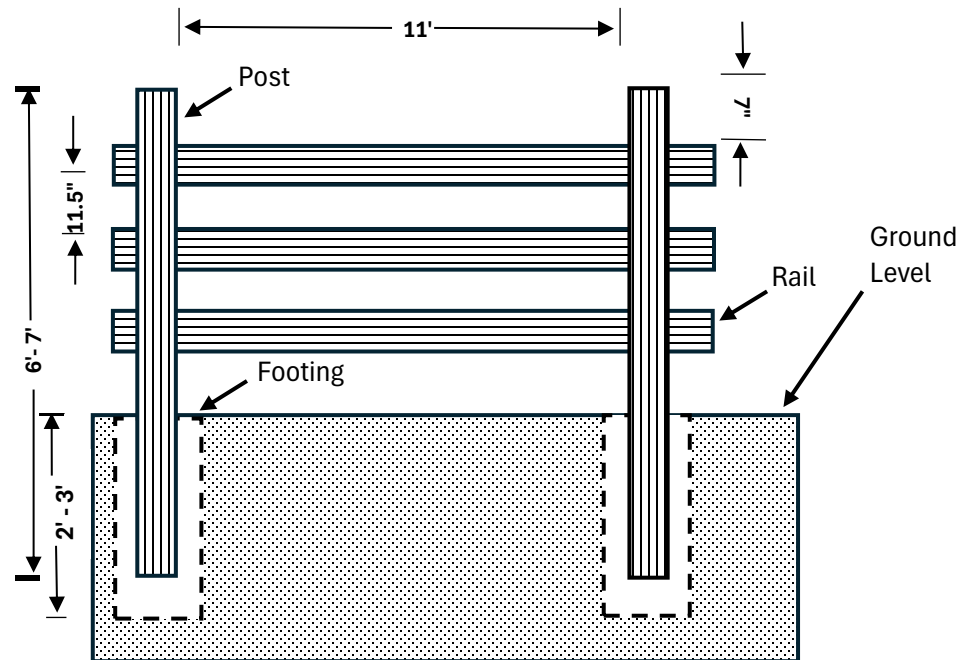
Notes:

**Alternative Two: Wooden
Style Prefabricated
Concrete Split Rail Fence**

1. A hole three times the width of the post with a depth of 2 to 3 feet must be created to place the fence post.
2. Must be backfilled with concrete to maintain the fence post in place.
3. Fence posts that are 4 feet high above the ground.
4. Rail must be approximately 10 feet in length. The first rail must be 2 3/4 inches below the top of the fence post.

Split Rail Fence

Scale: NTS



Notes:

Alternative Three: Treated Wood Lap Split Rail Fence

1. A hole three times the width of the post with a depth of 2 to 3 feet must be created to place the fence post.
2. Must be backfilled with $\frac{3}{4}$ inch crushed aggregate to maintain the fence post in place.
3. Fence posts that are 4 feet high above the ground.
4. Rail must be approximately 11 feet in length. The first rail must be 7 inches below the top of the fence post.

Split Rail Fence

Scale: NTS

Capitola Planning Commission

Agenda Report

Meeting: July 17, 2025

From: Building, Planning, and Economic Development Department

Address: 302 Grand Avenue



Project Description: Application #25-0191. APN: 036-132-09. Design Permit, Coastal Development Permit, and Variance to demolish a single-family residence and construct a new two-story, single-family residence. The application includes variance requests related to the required number of parking spaces and rear and side setbacks for the garage. The project is located within the R-1 (Single-Family Residential) zoning district and Geologic Hazards overlay zone.

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

Environmental Determination: Categorical Exemption

Recommended Action: Consider application #25-0191 and **approve** the project based on the attached Conditions and Findings for Approval.

Property Owner: Stephanie and Gary Luck

Representative: Derek Van Alstine Residential Design Inc., Filed: 4/11/25

Background: On October 15, 1998, following damage sustained to the garage at 302 Grand Avenue, the Planning Commission approved variances granting the “repair/reconstruction” of the structure which was located within the minimum required rear and exterior side yard setbacks.

On December 13, 2024, following an evaluation conducted by a city-contracted architectural historian, the property was formally delisted as a potentially significant resource and is not subject to historic preservation requirements of Chapter 17.84.

On May 14, 2025, Development and Design Review Staff reviewed the application and provided the applicant with the following direction:

Public Works staff, Kailash Mozumder and Erika Senyk: Kailash Mozumder noted the existing encroachments along Saxon Avenue and Grand Avenue should be removed. In response to the applicant, Mr. Mozumder thought it was appropriate for the fence to continue encroaching around the base of the olive tree along Saxon Avenue, provided the rest of the fence followed the property line and the parking wheel stops were also pulled away from the roadway. Mr. Mozumder also stated that the proposed site drainage should be designed in a manner that does not rely on areas within the projected 50-year erosion area.

Interim Building Official, Robin Woodman: Noted an asbestos report will be needed prior to demolition.

Associate Planner, Sean Sesanto: Noted some corrections were needed, including side setbacks of the new residence and the floor area ratio. Mr. Sesanto also noted zoning code amendments had just been certified within the coastal zone and the applicant could request review under the revised standards, which were generally beneficial to the project as designed.

Following the Development and Design Review meeting, the applicant resubmitted plans with corrections to the floor area and setbacks, revised the stormwater plans to move the retention area outside the 50-year setback and formally requested review under the latest zoning code standards.

Development Standards:

The following table outlines the zoning code requirements for development in the R-1 Zoning District. The applicant is seeking variances related to parking and setbacks for the attached garage.

Development Standards				
Building Height				
R-1 Regulation			Proposed	
25 ft. 27 ft. when plate height does not exceed 22 ft. §17.16.030(B)(6)(e)			26 ft. 9 in. (plate height 21 ft. 3 in.)	
Floor Area Ratio (FAR)				
			Proposed	
Lot size			4,216 sq. ft.	
Maximum Floor Area Ratio			53% (Max 2,187 sq. ft.)	
First Story Floor Area			1,743 sq. ft.	
Second Story Floor Area			444 sq. ft. 144 sq. ft. deck exemption	
Total FAR			53% (2,187 sq. ft.)	
Setbacks				
	R-1 regulation		Proposed	
Front Yard 1 st Story	15 ft.		15 ft.	
Front Yard 2 nd Story & Garage	20 ft.		Primary: 21 ft. 7 in. Deck: 15 ft.	
Interior Side Yard 1 st Story	10% lot width	Lot width 55 ft. 5 ft. 6 in. min.	7 ft. 3 in.	
Interior Side Yard 2 nd Story	15% of width	Lot width 55 ft. 8 ft. 3 in. min.	8 ft. 6 in.	
Exterior Side Yard (Saxon Avenue)	10 ft.		Primary: 10 ft. 2 in. Garage: 2 ft. 11 in. Variance Requested	
Rear Yard 1 st Story	Min. interior side yard of adjacent property, not less than 4 ft.	5 ft. 5 in. min.	Primary: 15 ft. 7 in. Garage: 9 in. Variance Requested	
Rear Yard 2 nd Story			34 ft.	
Parking				
Two spaces, neither of which must be covered	Required		Proposed	
	2 spaces total		1 covered Variance Requested	
Underground Utilities: Required with 25% increase in area			Required	

Discussion: The subject property is a corner lot along Saxon Avenue with its frontage facing the coastal bluff, formerly Grand Avenue. The property borders a single flag lot, 304 Grand Avenue. The property is also located within the GH (Geologic Hazards) overlay district, which imposes 50-year setback to protect the development from erosion along the bluff.

Design Permit: The applicant is proposing to demolish the existing residence and construct a new residence which would attach to the existing detached garage. The form of the proposed residence is inspired by the existing home with an asymmetrical bonnet-style gabled roof with dormers. The home and garage are proposed with fiber-cement shingles, multi-paned aluminum framed windows, and composition roofing. Each upper-story bedroom includes a small coastal-facing deck.

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. Planning staff has prepared specific analysis for the following list of Design Review Criteria that are more directly applicable to the proposed project. The complete list of Design Review Criteria (§17.120.070) is included as Attachment #3.

B. Neighborhood Compatibility. The project is designed to respect and complement adjacent properties. The project height, massing, and intensity are compatible with the scale of nearby buildings. The project design incorporates measures to minimize traffic, parking, noise, and odor impacts on nearby residential properties.

Staff analysis: The proposed design is very similar to the previous design of the home with an asymmetrical roof and shed dormers. The architectural style and proposed materials are typical to the Depot Hill neighborhood and Capitola.

C. Historic Character. Renovations and additions respect and preserve existing historic structures. New structures and additions to non-historic structures reflect and complement the historic character of nearby properties and the community at large.

Staff Analysis: The Depot Hill neighborhood is home to a mix of historic and non-historic structures. The proposed design is inspired by the existing home and complements the historic character of the neighborhood in terms of scale, materials, and site planning.

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

Staff Analysis: The project includes two upper-story decks, located in the front yard facing the ocean. The decks comply with all relevant development standards for second story decks and do not create any privacy issues as the property is a corner lot and oriented to take in views of Monterey Bay.

Non-Conforming Structure: The existing detached garage received a variance to be re-constructed within the required setbacks along the eastern and northern boundary lines in 1998. The applicant is now proposing to connect the new residence to the existing garage and modify the garage with additional height and massing. The applicant is requesting consideration of a new variance to maintain the location of the significantly modified garage.

Parking: Two onsite parking spaces are required for the single-family home. The project retains the existing single parking space in the garage and includes a variance request for one space.

Variance: The applicant is seeking approval of three variance requests: reducing the minimum required number of parking spaces from two spaces to a single parking space and reducing the minimum required rear and exterior-side yard setbacks related to the garage. As noted in the background, the existing garage received variances in 1998 for renovation within the rear and exterior side yard setbacks. With the demolition of the existing family home and an alteration to the garage, new variances for parking and setbacks are required.

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

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

Staff Analysis: The application notes several reasons for the variance, including the preservation of an olive tree behind the existing garage and limited space. The application also references limited site access due to city street abandonment of Grand Avenue and a portion of Saxon Avenue, approximately one third of the lot fronting Saxon Avenue. Staff further note that the lot depth was reduced to provide flag lot access on the adjacent property at 304 Grand Avenue, owing to loss of original road access from Grand Avenue. Therefore, multiple unique circumstances are applicable to the subject property, including lot size, geologic hazards, site access, and the preservation of trees.

- 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 subject property underwent a lot line adjustment to provide the adjacent property at 304 Grand Avenue with off-street parking opportunities, which were lost with the closure of Grand Avenue. The road closure and subsequent lot line adjustment limit parking space and siting on the subject property, leading to the variances originally approved for the existing garage. Therefore, the strict application of this requirement on a would deprive the subject property of a design commonly enjoyed on similar properties in the same zone.

- 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: Properties abutting the Grand Avenue bluff are characterized by irregular parking configurations including flag lots, nonconforming garage setbacks, and substandard parking availability. The granting of variances for a reduction of required on-site parking and for minimum rear and side yard setbacks related to the garage are necessary to preserve development opportunities possessed by other properties in the vicinity.

- 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 granting of variances results in a project which complies with geologic hazard regulations, preservation of on-site trees, without any materially detrimental impacts to the public or surrounding improvements and amounts to a continuation of existing conditions.

- 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: Over half of the 18 properties abutting the Grand Avenue bluff between Central Avenue and Livermore Avenue exhibit one or more irregular parking configurations including flag lots, nonconforming garage setbacks, and substandard parking availability. The granting of variances does not constitute a grant of special privilege.

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

Staff Analysis: The project has been designed with consideration to adjacent coastal resources. This includes removing existing encroachments within the public right-of-way and improving public parking spaces adjacent to the residence with deeper parking stalls. The project will not have adverse impacts on coastal resources.

Geologic Hazards: The project is located within the Geologic Hazards Overlay within two hundred feet from the coastal bluff. Pursuant to §17.68.100, geologic/engineering analysis is required to analyze the nature and rate of geologic hazard of the site determine a setback sufficient to provide stability and structural integrity of the project for a fifty-year timeframe. Geologic and geotechnical evaluation was conducted by Easton Geology and Rock Solid Engineering, respectively. A fifty-year hazard line was

established, extending approximately ten-and-a-half feet into the front yard. Accordingly, this line is reflected in the plans and elements of the primary dwelling and site drainage are proposed leeward of this line.

Archaeological Requirements: The property is located within one hundred feet of a bluff edge and is therefore required to obtain an archaeological survey pursuant to §17.56.020(A)(2). In 2024, a phase 1A archaeological assessment was prepared by Patricia Paramour Archaeological Consulting, which concluded without discovery of archaeological resources, nor expected discovery during demolition. Recommended mitigations were limited to the unanticipated event of discovering archaeological resources or human remains. Staff included Conditions #26-27 to reflect these recommendations.

Trees: The applicant is proposing to keep the existing mature trees, which satisfies the 15% canopy coverage requirement for new construction projects.

CEQA: §15303(a) of the CEQA Guidelines exempts a single-family residence or second dwelling unit in a residential zone. The project includes the construction of a new single-family residence and renovations to an existing garage.

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 replacement single-family dwelling complies with the development standards of the R-1 zoning district. With the granting of variances, 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 a single-family dwelling within the R-1 zoning district. With a granting of the requested variances, the project complies with all applicable provisions of the zoning code and municipal code.

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

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

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

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

F. 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 reviewed the residential application. The residence and garage utilize fiber-cement shingles, fractional windows, and composition roofing. The form of the new residence retains similarities with the existing home including bonnet-style gabled roof and dormers. The project maintains the character, scale, and development pattern of the neighborhood.

Variance Findings:

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

The application notes several reasons for the variance, including the preservation of an olive tree behind the existing garage and limited space. The application also references limited site access due to city street abandonment of Grand Avenue and a portion of Saxon Avenue, approximately one third of the lot fronting Saxon Avenue. Staff further note that the lot depth was reduced to provide flag lot access on the adjacent property at 304 Grand Avenue, owing to loss of original road access from Grand Avenue. Therefore, multiple unique circumstances are applicable to the subject property, including lot size, geologic hazards, site access, and the preservation of trees.

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 subject property underwent a lot line adjustment to provide the adjacent property at 304 Grand Avenue with off-street parking opportunities, which were lost with the closure of Grand Avenue. The road closure and subsequent lot line adjustment limit parking space and siting on the subject property, leading to the variances originally approved for the existing garage. Therefore, the strict application of this requirement on a would deprive the subject property of a design commonly enjoyed on similar properties in the same zone.

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.

Properties abutting the Grand Avenue bluff are characterized by irregular parking configurations including flag lots, nonconforming garage setbacks, and substandard parking availability. The granting of variances for a reduction of required on-site parking and for minimum rear and side yard setbacks related to the garage are necessary to preserve development opportunities possessed by other properties in the vicinity.

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 granting of variances results in a project which complies with geologic hazard regulations, preservation of on-site trees, without any materially detrimental impacts to the public or surrounding improvements and amounts to a continuation of existing conditions.

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.

Over half of the 18 properties abutting the Grand Avenue bluff between Central Avenue and Livermore Avenue exhibit one or more irregular parking configurations including flag lots, nonconforming garage setbacks, and substandard parking availability. The granting of variances does not constitute a grant of special privilege.

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

The project has been designed with consideration to adjacent coastal resources. This includes removing existing encroachments within the public right-of-way and improving public parking spaces adjacent to the residence with deeper parking stalls. The project will not have adverse impacts on coastal resources.

Coastal Development Permit Findings:

- A. The project is consistent with the LCP land use plan, and the LCP implementation program.**
The proposed development conforms to the City's certified Local Coastal Plan (LCP) land use plan and the LCP implementation program. Specifically, the project has been designed for consistency with a fifty-year development life related to geologic hazards.
- B. The project maintains or enhances public views.**
The proposed project is located on private property at 302 Grand Avenue. Improvements, including the new dwelling and landscape features have been designed to maintain or enhance public views.
- C. The project maintains or enhances vegetation, natural habitats and natural resources.**
The proposed project is located at 302 Grand Avenue. The home is not located in an area with natural habitats or natural resources. The project will maintain or enhance vegetation and will not negatively affect natural habitats or natural resources.
- D. The project maintains or enhances low-cost public recreational access, including to the beach and ocean.**
The site is private property which does not possess coastal access or resources. The project 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 dwelling will not negatively impact visitor serving opportunities.
- F. The project maintains or enhances coastal resources.**
The project has been designed with consideration to adjacent coastal resources and incorporates improvements to public parking adjacent to the residence.
- G. The project, including its design, location, size, and operating characteristics, is consistent with all applicable design plans and/or area plans incorporated into the LCP.**
With the granting of variances related to on-site parking and garage setbacks, 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 the construction of a single-family dwelling on a residential lot of record. The project is consistent with the LCP goals for appropriate coastal development and land uses. The use is an allowed use consistent with the R-1 zoning district.

Conditions of Approval:

1. The project approval consists of the demolition of an existing single-family residence and construction of an 1,867 square-foot single-family dwelling and attached 320 square-foot garage. The maximum Floor Area Ratio for the 4,126 square foot property is 53% (2,187 square feet). The total FAR of the project is 53% with a total of 2,187 square feet. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on

July 17, 2025, except as modified through conditions imposed by the Planning Commission during the hearing.

2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.
7. Prior to issuance of a Certificate of Occupancy, the applicant shall complete landscape work to reflect the approval of the Planning Commission. Specifically, required landscape areas, all required tree plantings, privacy mitigations, erosion controls, irrigation systems, and any other required measures shall be addressed to the satisfaction of the Community Development Director.
8. Best management practices shall be used to protect the existing olive trees during construction, including preconstruction root exploration, preconstruction root pruning and canopy pruning, and tree protection structures. The applicant shall notify the City immediately upon evidence of tree death or decline. Tree death or trees in an irreversible state of decline shall be replaced to the satisfaction of the Community Development Department.
9. Prior to issuance of building permit, all Planning fees associated with permit #25-0191 shall be paid in full.
10. Prior to issuance of building permit, the developer shall pay Affordable housing impact fees as required to assure compliance with the City of Capitola Affordable Housing Impact Fee Ordinance.
11. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
12. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection. Site runoff shall not drain onto adjacent parcels or over sidewalks.
13. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post

Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).

14. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
15. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
16. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
17. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
18. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
19. This permit shall expire 24 months from the date of issuance unless exercised. 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.
24. Prior to a Building Department final and/or issuance of a Certificate of Occupancy, final inspections by the Planning and Public Works Departments are required.
25. Prior to demolition of the existing structure, a pest control company shall resolve any pest issue and document that all pest issues have been mitigated. Documentation shall be submitted to the City at time of demolition permit application.

26. If archaeological resources from either precontact or historic eras are exposed during site clearing or construction-related ground disturbance operations shall stop within 50 feet of the find.
 - a. A qualified archaeologist shall be contacted as quickly as possible to assess the discovery and make recommendations for treatment.
 - b. The property owners and/or project manager shall notify the Community Development Department immediately.
 - c. If the find is determined to be potentially significant, appropriate mitigation measures will be formulated and implemented, to the satisfaction of the Community Development Department.

27. If human remains are found at any time, the immediate area of the discovery shall be closed to pedestrian traffic along Saxon Avenue street frontage and the Santa Cruz County Coroner must be notified immediately.
 - a. If the Coroner determines that the remains are Native American, the Native American Heritage Commission shall be notified as required by law
 - b. Condition #26 shall also be followed as applicable.

Attachments:

1. 302 Grand Avenue – Plan Set
2. 302 Grand Avenue – Variance Request
3. Design Permit Design Review Criteria

Report Prepared By: Sean Sesanto, Associate Planner

Reviewed By: Rosie Wyatt, Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director

LUCK RESIDENCE

NOTES

DEFERRED SUBMITTALS:

1. FIRE SPRINKLER DESIGN AND DOCUMENTATION TO SUBMITTED UNDER SEPARATE COVER.
DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS MUST BE REVIEWED BY THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE WHO WILL FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THEY HAVE BEEN REVIEWED & ARE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING.
DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN & SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. ADDITIONAL PLAN REVIEW & PROCESSING FEES WILL BE CHARGED FOR ANY DEFERRED SUBMITTAL.

CENTRAL FIRE NOTES:

BUILDING SHALL BE PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH THE EDITION OF NFPA 13D CURRENTLY ADOPTED IN CHAPTER 35 OF THE CALIFORNIA BUILDING CODE.

DESIGNER/INSTALLER SHALL SUBMIT TWO (2) SETS OF PLANS, CALCULATIONS, & CUT SHEETS FOR THE UNDERGROUND & OVERHEAD RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM TO THE AGENCY OF REFERENCE FOR APPROVAL. INSTALLATION SHALL FOLLOW OUR SURE SHEET. CUT SHEETS SHALL INCLUDE, BUT NOT LIMITED TO: PIPING, VALVES/GAUGES, & SPRINKLER HEADS.

AN UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING MUST BE PREPARED BY THE DESIGNER/INSTALLER. THE PLANS SHALL COMPLY WITH THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY UNDERGROUND PLAN SUBMITTAL AND PERMIT WILL BE ISSUED TO A CLASS C-18 OR C-16 CONTRACTOR OR ONLY AN OWNER/BUILDER OF AN OWNER-OCCUPIED SINGLE-FAMILY DWELLING.

ALL UNDERGROUND PIPING SYSTEMS SHALL COMPLY WITH THE COUNTY STANDARD PFD-CDS & SHALL REQUIRE PLAN SUBMITTAL & PERMIT APPROVAL PRIOR TO INSTALLATION.

JOB COPIES OF BUILDING & FIRE SYSTEMS PLANS & PERMITS MUST BE ON-SITE DURING INSPECTIONS.

ALL WORK TO COMPLY WITH:

GEOTECHNICAL REPORT:
ROCK SOLID ENGINEERING, INC.
PROJECT NO. 24034
DATED MAR. 13, 2025



DRAWING INDEX

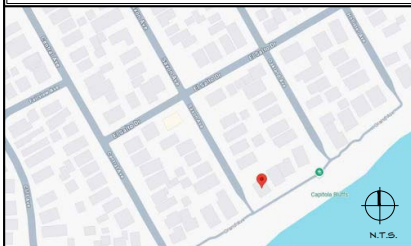
BUILDING DESIGN

- T1 TITLE SHEET
- T2 GENERAL NOTES
- T3 LOW RISE RES. MAND. MEASURES
- T4 LOW RISE RES. MAND. MEASURES & VOC
- T5 BMP
- SURVEY
- L1 LANDSCAPE PLAN
- A1 EXISTING SITE PLAN
- A2 PROPOSED SITE PLAN
- A3 PROPOSED 1ST FLOOR PLAN
- A4 PROPOSED 2ND FLOOR PLAN
- A5 PROPOSED ROOF PLAN
- A6 PROPOSED EXTERIOR ELEVATIONS
- A7 PROPOSED EXTERIOR ELEVATIONS

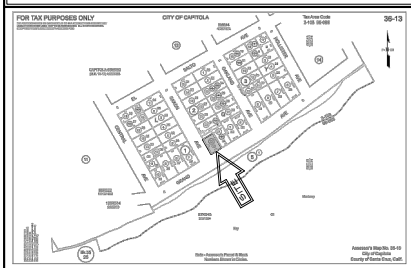
CIVIL DRAWINGS

- C1.0 COVER SHEET
- C1.1 NOTES
- C1.2 BMP NOTES
- C2.0 SITE PLAN
- C3.0 GRADING
- C3.1 SECTIONS
- C4.0 DETAILS
- C5.0 EROSION

VICINITY MAP



PARCEL MAP



PROJECT DATA

SETBACKS	REQUIRED	EXISTING	PROPOSED
FRONT YARD			
GARAGE	3'-2 1/2"	3'-2 1/2"	3'-2 1/2"
1st STORY	15'-0"	21'-6 1/2"	15'-0"
2nd STORY	20'-0"	23'-6"	21'-7"
REAR YARD			
1st STORY	15'-0"	15'-1 1/2"	12'-0"
2nd STORY	15'-0"	29'-1 1/2"	34'-0"
SIDE YARD			
1st STORY	7'-0"(L) & 10'-0"(R)	7'-3"(L) & 10'-0"(R)	7'-3 1/2"(L) & 10'-0 1/2"(R)
2nd STORY	8'-3"(L) & 10'-0"(R)	13'-9"(L) & 9'-6"(R)	8'-6 1/2"(L) & 10'-10 1/2"(R)
HEIGHT	25'-0"	21'-7"	24'-1 1/2"

FLOOR AREA RATIO	LOT SIZE	MAX (53%)	EXISTING (42%)	PROPOSED (52.8%)
	4,122.18 sq.ft.	2,184.75 sq.ft.	1,743.71 sq.ft.	2,176.92 sq.ft.

	HABITABLE SPACE	SECOND FLOOR DECKS	GARAGE	TOTAL
MAIN LEVEL	1,423.16 sq.ft. +++ .86 GG sq.ft.		319.63 sq.ft.	1,656.33 sq.ft.
UPPER LEVEL	511.59 sq.ft.	144.00 sq.ft.		511.59 sq.ft.
(P) TOTAL				2,167.92 sq.ft.

++ AREA NOT COUNTED PER CHAPTER 17.48.040
+++ STAIR AREA COUNTED ONCE AT GROUND LEVEL

PARKING	REQUIRED	PROPOSED
	2 SPACES, ONE OF WHICH MUST BE COVERED	* 1 COVERED SPACE
TOTAL	2 SPACES	1 SPACE
		* ASKING FOR PARKING VARIANCE

BUILDING INFORMATION

PROJECT DESCRIPTION:

DEMOLITION OF EXISTING TWO-STORY SINGLE-FAMILY DWELLING OF APPROXIMATELY 1,743.71 SQUARE FEET; EXISTING 319.63 SQ. FT. GARAGE WALLS & FOUNDATION TO REMAIN, (D) GARAGE ROOF TO BE REMOVED & REPLACED BY NEW 12:12 PITCH ROOF. CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY DWELLING OF 2,167.92 SQUARE FEET INCLUSIVE OF (E) 319.63 SQUARE FOOT SINGLE CAR GARAGE.

PROJECT ADDRESS:

302 GRAND AVE.
CAPITOLA, CA 95010

PARCEL NUMBER:

03G-132-09

ZONING DESIGNATION:

R1

OCCUPANCY CLASSIFICATION:

R-3

GARAGE - U

CONSTRUCTION TYPE:

TYPE V-B SPRINKLERED

CODE NOTE:

- THE CALIFORNIA BUILDING CODE & APPENDICES, 2022 EDITION, WHICH EDITION INCORPORATES THE INTERNATIONAL BUILDING CODE.
- THE CALIFORNIA ELECTRICAL CODE, 2022 EDITION
- THE CALIFORNIA MECHANICAL CODE, 2022 EDITION
- THE CALIFORNIA PLUMBING CODE, 2013 EDITION, WHICH INCORPORATES THE 2012 EDITION OF THE INTERNATIONAL PLUMBING CODE
- THE CALIFORNIA FIRE CODE AS AMENDED BY THE CENTRAL FIRE PROTECTION DISTRICT FIRE CODE, 2022 EDITION
- THE CALIFORNIA RESIDENTIAL CODE, 2022 EDITION
- THE 2022 CALIFORNIA REFERENCED STANDARDS CODE
- THE CALIFORNIA ENERGY CODE 2022 EDITION
- THE CALIFORNIA GREEN BUILDING STANDARDS CODE, 2022 EDITION

THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODES (2022) AND REFERENCE CENTRAL FIRE PROTECTION DISTRICT AMENDMENTS.

CONTACTS

OWNERS:

STEPHANIE & GARY LUCK
729 PROSPECT HEIGHTS
SANTA CRUZ, CA 95065
PH: 408-462-5352
juli@luckyrvt@yahoo.com

PROJECT DESIGNER:

DEREK VAN ALSTINE RESIDENTIAL DESIGN, INC.
DEREK VAN ALSTINE
1535 SEABRIGHT AVE SUITE 200
SANTA CRUZ, CA 95062
PH: (831) 426-8400
derek@vanalstine.com

GEOTECHNICAL ENGINEER:

ROCK SOLID ENGINEERING
YVETTE M. WILSON, P.E.
1100 MAIN STREET, SUITE A
WATSONVILLE, CA 95076
PH: (831) 724-5668

GEOLOGY:

EASTON GEOLOGY
GREG EASTON
PO BOX 3033
SANTA CRUZ, CA 95063
PH: (831) 247-4317

SURVEYOR:

GV LAND SURVEYING
4113 SCOTT'S VALLEY DRIVE, SUITE 102
SCOTT'S VALLEY, CA 95066
PH: (831) 278-0479
vern@gvlandsurveying.com

CIVIL ENGINEER:

RAMSEY CIVIL ENGINEERING DAVID RAMSEY,
REC# 73735
2905 KRISTIE COURT
SANTA CRUZ, CA 95065
PH: (831) 462-2905

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
1535 SEABRIGHT AVE SUITE 200
SANTA CRUZ, CA 95062
(831) 426-8400 FAX: (831) 426-8400



LUCK RESIDENCE
302 GRAND AVE
CAPITOLA, CA 95010

ISSUE 1-12-09

ISSUE DESCRIPTION

PERMITS/FEES

AUG. 05, 2024

DESIGN DEVELOPMENT

FEB. 13, 2025

PLANNING SUBMITTAL

APR. 04, 2025

BUILDING SUBMITTAL

REVISIONS

MAY 29, 2025

P.C. COMMENTS

T 1

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 applied, 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 retrofitted residential, commercial, retail, and industrial projects.

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

◆General Construction & Site Supervision

The rainy season referred to herein applies to the dates October 1 to April 30; the dry season spans May 1 to September 30. Compliance with the CGP and below BMPs is required year round; however, different requirements may be needed for the rainy and non-rainy season.

General Principles

- 1. Keep an orderly site and ensure good housekeeping practices are used.
- 2. Maintain equipment properly.
- 3. Cover materials when they are not in use.
- 4. Keep materials away from streets, gutters, storm drains and drainage channels.
- 5. Ensure dust control water does not leave the site or discharge to storm drains.
- 6. 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 they also abide by these BMPs.
- 7. 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

- 1. 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.
- 2. 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, dirt, gravel, sand and other materials tracked or dropped on city streets must be cleaned up to prevent washing into the storm drains.
- 3. Keep materials and soil stockpiles out of the rain and prevent runoff contamination from the site. Store materials, stockpiles and excavation soils under cover and protected from wind, rain, and runoff. Cover exposed piles of construction materials or soil with plastic sheeting or temporary roofs. Before rainfall events, sweep and remove materials from surfaces that drain to storm inlets and/or drainage channels.
- 4. Place trash cans around the site to reduce litter. Dispose of non-hazardous construction wastes in covered dumpsters or recycling receptacles.
- 5. 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 place them under temporary roofs. Never clean out a dumpster by hosing it down on the construction site.

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

- 1. Clean up leaks, drips and other spills immediately so that they do not contaminate the soil or runoff nor leave residue on paved surfaces. Use dry cleanup methods whenever possible. Water may only be used in minimum quantities to prevent dust of the fence.
- 2. If portable toilets are used, ensure that the leasing company properly maintains the toilets and promptly makes repairs.
- 3. Whenever possible, use terracing, surface roughening (e.g. with a bullcove), and energy dissipaters (such as riprap, sand bags and rocks) on slopes to reduce runoff velocity and trap sediments. Do not use asphalt rubble or other demolition debris for this purpose.

Advanced Planning

- 1. Soil development shall be fitted to the topography and soils in order to minimize the potential for erosion.
- 2. Soil grading/clearing limits, easements, setback, sensitive or critical areas, trees, drainage courses, and buffer zones must be delineated on site to prevent excessive or unnecessary disturbance or removal prior to construction.
- 3. Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins.
- 4. Conduct grading operations in phases in order to reduce the amount of disturbed areas and exposed soil at any one time. Unless specifically approved on the project's drainage plan, grading, sediment and erosion control plan, clearing, excavation and grading shall not be conducted during rainy weather. All rainy season grading shall be in accordance with Capitola Municipal Code Chapter 15.28.
- 5. 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

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

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

Many landscaping activities and practices expose soils and increase the likelihood of water runoff that will transport earth, sediments and garden chemicals to the storm drain during irrigation or rain events. Other external amenities such as ponds, swimming pools, hot tubs, and spas require regular maintenance and proper water management. Water treated with these chemicals is toxic to aquatic life and should never be discharged to the storm drain.

Landscaping & Garden Maintenance


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

Ponds/Fountains/Pool/Spa Maintenance

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

◆Preventing Water & Sediment Runoff

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

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

◆Painting, Varnish & Application of Solvents & Adhesives

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

Handling of Surface Coatings

- 1. 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.
- 2. When there is a risk of a spill reaching the storm drain, nearby storm drain inlets must be protected prior to starting painting.

Removal of Surface Coatings

- 1. Non-hazardous paint chips and dust from dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- 2. Chemical paint or varnish stripping residue, chips and dust from marine paints or varnishes, or paints containing lead, mercury or tributyltin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor. Paint may be tested for lead by taking paint scrapings to a local, state-certified laboratory.
- 3. When stripping or cleaning building exteriors with high-pressure water, block storm drains to prevent flow to creeks and the Monterey Bay.
- 4. 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


- 1. Never clean brushes or rinse paint or varnish containers into a gutter, street, storm drain, French drain or creek.
- 2. For water based paints, paint out brushes to the extent possible and rinse into an interior sink drain that goes to the sanitary sewer.
- 3. 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.
- 4. When thoroughly dry, empty paint cans, used brushes, rags and drop cloths may be disposed of as garbage.

Disposal of Surface Coatings

- 1. 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.
- 2. When the job is completed, collect all unused or waste materials and dispose of properly. Never leave or abandon materials onsite, and ensure that nothing has drifted toward the street, gutter, or catch basin.

◆Roadwork & Paving

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

NOT TO SCALE		STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION	DRAWN: 2/14	REV:
DRAWN BY: M.P.				
CHECKED BY: S.E.J.		DRAWING No. BMP-STRM-4		
		STEVEN JESSERS, PUBLIC WORKS DIRECTOR		

- 1. Effective filtration devices, barriers, and settling devices shall be selected, installed and maintained properly.
- 2. Silt fences must be installed so that the drainage around each fence does not create additional erosion and rills down slope of the fence.
- 3. 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 places are not carried into the storm drain system.
- 4. Whenever possible, use terracing, surface roughening (e.g. with a bullcove), and energy dissipaters (such as riprap, sand bags and rocks) on slopes to reduce runoff velocity and trap sediments. Do not use asphalt rubble or other demolition debris for this purpose.
- 5. All on-site erosion control measures and structural devices, both temporary and permanent, shall be properly maintained so that they do not become nuisances with stagnant water, odors, insect breeding, heavy algae growth, debris, and/or safety hazards.
- 6. A qualified person should conduct inspections of all on-site BMPs during each rainstorm and after a storm is over to ensure that the BMPs are functioning properly. For sites greater than one-acre, on-site inspections are required in accordance with the CGP.

◆Earth Moving Activities & Heavy Equipment

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

Site Planning

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

Practices During Construction

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

Spill Clean Up

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

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


◆Concrete, Cement, & Masonry Products

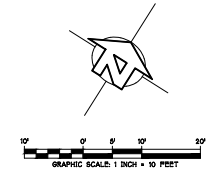
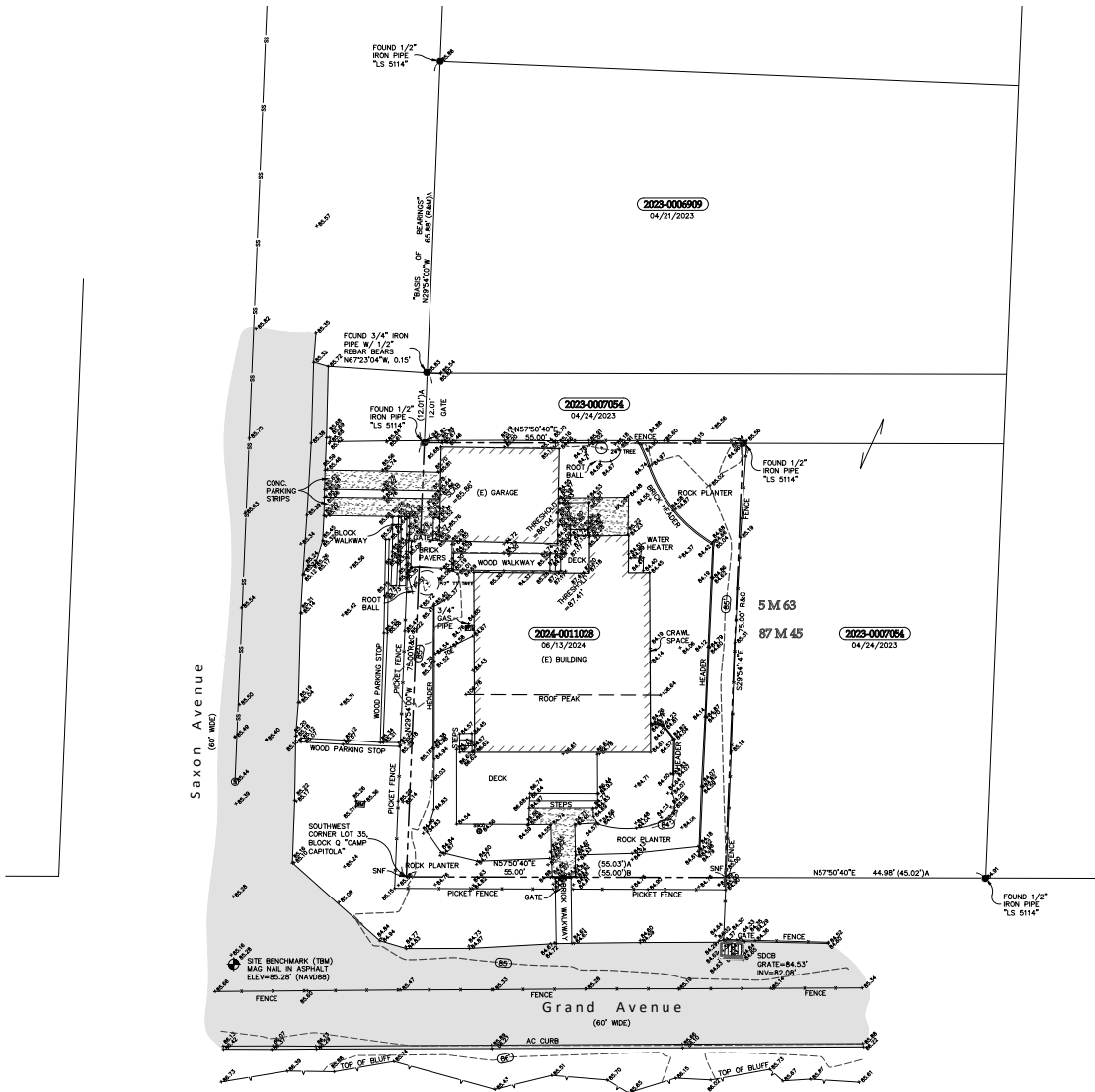
- 1. Concrete, cement, masonry products, sediment or pollutant laden water shall never be discharged into or allowed to reach the storm drain system.
- 2. Avoid mixing excess amount of fresh concrete or cement mortar on-site.
- 3. During the cutting, ensure that the slurry water does not run off into 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.
- 4. 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.
- 5. Never wash or rinse mixing containers and tools into the gutter, street, storm drain inlet, drainage ditches or water body.
- 6. If conducting sidewalk work, material stockpiles must be removed and cleaned up by the end of each day. Sweep or collect unused materials and debris that remain on pavement and dispose of properly.
- 7. When the job is completed, collect all unused or waste materials and dispose of properly. Never leave or abandon materials onsite. Ensure that nothing has drifted toward the street, gutter or catch basin.

◆Site Clean Up

- 1. Clean up by sweeping instead of hosing down whenever possible. Dispose of litter and debris in the garbage.
- 2. The street, 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.
- 3. If conducting road or sidewalk work, materials stockpiles must be removed and cleaned up by the end of each work day.
- 4. Discarded building materials and demolition wastes must never be left in a street, gully, or waterway. Dispose of all wastes properly including leftover paint and chemicals. Materials that cannot be reused or recycled must be taken to the landfill or disposed of as hazardous waste.

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

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



Legend

- MONUMENT FOUND AS NOTED
 - SAN. SEWER MANHOLE
 - WATER METER
 - BENCHMARK
 - () INDICATES RECORD DATA
 - 87 M 45
 - RAC RECORD & CALCULATED DATA
 - INV. INVERT ELEVATION
 - BOLLARD
 - SEARCHED FOR CORNER
 - NOTHING FOUND OR SET
 - STORM DRAIN INLET
 - STREET SIGNAGE
 - SAN. SEWER CLEANOUT
 - UTILITY POLE
 - GAS METER
 - BUILDING FOOTPRINT
 - ASPHALT CONCRETE, AC (SHADED)
 - CONCRETE
 - GRADE BREAK
 - SANITARY SEWER LINE
 - FENCE
 - PROPERTY BOUNDARY
 - CONTOUR LINE
 - TOE OF SLOPE
 - TOP OF SLOPE
- ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN MONUMENTS FOUND ALONG THE NORTHEASTERLY SIDE OF SAXON AVENUE, AS SHOWN ON THAT MAP FILED IN VOLUME 87 OF MAPS, AT PAGE 45, SANTA CRUZ COUNTY RECORDS.

BASIS OF BEARINGS = N29°54'W

Benchmark

THE BENCHMARK FOR THIS SURVEY IS SANTA CRUZ COUNTY BENCHMARK BM 809, WHICH IS A BRASS DISC SET IN CONCRETE MONUMENT, LOCATED AT THE SOUTHWEST CORNER OF MONTEREY AVENUE AND THE SOUTHERN PACIFIC RAILROAD TRACK, 10.5' NORTHWEST OF UTILITY POLE WITH A LIGHT ATTACHED.

BENCHMARK ELEVATION = 66.70 (NAVD88)

SITE BENCHMARK (TBM)
MAG NAIL IN ASPHALT LOCATED AT THE NORTHEAST CORNER OF GRAND AVENUE AND SAXON AVENUE.
ELEV=85.28'

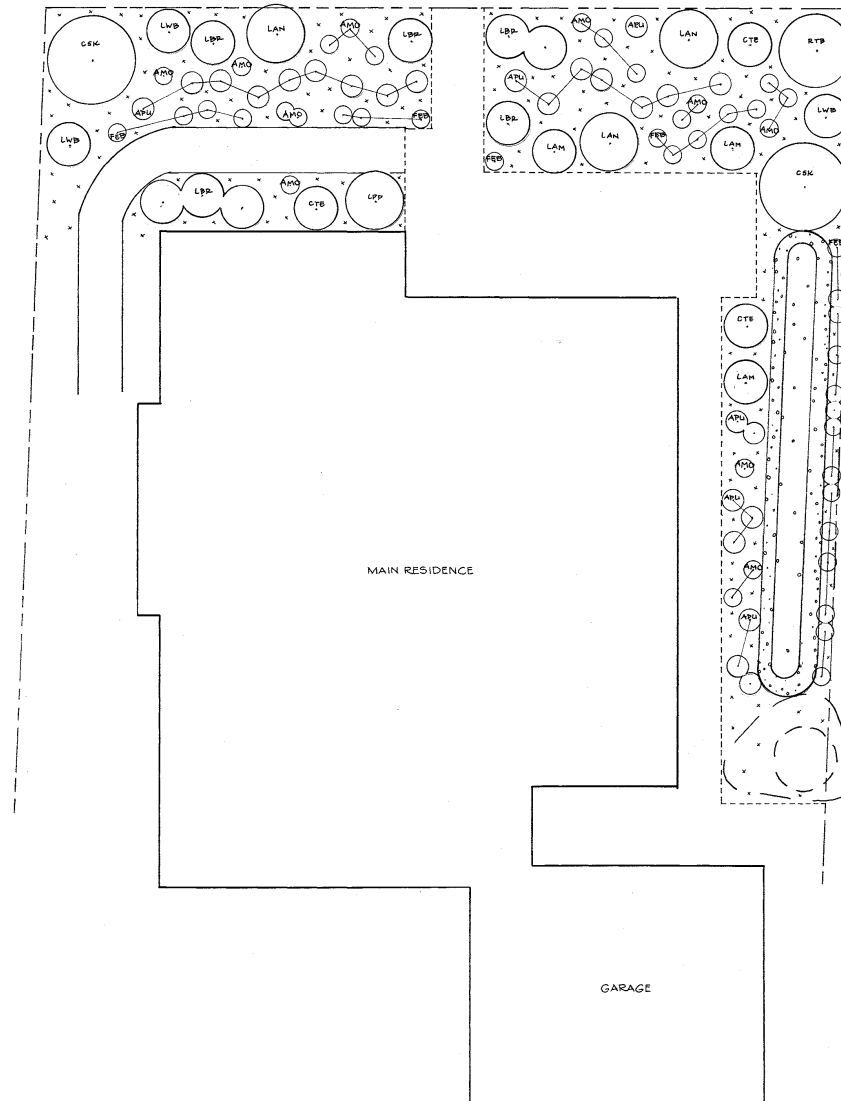
REVISIONS
APPROVED

GV Land Surveying
4115 South Valley Drive, Suite 102
Santa Cruz, CA 95066
gvlansurveying.com

Record Boundary and Topographic Survey
302 Grand Avenue
Santa Cruz, CA

ALPN 036-132-09
DATE 08/15/24
SCALE 1"=30'
DRAWN V.C.

SHEET
1
OF 1 SHEETS
JOB NO. V24071



PLANT LIST


CODE	NAME	COMMON NAME	SIZE	QTY	TYPE
AND	AGAVE X 'MIDNIGHT'	MIDNIGHT YAMBOO	1 GAL	25	TRD
AKL	ARISTIDA TURPUBA	THREE AVAL GRASS	1 GAL	25	GRASS
CTB	CHONDRILLO 'T. EL CAMPO'	EL CAMPO SAGE BRUSH	1 GAL	3	GRASS
CSK	CITRUS X 'SUNSHINE'	TWISTED CITRUS BRUSH	1 GAL	1	SHRUB
FEB	FESTUCA AGAVE 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL	25	GRASS
LAM	LAVANDULA ALLAGHI 'MIDNIGHT'	MIDNIGHT LAVENDER	1 GAL	3	SHRUB
LAM	LAVANDULA STOECHAS 'ANGEL'	ANGEL LAVENDER	1 GAL	3	SHRUB
LVB	LAVANDULA STOECHAS 'WINTER TEE'	WINTER TEE LAVENDER	1 GAL	3	SHRUB
LVB	LAVANDULA STOECHAS 'POMPO'	POMPO LAVENDER	1 GAL	3	SHRUB
RTB	ROMANUS LONGIFOLIA 'DEEZE'	DEEZE ROMANUS	1 GAL	3	GRASS
RTB	ROMANUS LONGIFOLIA 'TUSCAN BLUE'	TUSCAN BLUE ROMANUS	1 GAL	3	GRASS

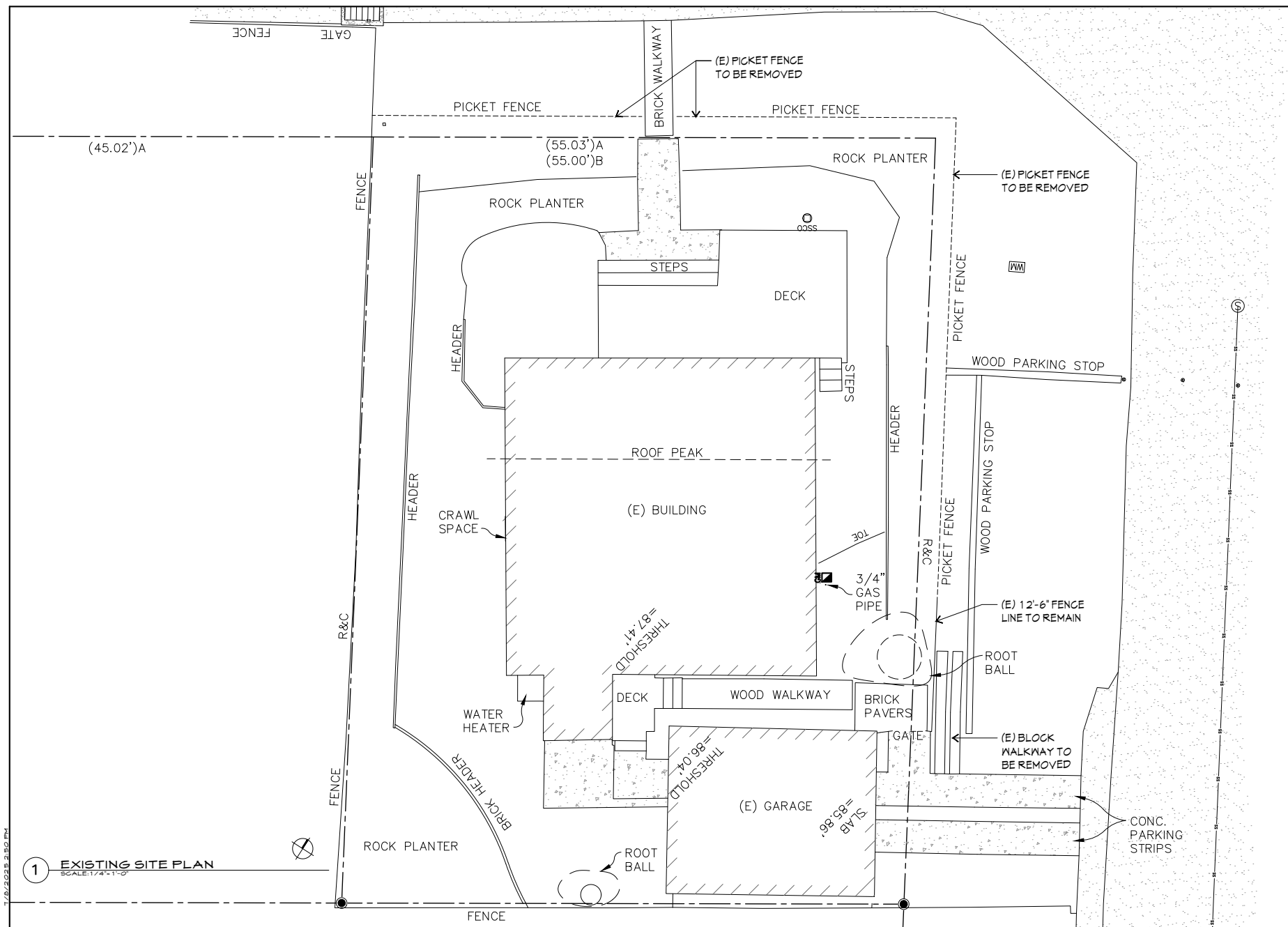
MINI FIE BARK MULCH

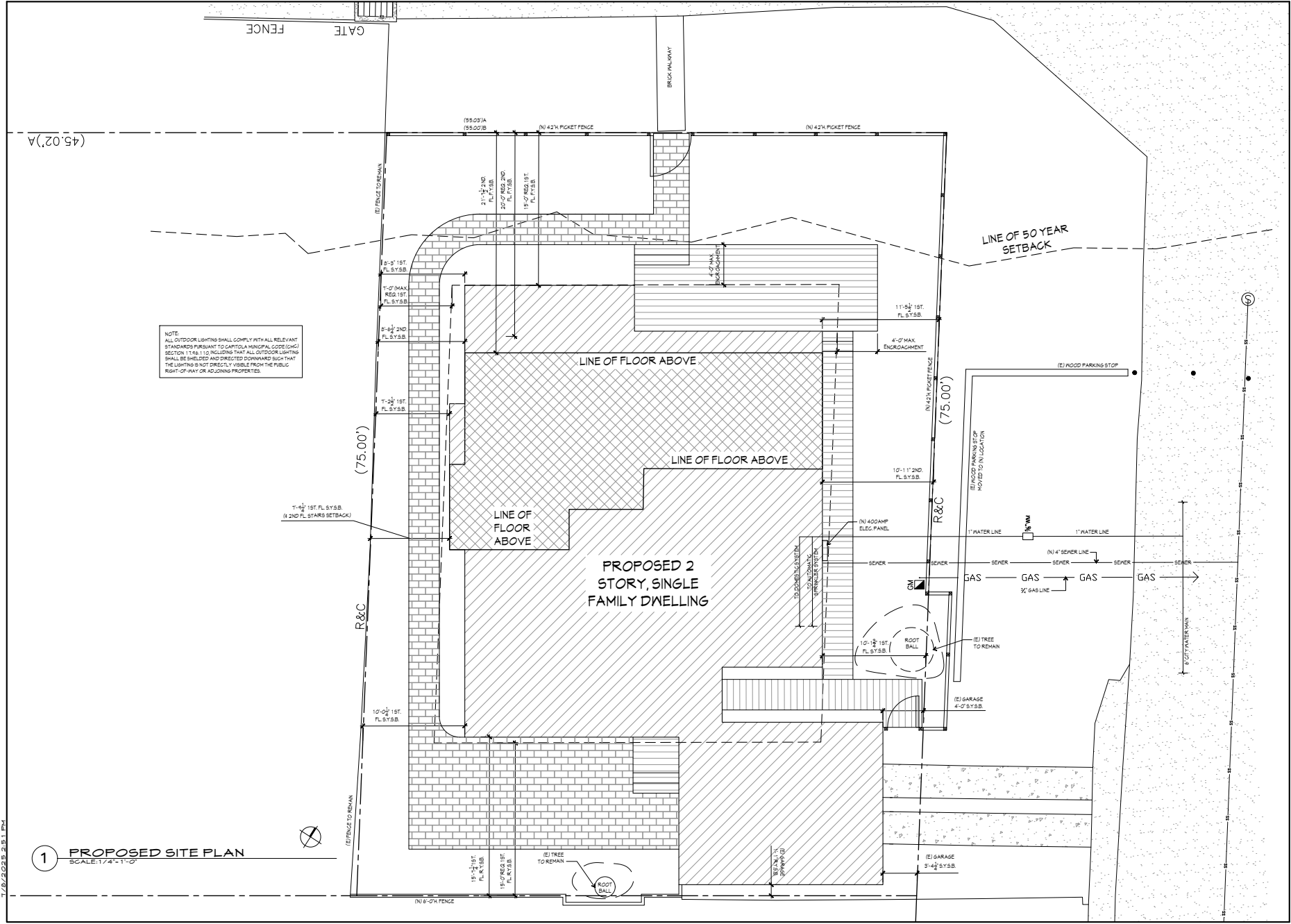
1 PROPOSED LANDSCAPE & PLANTING PLAN
SCALE: 1/4" = 1'-0"

LUCK RESIDENCE
302 GRAND AVE. CAPITOLA, CA. 95010
(408) 482-5352
justluckydesigns.com

LESLEY GRANGER DESIGN	
832-236-0483	lesleygranger1@gmail.com
www.lesleygrangerdesign.com	
5/28/25	

AIN:	03C-132-09
ISSUE DESCRIPTION	
SCHEMATIC DESIGN	AUG. 05, 2024
DESIGN DEVELOPMENT	FEB. 13, 2025
PLANNING SUBMITTAL	APR. 04, 2025
BUILDING SUBMITTAL	
REVISIONS:	
	MAY 29, 2025 P.C. COMMENT





DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
1333 SEABOARD AVENUE, SUITE 200, OAKLAND, CALIFORNIA
94612-3400 PHONE: (925) 249-9443 FAX: (925) 249-9444

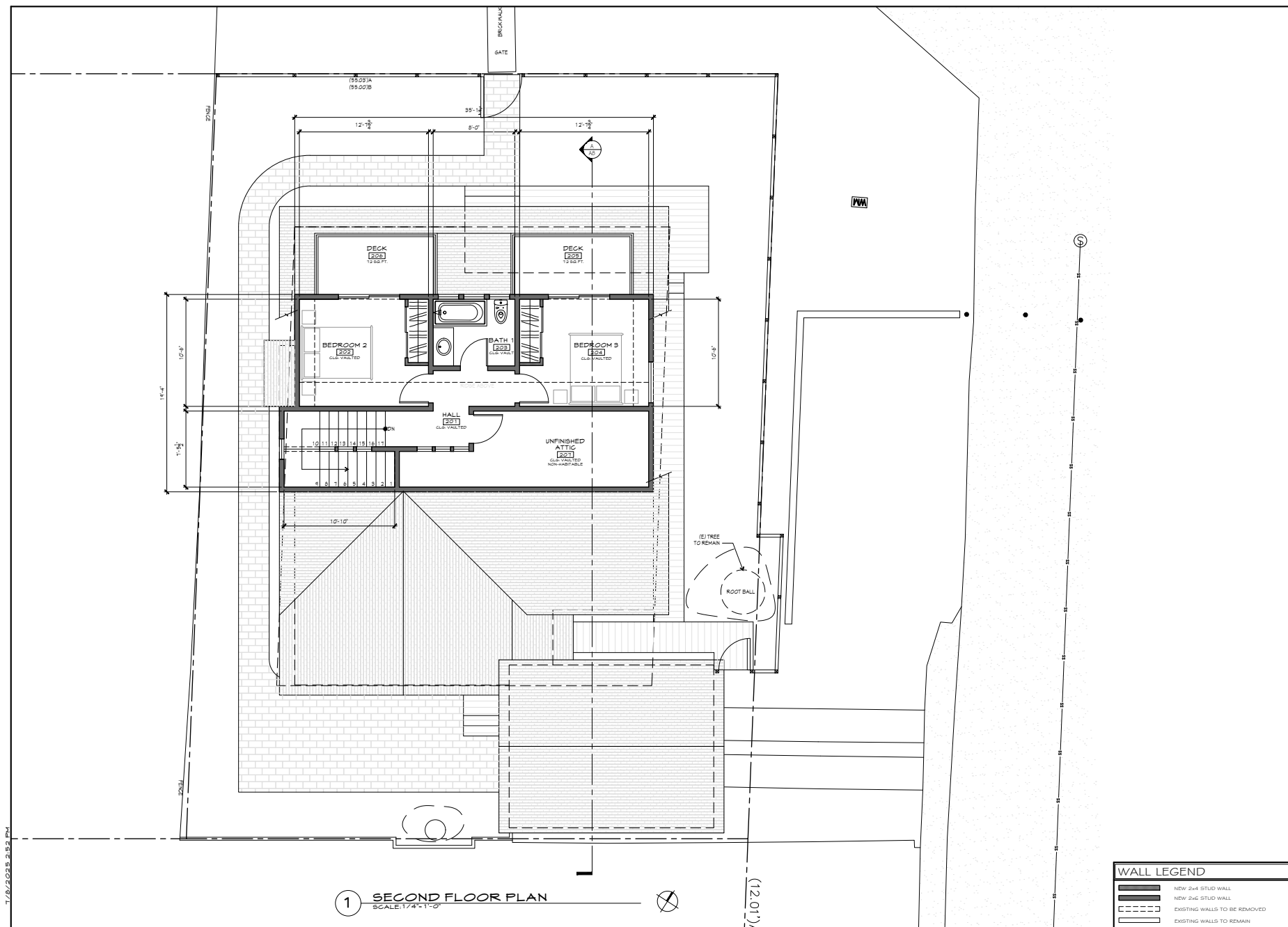


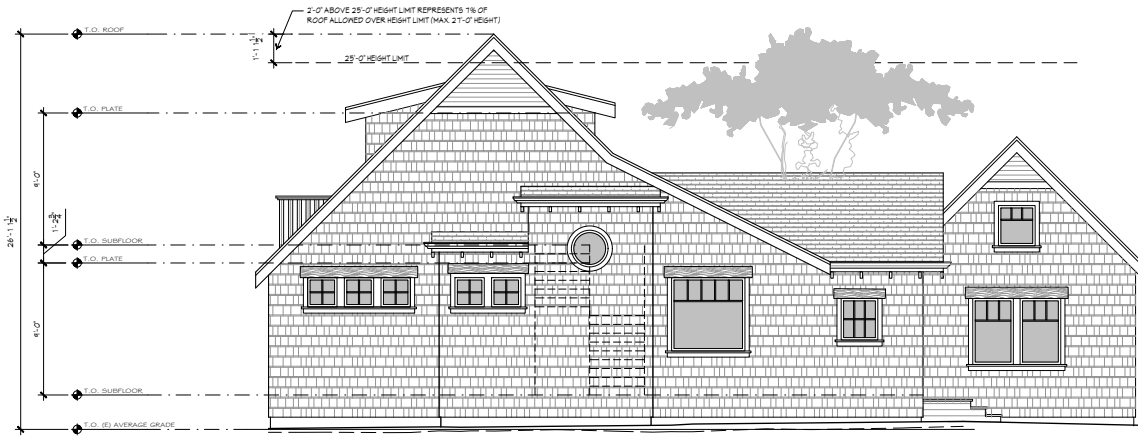
LUCK RESIDENCE
302 GRAND AVE
CAPITOLA, CA 95010

ISSUE DESCRIPTION
PRELIMINARY DESIGN
AUG. 05, 2024
DESIGN DEVELOPMENT
FEB. 13, 2025
PLANNING SUBMITTAL
APR. 04, 2025
BUILDING SUBMITTAL
REVISIONS
MAY 29, 2025
P.C. COMMENTS

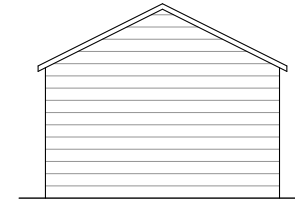
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SITE PLAN

A2

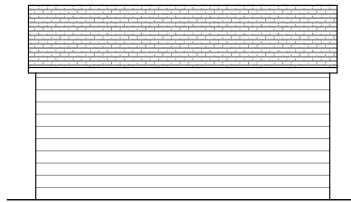




4 PROPOSED SIDE (EAST) ELEVATION
SCALE: 1/4"=1'-0"



3 (E) EAST GARAGE ELEVATION
SCALE: 1/4"=1'-0"



2 (E) SOUTH GARAGE ELEVATION
SCALE: 1/4"=1'-0"

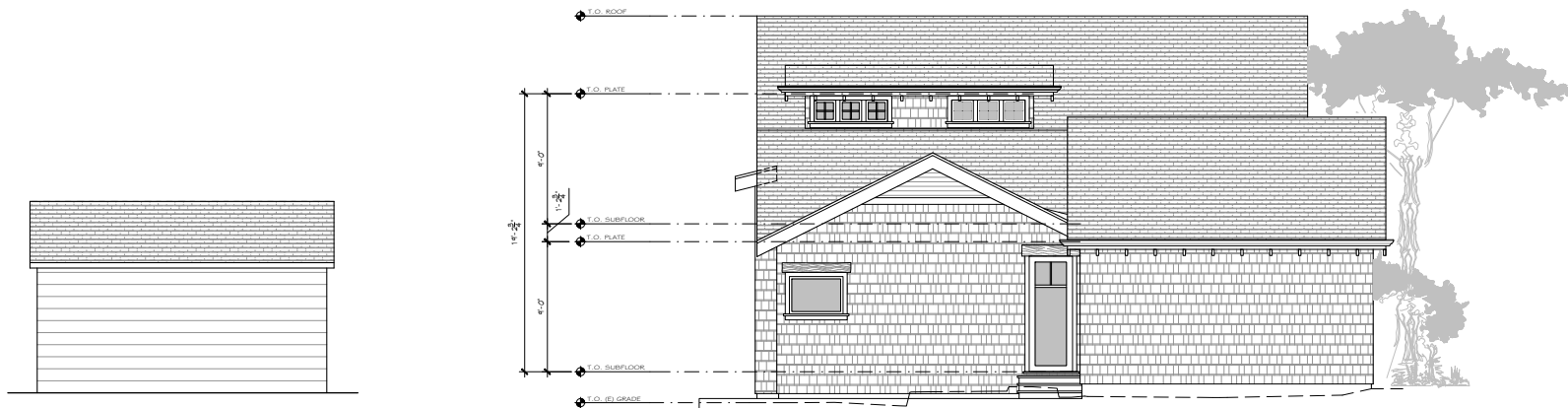


1 PROPOSED FRONT (SOUTH) ELEVATION
SCALE: 1/4"=1'-0"



4 (E) WEST GARAGE ELEVATION
SCALE: 1/4" = 1'-0"

3 PROPOSED SIDE (WEST) ELEVATION
SCALE: 1/4" = 1'-0"



2 (E) NORTH GARAGE ELEVATION
SCALE: 1/4" = 1'-0"

1 PROPOSED REAR (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
1333 SEABOARD AVE. SUITE 200
OAKLAND, CA 94612
510.426.8000 FAX: 510.426.8001



LUCK RESIDENCE
302 GRAND AVE
CAPITOLA, CA 95010

ISS: 1-22-20

ISSUE DESCRIPTION

PERMITS REVIEW

AUG. 05, 2024

DESIGN DEVELOPMENT

FEB. 13, 2025

PLANNING SUBMITTAL

APR. 04, 2025

BUILDING SUBMITTAL

REVISIONS

MAY 29, 2025

P.C. COMMENTS

EXTERIOR ELEVATIONS

A7

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
1333 SEABOARD AVENUE, SUITE 200, SAN JOSE, CALIFORNIA
95128-3802 PHONE: 831.254.4465 FAX:



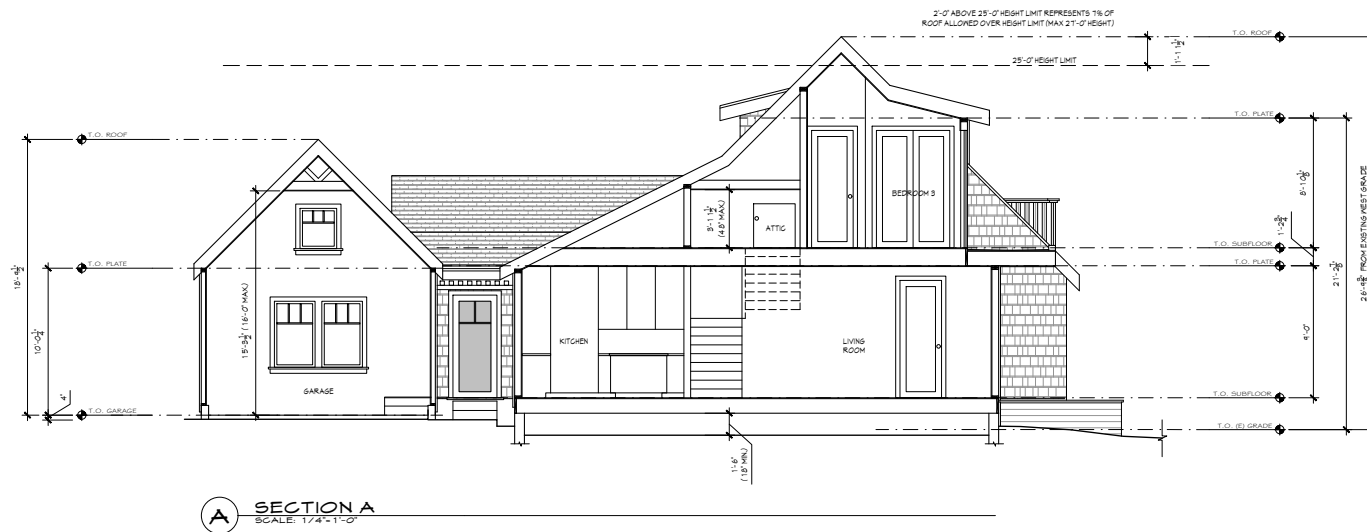
LUCK RESIDENCE
302 GRAND AVE
CAPITOLA, CA 95010

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ISSUE 1-12-20
PERMANENT PERMIT
AUG. 05, 2024
DESIGN DEVELOPMENT
FEB. 13, 2025
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APR. 04, 2025
BUILDING SUBMITTAL

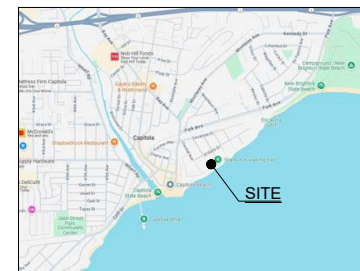
REVISIONS
MAY 29, 2025
P.C. COMMENTS

PROPOSED SECTIONS

A8



IMPROVEMENT PLANS
FOR
LUCK RESIDENCE
302 GRAND AVE
CAPITOLA, SANTA CRUZ COUNTY, CALIFORNIA



VICINITY MAP
N.T.S.

SURVEY

SURVEY FOR THIS PROJECT PROVIDED BY GV LAND SURVEYING,
JOB NO. V24071, DATED 8/15/2024.

BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS SANTA CRUZ COUNTY BENCHMARK BM 909, WHICH IS A BRASS DISC SET IN CONCRETE MONUMENT, LOCATED AT THE SOUTHWEST CORNER OF MONTEREY AVENUE AND THE SOUTHERN PACIFIC RAILROAD TRACK, 10.5' NORTHWEST OF UTILITY POLE WITH A LIGHT ATTACHED.

BENCHMARK ELEVATION = 66.70 (NAVD88)

SITE BENCHMARK (TBM)
MAG NAIL IN ASPHALT LOCATED AT THE NORTHEAST CORNER OF
GRAND AVENUE AND SAXON AVENUE.
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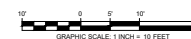
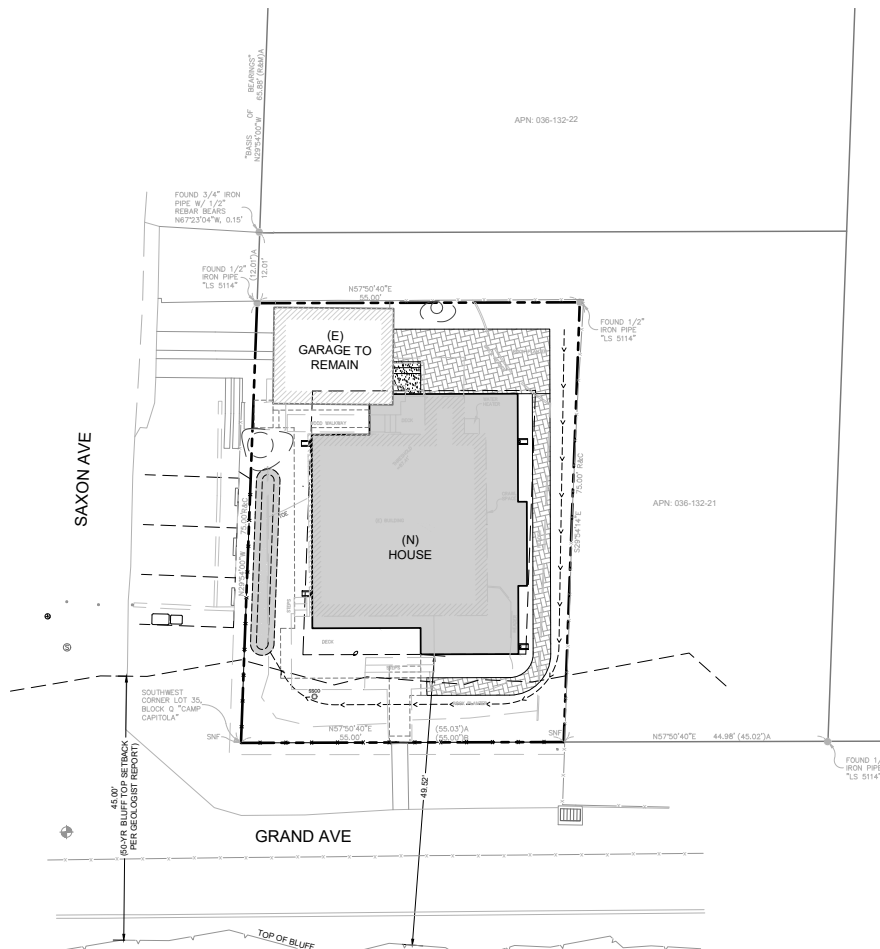
BASIS OF BEARINGS

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BASIS OF BEARINGS = N 29°54' W

INDEX OF SHEETS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
C1.0	COVER SHEET
C1.1	NOTES
C1.2	BMP NOTES
C2.0	SITE PLAN
C3.0	GRADING AND DRAINAGE PLAN
C3.1	SECTIONS
C4.0	DETAILS
C5.0	EROSION CONTROL PLAN & DETAILS



811
Know what's below
Call before you dig

C1.0

ABBREVIATIONS

AB	AGGREGATE BASE	AD	JOINT TRENCH
AC	AIR CONDITIONER UNIT	LD	LANDING
AD	AREA DRAIN	LF	LINEAR FOOT
ADU	ACCESSORY DWELLING UNIT	LF	UP OF GUTTER
APN	ASSESSORS PARCEL NUMBER	LOG	LIMIT OF GRADING
AR	AIR RELEASE VALVE	LP	LOW POINT
BF	BASEMENT FLOOR	MH	MANHOLE
BFP	BACKFLOW PREVENTER	MIN	MINIMUM
BO	BLOW-OFF VALVE	N	NORTH
BRV	BO at BOTTOM OF RETAINING WALL	NE	NORTHEAST
BW	BACK OF SIDEWALK	NOT	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	NW	NORTHWEST
BW	BOTTOM OF WALL	OC	ON CENTER
CB	CABLE TELEVISION	OCW	ON CENTER, EACH WAY
CB	CATCH BASIN	OH	OVERHEAD
CBC	CALIFORNIA BUILDINGS CODE	CCC	PORTLAND CEMENT CONCRETE
CC	CONNECTION	PC	POINT OF CONNECTION
CI	CAST IRON PIPE	PP	POWER POLE
CMU	CENTERLINE	PP	PROPERTY LINE
CMP	CORRUGATED METAL PIPE	PRC	POINT OF REVERSE CURVE
CMS	CAST CONCRETE MASONRY UNIT	PS	PLANTING STRIP
CO	CLEANOUT	PS	PUBLIC SERVICE EASEMENT
CONC	CONCRETE	PV	POST-INDICATOR VALVE
COTG	CLEANOUT TO GRADE	PV	PAVEMENT
CP	DUCTILE IRON PIPE	PVC	POLYVINYL CHLORIDE PIPE
CS	DOWNSPOUT	R	RADIUS
CTL	RETAINING WALL	RC	RELATIVE COMPACTION
DWG	DRAWING	RCP	REINFORCED CONCRETE PIPE
DWY	DRIVEWAY	ROW	RIGHT-OF-WAY
E	ELECTRIC	RPR	REDUCE PRESSURE PRINCIPLE BACKFLOW
ED	EXISTING GROUND	RSB	REAR SETBACK
EP	EDGE OF PAVEMENT	RW	RECYCLED WATER
EX	EXISTING	S	SOUTH SIDE
EQ	EQUAL	SD	STORM DRAIN
EX	EXISTING	SE	SOUTHEAST
FC	FACE OF CURB	SDM	STORM DRAIN MANHOLE
FD	FIRE DEPARTMENT CONNECTION	SDE	STORM DRAIN EASEMENT
FS	FINISH GRADE	SH	SHEET
FF	FINISH FLOOR	SS	SANITARY SEWER
FI	FIRE HYDRANT	SSB	SIDE SETBACK
FL	LOWLINE	SSE	SANITARY SEWER EASEMENT
FNC	FENCE	SSMH	SANITARY SEWER MANHOLE
FO	FIELD OF VIEW	STA	STATION
FS	FINISHED SURFACE	STD	STANDARD
FSB	FRONT SETBACK	SW	SIDEWALK, SOUTHWEST
FW	FOOTPATH	SWE	SIDEWALK, EASTWEST
F	FIRE WATER	T	TELEPHONE
G	GAS	TH	THRESHOLD
GB	GRADE BREAK	TH	THRESHOLD
GF	GARAGE FLOOR	TRAN	TRANSFORMER
H	HEIGHT	TRW	TRIM AT TOP OF RETAINING WALL
HDPE	HIGH-DENSITY POLYETHYLENE	TW	TOP OF WALL
HOPE	HIGH POINT	USA	UNDERGROUND SERVICE ALERT
IR	INTERSECTION	W	WEST, WATER
INV	INVERT	WM	WATER METER
IR	IRRIGATION	WV	WATER VALVE
J	JUNCTION BOX		

LEGEND

	PROPERTY LINE		AIR RELEASE VALVE
	PROPERTY LINE -ADJACENT		BLOW-OFF VALVE
	PROPOSED EASEMENT		CATCH BASIN
	FENCE		CURB INLET
	ELECTRICAL LINE		CLEANOUT STRUCTURE
	FIBER OPTIC LINE		FIRE HYDRANT
	FIRE WATER LINE		GUY ANCHOR
	GAS LINE		MAN-HOLE STRUCTURE
	IRRIGATION LINE		WATER METER
	JOINT TRENCH LINE		WATER VALVE
	OVERHEAD LINE		WATER THRUST BLOCK
	RECYCLED WATER LINE		FLOW DIRECTION
	STORM DRAIN LINE		
	PERFORATED PIPE		
	SANITARY SEWER LINE		
	TELEPHONE LINE		
	CABLE TV LINE		
	WATER LINE		
	SWALE		
	LIMIT OF GRADING		
	TREE PROTECTION FENCING		
	FIBER ROLLS		
	PROPOSED RETAINING WALL		

CITY OF CAPITOLA GENERAL NOTES

- ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH THE LATEST APPLICABLE REQUIREMENTS PROVIDED BY THE CITY OF CAPITOLA.
- UNLESS OTHERWISE AGREED UPON WITH THE CITY OF CAPITOLA, 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, §9.12.0108.
- A "DISTURBANCE COORDINATOR" SHALL BE ESTABLISHED, PRIOR TO CONSTRUCTION, TO RESPOND TO CITIZEN COMPLAINTS AND INQUIRIES REGARDING CONSTRUCTION NOISE AND DUST. THE NAME, PURPOSE AND TELEPHONE NUMBER OF THE DISTURBANCE COORDINATOR SHALL BE POSTED ON A SIGN EASILY VISIBLE FROM OFF-SITE DURING THE ENTIRE TIME PROJECT GRADING AND CONSTRUCTION OCCURS. THE DISTURBANCE COORDINATOR SHALL INVESTIGATE THE CONCERN AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HOURS OF RECEIVING A COMPLAINT OR INQUIRY.
- NO CHANGES IN THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS.
- NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS A SEPARATE WINTER EROSION CONTROL PLAN IS APPROVED BY THE PLANNING DEPARTMENT BETWEEN OCTOBER 15 AND APRIL 15. EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
- THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.
- UNLESS OTHERWISE INDICATED BY A GEOTECHNICAL ENGINEER, THE TOP 8" OF SUB-GRADE UNDER ALL PAVED (CONCRETE AND ASPHALT) SURFACES SUBJECT TO VEHICULAR USE SHALL BE COMPACTED TO A MINIMUM 95% RELATIVE COMPACTION.
- CONTRACTOR SHALL FIELD VERIFY ALL UNDERGROUND UTILITIES AND SUBSTRUCTURES. PRIOR TO FURTHER CONSTRUCTION, THE ENGINEER MUST BE NOTIFIED, IN WRITING, OF ANY DISCREPANCIES THAT MAY EXIST.
- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THE TERMS "INSTALL," "CONSTRUCT" AND "NEW (IN)" INDICATE THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS, PRODUCTS, EQUIPMENT, AND LABOR FOR SAID INSTALLATION AND CONSTRUCTION.
- PURSUANT TO SECTIONS 16.40.040 AND 16.42.100 OF THE COUNTY CODE, IF AT ANY TIME DURING SITE PREPARATION, EXCAVATION, OR OTHER GROUND DISTURBANCE ASSOCIATED WITH THIS DEVELOPMENT, ANY ARTIFACT OR OTHER EVIDENCE OF AN HISTORIC ARCHEOLOGICAL RESOURCE OR A NATIVE AMERICAN CULTURAL SITE IS DISCOVERED, THE RESPONSIBLE PERSONS SHALL IMMEDIATELY CEASE AND DESIST FROM ALL FURTHER SITE EXCAVATION AND NOTIFY THE SHERIFF-CORONER IF THE DISCOVERY CONTAINS HUMAN REMAINS, OR THE PLANNING DIRECTOR IF THE DISCOVERY CONTAINS NO HUMAN REMAINS. THE PROCEDURES ESTABLISHED IN SECTIONS 16.40.010 AND 16.42.100, SHALL BE OBSERVED.
- THE DIRECTOR OF PUBLIC WORKS, OR HIS AUTHORIZED REPRESENTATIVE, SHALL HAVE THE AUTHORITY TO "STOP WORK" IF THE WORK IS NOT BEING DONE IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS.
- APPLICANT SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF WORK. A PRE-CONSTRUCTION INSPECTION MUST BE CONDUCTED BY THE GRADING OFFICIAL, OR APPOINTED STAFF, TO VERIFY COMPLIANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. ALL BMPs, SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT PROJECT DURATION.
- KEEP WORK SITE CLEAR OF DEBRIS AND BE AWARE OF TRACKING MUD, DIRT, GRAVEL INTO THE STREET, AND SWEEP DAILY, COVER ALL STOCKPILES AND EXCAVATION SPOILS. PRACTICE GOOD HOUSEKEEPING AND MAINTAIN TEMPORARY CONSTRUCTION BMPs.
- 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.

RAMSEY CIVIL ENGINEERING NOTES:

- SITE PLAN BASED ON TOPOGRAPHIC SURVEY, PERFORMED BY GV LAND SURVEYING, DATED 8/15/2024.
- ALL GRADING WORK AND CONSTRUCTION OF IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS SPECIFIED IN THE GEOTECHNICAL REPORT BY ROCK SOLID ENGINEERING, INC., DATED 3-13-2025, PROJECT NO. 24034, AND ANY SUBSEQUENT ADDENDUM LETTERS. THE GEOTECHNICAL ENGINEER SHALL INSPECT THE COMPLETED PROJECT AND CERTIFY, IN WRITING, THAT ALL WORK CONFORMS TO THE GEOTECHNICAL INVESTIGATION REPORT.
- REFER TO ABOVE REFERENCED GEOTECHNICAL REPORT FOR ONSITE SOIL PREPARATION (OVEREXCAVATION AND RECOMPACTION REQUIRED) BELOW CONCRETE FOOTINGS, SLABS, AND PAVEMENT.
- ALL GRADING WORK AND CONSTRUCTION OF IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE CBC 2022.
- NO CHANGES ON THESE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF RAMSEY CIVIL ENGINEERING, INC.
- EROSION CONTROL PLANS SHALL BE PERMITTED AND FILED WITH THE APPLICABLE AGENCIES PRIOR TO ANY CONSTRUCTION OR GRADING OPERATIONS.
- THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
- ROOF DOWNSPOUTS SHALL DISCHARGE AWAY FROM BUILDING FOUNDATION PER 2022 CBC, AND DIRECTED TO GRADE TO DRAIN.
- ALL COMPACTION TO BE DETERMINED USING THE LATEST EDITION OF ASTM D1557.
- THE TYPES, LOCATIONS, SIZES, AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THE IMPROVEMENT PLANS WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. THE CONTRACTOR SHALL PERFORM THEIR OWN FIELD INVESTIGATION PRIOR TO CONSTRUCTION TO VERIFY UTILITY LOCATIONS. CONTRACTOR IS CAUTIONED THAT ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS, AND DEPTHS OF SUCH UNDERGROUND UTILITIES. THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED. IF AT ANY TIME THE CONTRACTOR IS UNSURE OF UTILITY LOCATIONS, A CERTIFIED UNDERGROUND UTILITY LOCATOR SHALL BE OBTAINED AT THE COST OF THE CONTRACTOR, FOR ONSITE UTILITIES, OR CONTACT U.S.A. (OR 811) FOR OFFSITE UTILITIES.
- ALL UTILITY STRUCTURES TO REMAIN WITHIN AREAS EFFECTED BY THE CONSTRUCTION WORK ON THIS PROJECT, INCLUDING, BUT NOT LIMITED TO CLEANOUTS, WATER VALVES, AND PULL BOXES SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR WHETHER SHOWN ON THESE PLANS OR NOT. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL PUBLIC OR PRIVATE UTILITY COMPANIES.
- ALL AREAS TO BE GRADED ACCORDING TO THE GRADES SHOWN ON THESE PLANS. A 1% MINIMUM SLOPE FOR DRAINAGE SHALL BE APPLIED IF NO GRADES ARE SHOWN, SUBJECT TO THE APPROVAL OF THE PROJECT ENGINEER.
- CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS.
- CONTRACTOR SHALL VERIFY THE CONTENTS AND THICKNESS OF THE BUILDING SLAB SECTION (I.E. CONCRETE, SAND, ROCK) WITH THE STRUCTURAL PLANS PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
- ALL GRADING, TRENCHING, SHORING, PAVING, AND CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A. REGULATIONS.
- CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION. INSURANCE OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONNEL AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR AGREES TO DEFEND, INDEMNIFY, AND HOLD DESIGN PROFESSIONALS AND CITY REPRESENTATIVES HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.
- RAMSEY CIVIL ENGINEERING PERFORMED AN UPSTREAM AND DOWNSTREAM SITE ASSESSMENT FOR STORMWATER RUNOFF ON MARCH 13, 2025. THERE IS HISTORICAL CONCERN WITH RUNOFF TOWARDS THE BLUFF ALONG THE SOUTHERLY PROPERTY LINE. ALL DRAINAGE WILL BE DIRECTED AWAY FROM THE BLUFF AREA AND TOWARDS SAXON AVENUE. RUNOFF FROM THE ROOF SYSTEM WILL BE CONVEYED VIA DOWNSPOUTS THAT DISCHARGE AT GRADE TO A GRADED SWALE, FROM THE NORTHEAST CORNER OF THE BUILDING AROUND THE SOUTH AND DISCHARGING TO THE DEPRESSED LANDSCAPE AREA. OVERFLOW FROM THIS AREA WILL BE DIRECTED TOWARDS SAXON AVENUE. THERE ARE NO NON DRAINAGE ISSUES ALONG SAXON AVE.

CITY OF CAPITOLA

Tier 1 Project Data Form (Instructions on Back)

Name of Owner or Developer	Stephanie Luck
Name of Primary Contact (if different)	
Primary Contact Information	Phone: 408-482-5352 Email: Just1luckygirl@yahoo.com
Project Name/Number	
Application Submittal Date	
Project Location (Address/APN)	036-132-09
Project Type and Description (Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking," etc.)	Single Family residence - Site improvements
Total Project Site Area (sf)	4,122
Total Pre-Project Impervious Area (sf)	1,443
Total Post-Project Impervious Area (sf)	2,049
Total New Impervious Area (sf)	649
Total Replaced Impervious Area (sf)	1,034
Runoff Reduction Measures Selected (Check one or more)	<input checked="" type="checkbox"/> Disperse runoff to vegetated area <input checked="" type="checkbox"/> Pervious pavement <input type="checkbox"/> Cisterns or Rain Barrels

Project Data Form TIER 1 STORMWATER CONTROL PLAN

City of Capitola
Storm Water Permit Project Application

All projects must comply with the City's Storm Water Post Construction Requirements (CMC 13.16.090). Complete the following information in order for the Public Works Department to determine the applicable requirements for a project. Once this has been submitted the project will be notified and provided guidance on achieving compliance.

PROJECT ADDRESS: 302 Grand Avenue, Capitola CA 95010

OWNER:	REPRESENTATIVE:
Contact Name: Stephanie Luck	Contact Name: David Ramsey - Ramsey Civil Engineering Inc.
Address: 2965 Kristie Ct	Address: 2965 Kristie Ct
City: Santa Cruz CA	City: Santa Cruz CA
Phone: 408-482-5352	Phone: 831-462-2905
Fax: Just1luckygirl@yahoo.com	Fax: David@ramseyce.com

Project Type: ☒ Residential ☐ Commercial ☐ IndustrialProject is a: ☐ New Development ☒ Redevelopment

Project Description: Site improvements including patios, landscape walls, and driveway

Stormwater Project Information	
When completing this section, consider the entire site, not separate parcels or development sites within the project area	
Impervious Area = structures, pavement, hardscaping - any surface that will not allow water to infiltrate into the ground	
Parcel Size	4122 sq. ft.
Amount of existing (pre-project) impervious surface area (e.g., existing buildings, paving, hardscape)	1,443 sq. ft.
Amount of replaced impervious surface area (e.g., parking lot replaced by a building)	1,034 sq. ft.
Amount of new impervious surface area created (e.g., new building addition and/or patio)	649 sq. ft.
Total proposed (post-project) impervious surface area	2,049 sq. ft.

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

Property Owner or Authorized Agent

David Ramsey
Print Name Signature Date 04/04/2025

City of Capitola Water Permit Project Application, rev 6-1-17.docx

Staff to complete below

Net Impervious Area* (New + Replaced - (Existing-Proposed))		2,289 sq. ft.
Tier Determination		sq Basic Tier
Check One	Tier**	Detached Single Family Homes All Others (Commercial, Industrial, Two- & Multi-Family Homes)
<input checked="" type="checkbox"/> Basic Tier***		New/Replaced impervious area < 2,500 sf
<input type="checkbox"/> Tier 1		New/Replaced impervious area ≥ 2,500 sf New/Replaced impervious area ≥ 2,500 sf
<input type="checkbox"/> Tier 2		N/A Net impervious area ≥ 5,000 sf
<input type="checkbox"/> Tier 3		Net impervious area ≥ 15,000 sf New/Replaced impervious area ≥ 15,000 sf
<input type="checkbox"/> Tier 4		New/Replaced impervious area ≥ 22,500 sf

Notes:
* Net impervious area = new impervious + replaced impervious - (pre-project minus post-project) Cannot be less than zero
** Tier numbers correspond to "Performance Requirements" identified in the State Water Resource Control Board resolution for PCRs.
*** Basic Tier projects that incorporate runoff reduction measures into site plan, e.g., disperse runoff to vegetated area, pervious paving, rain barrel or cistern.

PROJECT CONDITIONS:

- APPLICANT SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF WORK. A PRE-CONSTRUCTION INSPECTION MUST BE CONDUCTED BY THE GRADING OFFICIAL, OR APPOINTED STAFF, TO VERIFY COMPLIANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN. ALL BMPs, SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT PROJECT DURATION.
- 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 9:00 P.M. AND 7:30 A.M. ON WEEKDAYS. CONSTRUCTION NOISE SHALL BE PROHIBITED ON WEEKENDS WITH THE EXCEPTION OF SATURDAY WORK BETWEEN 9:00 A.M. AND 4:00 P.M. OR EMERGENCY WORK APPROVED BY THE BUILDING OFFICIAL, §9.12.0108.
- GENERAL SITE MAINTENANCE. KEEP WORK SITE CLEAR OF DEBRIS AND BE AWARE OF TRACKING MUD, DIRT, GRAVEL INTO THE STREET, AND SWEEP DAILY, COVER ALL STOCKPILES AND EXCAVATION SPOILS. PRACTICE GOOD HOUSEKEEPING AND MAINTAIN TEMPORARY CONSTRUCTION BMPs.
- PRIOR TO PROJECT FINAL, ANY AREAS ONSITE WITH DISTURBED SOILS OR DENuded OF VEGETATION MUST BE STABILIZED OR REPLANTED SO AS TO INHIBIT EROSION BY WIND OR WATER AND ARE CONSISTENT WITH THE PROJECT'S APPROVED DRAINAGE PLAN.
- PRIOR TO PROJECT FINAL, ANY CRACKED OR BROKEN DRIVEWAY APPROACHES, CURBS, GUTTERS, OR SIDEWALKS MUST BE IDENTIFIED, DOCUMENTED, AND REPLACED PER PUBLIC WORKS STANDARD DETAILS AND APPROVED BY THE PUBLIC WORKS DEPARTMENT. A PRE-CONSTRUCTION INSPECTION BY PUBLIC WORKS STAFF IS REQUIRED TO REVIEW AND APPROVE THESE CONDITIONS. ALL REPLACED FEATURES SHALL MEET CURRENT ACCESSIBILITY STANDARDS. PUBLIC WORKS STANDARD DETAILS CAN BE ACCESSSED ON THE CITY'S WEBSITE: [HTTPS://WWW.CITYOFCAPITOLA.ORG/PUBLICWORKS/PAGE/STANDARD-DETAILS-PUBLIC-WORKS](https://www.cityofcapitola.org/publicworks/page/standard-details-public-works)
- PRIOR TO ANY WORK IN THE CITY RIGHT-OF-WAY (MOST OFTEN ROADS AND SIDEWALKS), AN ENCROACHMENT PERMIT SHALL BE ACQUIRED BY THE CONTRACTOR PERFORMING THE WORK. NO MATERIAL OR EQUIPMENT STORAGE MAY BE PLACED IN THE CITY RIGHT-OF-WAY. TO APPLY FOR AN ENCROACHMENT PERMIT, PLEASE VISIT THE CITY'S WEBSITE: [HTTPS://WWW.CITYOFCAPITOLA.ORG/PUBLICWORKS/PAGE/ENCROACHMENT-PERMIT](https://www.cityofcapitola.org/publicworks/page/encroachment-permits). ENCROACHMENT PERMITS - ALL PROPOSED WORK INTERFACING WITH THE PUBLIC RIGHT OF WAY OR OUTSIDE OF THE LIMITS OF THE PRIVATE PROPERTY WILL REQUIRE AN ENCROACHMENT PERMIT REVIEW. STANDARD ENCROACHMENT PERMIT - ANY WORK IN THE CITY RIGHT-OF-WAY. REVOCABLE ENCROACHMENT PERMIT - ANY WORK BETWEEN THE LIMITS OF THE PRIVATE PROPERTY AND CITY RIGHT-OF-WAY.

ESTIMATED OVER-EX & RECOMPACTION

29	CUBIC YARDS EX-EX
64	CUBIC YARDS EMBANKMENT
35	CUBIC YARDS NET EMBANKMENT (FLL)

NOTES

- ESTIMATE DOES NOT INCLUDE UTILITY TRENCH VOLUMES OR ANY OVEREXCAVATION, IF REQUIRED BY SITE CONDITIONS.
- ESTIMATE ASSUMES A 15% COMPACTION FACTOR ON ALL FILL MATERIAL AND A 0% EXPANSION FACTOR ON ALL CUT MATERIAL.
- PRIOR TO COMMENCEMENT OF WORK CONTRACTOR SHALL CONFIRM THAT ESTIMATES ARE CORRECT.
- EXCESS MATERIAL SHALL BE DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL SITE.



DRAWN BY: MGS
DESIGNED BY: CMH
DATE: 06/02/2025
SCALE: AS NOTED
PROJECT NO: 25-004
SHEET

C1.1



APN# 036-132-09

PLAN TYPE
RESIDENTIAL

SECTIONS

LUCK RESIDENCE

302 GRAND AVENUE, CAPITOLA, CA, 95010

[illegible]

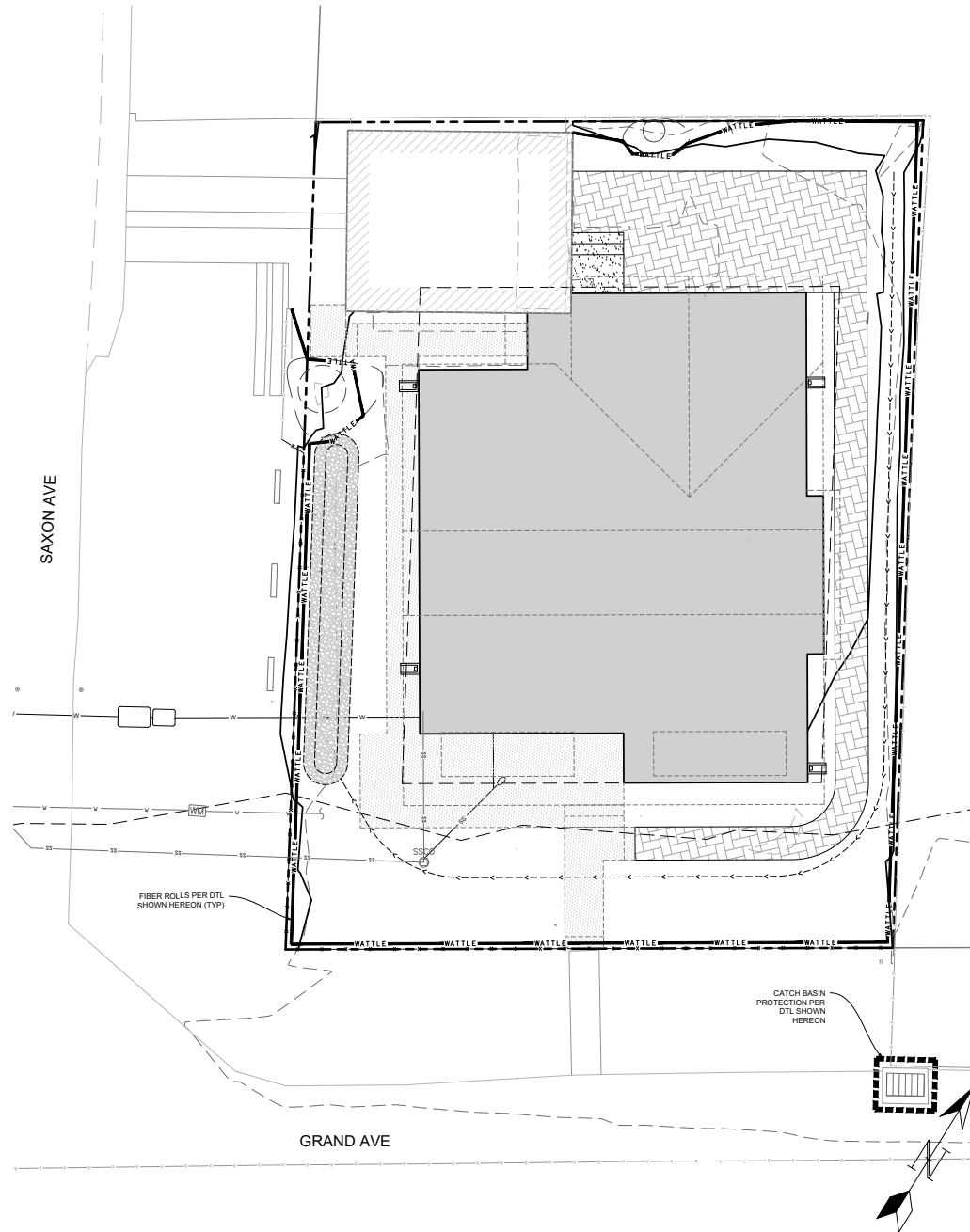
DRAWN BY:	MG/GS
DESIGNED BY:	DMR
DATE:	06/02/2025
SCALE:	AS NOTED
PROJECT NO:	25-004
SHEET:	

C3.1





DRAWN BY:	MG/GS
DESIGNED BY:	DMR
DATE:	06/02/2025
SCALE:	AS NOTED
PROJECT NO:	25-004
SHEET:	
C5.0	





City of Capitola Variance Application Form

Variance Summary

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

We would like to reduce the required parking from two spaces to one space, reduce minimum required rear setback for garage portion, and reduce minimum required exterior side setback for portion of garage.

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.

Due to Grand Avenue being closed off and no space for parking on three sides along with the preservation of the heritage olive trees there is not place to facilitate a second parking space.

- 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 requirements would deprive the subject property of privileges enjoyed by other property in the vicinity or in the same zone as the subject property.

- 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.

Many homes on Depot Hill enjoy variances for parking including the existing home.

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

The proposed home will not effect 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.

- 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 inconsistent with the limitations upon other properties in the vicinity or in the same zone as the subject property.

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

No Coastal impacts will occur.

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: July 17, 2025

From: Building, Planning, and Economic Development Department

Address: 4820 Opal Cliff Drive



Project Description: Application #25-0231. APN: 034-463-04. Conditional Use Permit and Coastal Development Permit for a pin pier wall bluff retreat mitigation device in the RM-M (Multi-Family Residential – Medium Density) Zoning District with a CZ (Coastal Zone) overlay.

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

Environmental Determination: Statutory Exemption

Recommended Action: Consider application #25-0164 and approve the project based on the attached Conditions and Findings for Approval.

Property Owner: Opal Cliff East HOA

Representative: Jon Khazam, HOA Representative, Filed: 05.02.2025

Background: The applicant is requesting consideration of a Conditional Use Permit (CUP) and Coastal Development Permit (CDP) to install a new coastal bluff retreat mitigation device at 4820 Opal Cliff Drive in the RM-M (Multi-Family Residential – Medium Density) zoning district with CZ (Coastal Zone) overlay and ESHA (Environmentally Sensitive Habitat Area). Existing development on the parcel contains a three-story condominium building with 12 units that were constructed in 1975; and predates the establishment of the California Coastal Act in 1977.

In the first several days of January 2023, the property experienced a significant bluff failure due to major storm events and wave activity. The project geologist has documented that there are currently 28.7 horizontal feet of land, at the narrowest point between the condominium complex and the coastal bluff top. The Building Code requires that a minimum setback from the bluff to the structure should be 23 feet in this location. The project geologist has concluded that another bluff failure could occur at any time and could instantaneously reduce the setback to 18.7 feet based on their analysis of existing conditions. The consultant concludes that the structure is in imminent danger and has recommended a pin pier wall system with tiebacks as an immediate protection measure.

The HOA representative has communicated an intention to pursue a long-term solution to erosion protection and bluff loss in the form of a seawall at the toe of the bluff and blufftop armoring with a shotcrete wall at the upper slope of the bluff. A seawall at the toe of the bluff is within the jurisdiction of the Coastal Commission and would require permits directly issued by that agency. The applicant's team has advised that the permitting timeline can take years and there is no guarantee of approval. The pin pier wall is above the mean high water mark and subject to Planning Commission review; therefore the applicant is pursuing permits for the pin pier wall first.

Pursuant to Sections 17.16.020 (A)[3], 17.52.020 (6), and 17.44.070 (A) of the Capitola Municipal Code, a conditional use permit and a coastal development permit are required for construction activities in the environmentally sensitive habitat area (ESHA).

Discussion: The coastal bluff is approximately 69 feet in height and faces both south and east at the subject property. The bluff has been subject to episodic failures with a total loss of seven feet since 2020, according to the project engineering consultant. The upper layer of the bluff is comprised of an

approximate 24 foot layer of marine terrace deposit soil composed of silt, clay, sand and gravel which is underlain by 45 feet of Purisima Formation sandstone and siltstone bedrock. Failure of the bedrock layer is typically caused incrementally by hydraulic plucking/wave action and episodically by storm and seismic events. Failure of the bedrock layer leads to the marine terrace layer being over-steepened where it then tends to layback and erode more rapidly due to terrestrial processes of raveling and sliding, which are hastened by rainfall.

The proposed project consists of a pin pile wall system with tiebacks and are connected by a grade beam. The system includes 28 concrete piers that extend approximately 47 feet vertically into the bluff and 23 feet into the bedrock layer. The proposed pier holes are two feet in diameter and are spaced at four feet on center running a total of 110 linear feet flanking the east side of the condominium structure. Tieback anchors are spaced at six feet and descend under the condominium structure at a 25 degree angle.

Local Coastal Program

Capitola's Local Coastal Program (LCP), Land Use Plan (LUP) is the policy document that provides guiding policies for the proposed project. Specifically, Component VII Natural Hazards of the LUP has a subsection that addresses bluff and beach erosion.

Policy VII-9: Shoreline structures such as seawalls, revetments, groins, and breakwaters shall be permitted only to serve coastal dependent uses, to protect existing development (other than accessory structures), or to protect public beaches in danger of erosion, and shall be permitted only if nonstructural solutions (such as artificial beach nourishment and relocating structures) have proved to be infeasible. Such structures shall be designed to eliminate or mitigate adverse impacts on local shoreline sand supply, public access, marine habitats and paleontological resources. It is further the policy of the City of Capitola that no permanent channelization of the mouth of Soquel Creek shall be permitted. The seasonal movement of sand to form the lagoon, maintenance dredging and infill of bulkheads shall not be considered permanent channelization.

Pursuant to the above policy, the proposed shoreline structure is intended to protect existing development. The Coastal Commission interprets "existing structures" under Coastal Act Section 30235 as meaning structures that existed on January 1, 1977, the effective date of the Coastal Act, and that have not been redeveloped. The condominium building at 4820 Opal Cliff Drive was built in 1975 and has not been significantly altered. The Coastal Commission allows construction of shoreline protection structures to protect existing structures in certain circumstances if the structures lawfully existed prior to January 1, 1977.

Coastal Commission Correspondence

The Coastal Commission staff were contacted during the plan review process and they provided input on the project. Specifically, they commented that the pin pier wall should be relocated further away from the property line to the interior of the property closer to the existing development (attachment #7). The proposal originally included the pin pier line two feet from the property line and now the revised plans show the line of pin piers at six and a half feet from the property line.

Third Party Review

The City contracted with a consultant, Cotton, Shires, and Associates (CSA) to perform a peer review of the proposed plans, geotechnical reports and inspections. Below is a summary of the CSA comments provided to the consultant team:

1. Recommended increasing the depth of the pin piers by four feet and reducing tieback spacing.
2. Recommended increasing the inclination angle of the tiebacks.
3. Consideration of equipment use and mobilization relative to any dependencies in accessing the adjacent property and surcharge on the bluff during the construction activity.

The applicant has addressed and responded to all comments in either design alteration or with further explanation. The full CSA comment letter is included as attachment #2. The applicant's consultant and construction team has responded in writing and the letters are included as attachments #3 through #6. In summary, the applicant's team increased the depth of the piers, reduced the tieback spacing, increased the tieback inclination angle, moved the pin pier system closer to the condominium building, and specified construction equipment and means and methods to address the concerns of accessing adjacent properties and potential for impacts from equipment on the bluff.

Mobilization and Staging

The construction will be staged from the subject property only. The applicant is proposing to access the side yard area of work with a drill rig that has an eight foot wide track. The existing building is approximately 16-18 feet from the property line in this side yard location. The applicant's contractor has provided a written description and sequencing of the mobilization and construction effort (Attachment #5). There will be loss of landscaping in the areas of work. Staff is recommending a condition that the applicant provide a landscape plan and install replanting, prior to final inspection (condition #12).

Environmental Analysis

The property is in the locally mapped Environmentally Sensitive Habitat Area. The City contracted with the environmental consultant, Dudek, to prepare the required environmental review document. The consultant determined that the proposed project is in response to damage incurred during a declared State of Emergency event and the project qualifies for a Statutory Exemption from CEQA. The draft Notice of Exemption is included in attachment #8.

Staff is recommending a condition of approval that requires preconstruction surveys for nesting birds (condition #10), which is typical for projects in this location.

CEQA:

Section 15269(a) allows exemption from CEQA for emergency projects under certain conditions when projects are approved by a public agency to maintain, repair, restore, demolish or replace property or facilities damaged or destroyed as a result of a disaster in a disaster-stricken area in which a state of emergency has been proclaimed. Section 15269(c) also exempts specific actions necessary to prevent or mitigate an emergency. The California Governor filed a Proclamation of a State of Emergency #23-001, which is directly related to the storm events that resulted in bluff loss and is still in effect.

Conditional Use Permit Findings

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

Accessory structures located in the ESHA are permitted through a conditional use permit and coastal development permit in the R-1 zoning district.

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

The pin pier wall system is consistent with the general plan, local coastal program, and zoning code. Shoreline structures are permitted to protect development that existed prior to the Coastal Act.

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 proposed use is to install an accessory structure that reinforces the bluff and protects the existing building on the property. The structure is compatible with and will not interfere with other planned land uses in the vicinity. The project contractor has considered mobilization and does the proposed project does not require access to any other property.

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

The proposed pin pier wall system will not be detrimental to the public health, safety, or welfare. As conditioned, the mobilization and installation will stabilize the bluff and protect the existing structure.

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

The proposed use does not have any immediate demands on services or infrastructure. Similar structures exist in the vicinity and the proposed installation does not have any anticipated impact to public services or infrastructure.

Coastal Findings

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

The proposed project conforms to the City's certified Local Coastal Plan (LCP) land use plan and the LCP implementation program. Specifically, Policy VII-9 allows shoreline structures to be installed for protection of existing structures.

2. The project maintains or enhances public views.

The proposed project has no permanent impact on view or coastal access.

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

The proposed project will have an impact on existing decorative landscaping and patios. These are not areas conducive to native habitat. Condition of approval #10 requires the applicant to avoid repairs during the nesting season or hire a qualified biologist to survey any nesting activity in the area prior to start of work. Condition #13 requires the applicant to provide a landscape plan to the Planning Department for review and installation, prior to final inspection.

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

The project has no impact on recreation access or cost.

5. The project maintains or enhances opportunities for visitors.

The project has no impact on visitors and opportunity.

6. The project maintains or enhances coastal resources.

The proposed pin pier wall system is intended to maintain the bluff, minimize erosion, and protect the existing structures.

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

The proposed pin pier wall will not be noticeable from offsite when completed. The proposed wall is a passive installation below grade. There are no significant design or operational impacts associated with the proposed project.

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

The project will not obstruct public access and has no impact on recreation or visitor opportunities and experiences. Short term mobilization impacts are appropriately conditioned by this permit and only impact the project site.

Conditions of Approval:

1. The application is for a Conditional Use Permit (CUP) and Coastal Development Permit (CDP) to construct a coastal protection pin pile wall structure with tiebacks and a grade beam at 4820 Opal Cliff Drive. Prior to construction, a building permit shall be secured for any new construction or modifications to existing structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission on July 17, 2025, except as modified through conditions imposed by the Planning Commission during the hearing. All construction and site improvements shall be completed according to the approved plans.
2. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
3. Construction activity shall be subject to a noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official.

Planning

4. The project approval consists of construction of conditional use permit, and coastal development permit to construct a coastal protection pin pile wall structure with tiebacks and a grade beam. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on July 17, 2025, except as modified through conditions imposed by the Planning Commission during the hearing.
5. Prior to making any changes to the approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to project scope shall require Planning Commission approval.
6. Prior to issuance of a building permit, all Planning fees associated with permit #25-0231 shall be paid in full.
7. Prior to Final Inspection by the Planning Department, 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 may 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. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit issued before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration.
9. This permit is transferable with the title to the underlying property such 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.
10. To the extent practicable, construction activities shall be performed from September 1 through January 31 to avoid the general nesting period for birds. If construction cannot be performed during this period, preconstruction surveys will be performed no more than two days prior to

beginning work activities to locate any active nests as follows: The owner/applicant shall be responsible for the retention of a qualified biologist to conduct a survey of the project site and surrounding 300' for active nests—with particular emphasis on nests of migratory birds—if construction (including mobilization) will begin during the bird nesting season, from February 1 through August 31. If active nests are observed on either the project site or the surrounding area, the project owner/applicant, in coordination with the appropriate City staff, shall establish no-disturbance buffer zones around the nests, with the size to be determined in consultation with the California Department of Fish and Wildlife (usually 100' for perching birds and 300' for raptors). The no-disturbance buffer will remain in place until the biologist determines the nest is no longer active or the nesting season ends. If construction ceases for two days or more and then resumes during the nesting season, an additional survey will be necessary to avoid impacts on active bird nests that may be present.

11. Prior to building permit issuance, the City's Geotechnical Consultant shall review and approve all geotechnical aspects of the project construction and grading plans (i.e., site preparation, grading, excavation, and subsurface drainage improvements, etc..) to ensure that their comments have been addressed and/or properly incorporated into the project design.
12. Prior to final inspection, a landscape plan shall be submitted and approved by the Community Development Department and installed by the applicant. The landscape plan may be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall, at minimum, demonstrate how the affected areas will be replanted and protected for erosion control. The plan shall identify planting type, size, and location of species and details of any proposed (but not required) irrigation systems.
13. If during construction operations the contractor needs access to any adjacent private property, the applicant shall immediately notify the City and, prior to accessing any adjacent private property, provide the City with documentation of a signed access agreement that references the needed encroachment and includes permission from the affected property owner(s) to access and conduct the work.

Public Works

14. At the time of submittal for building permit review, a sediment and erosion control plan (construction BMP's), including equipment and stockpile location and protection, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
15. At the 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.
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. Prior to a Public Works final inspection, 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.

Attachments:

1. Project Plans

2. Cotton, Shires Peer Review
3. Geotechnical Consultant Response
4. Project Engineer Response
5. Project Contractor Response
6. HOA Response
7. Coastal Commission Technical Memo
8. Draft Notice of Exemption

Report Prepared By: Brian Froelich, Senior Planner

Reviewed By: Rosie Wyatt, Deputy City Clerk

Approved By: Katie Herlihy, Community and Economic Development Director

GENERAL NOTES

- [illegible]

EARTHWORK AND GRADING

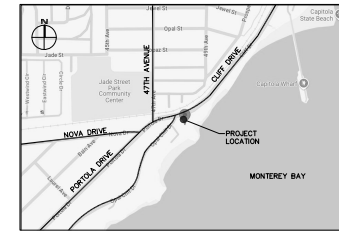
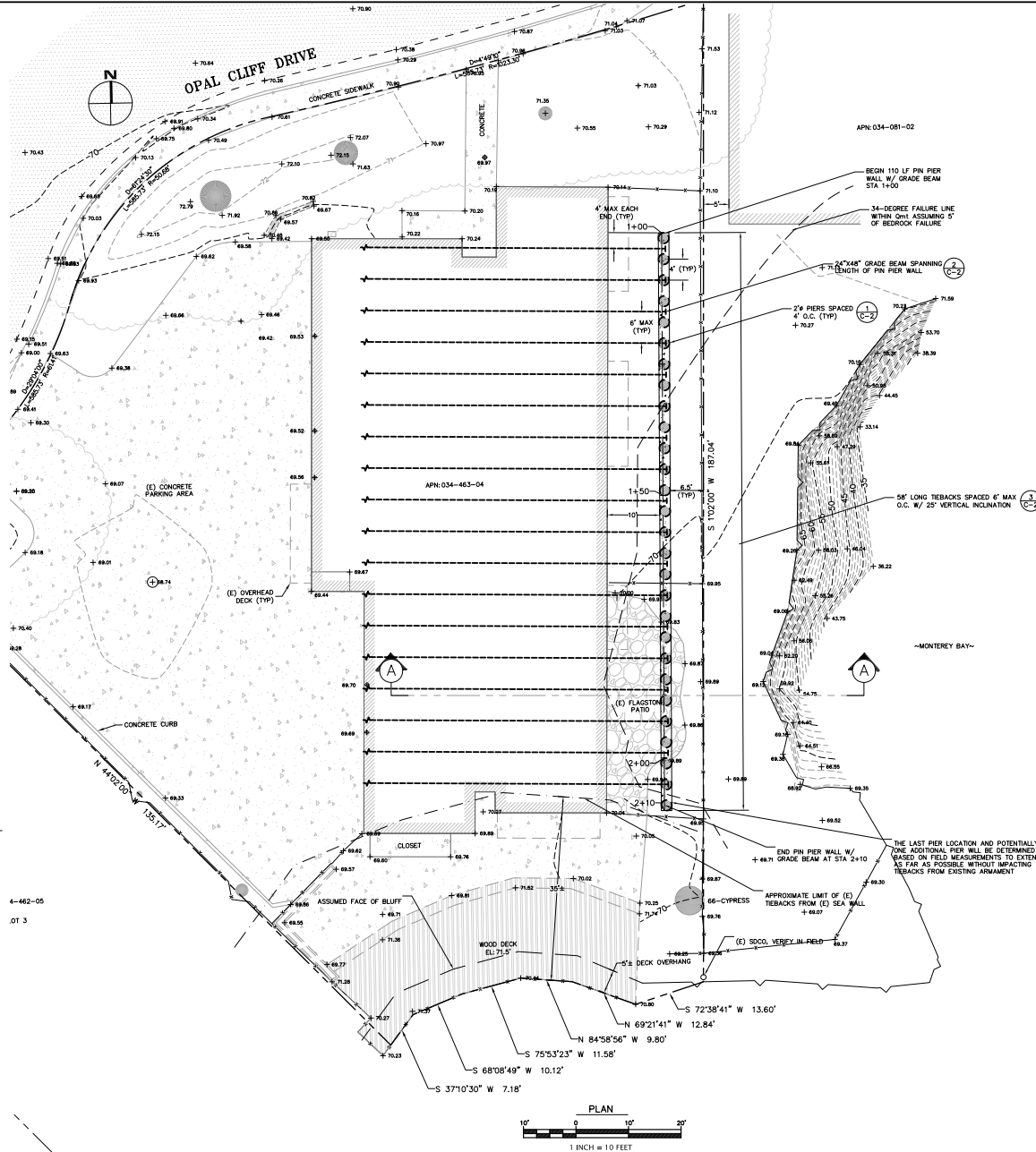
- WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STOPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CURE OF FILL, AND ALL NECESSARY EROSION CONTROL MEASURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LINES, GRADES AND SLOPES, AS SHOWN ON THE APPROVED PLANS.
- ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 19 OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES, LATEST EDITION, AND THE REQUIREMENTS OF THE COUNTY OF SANTA CRUZ. THE MOST STRINGENT GUIDELINE SHALL GOVERN.
3. REFERENCE IS MADE TO THE GEOLOGICAL AND GEOLOGIC INVESTIGATIONS BY PACIFIC COAST ENGINEERING, INC., DATED JANUARY 1978, AND THE GEOTECHNICAL REPORTS BY DRIVE CAPITAL, CALIFORNIA FOR OPAL CREEK EAST HOMEOWNERS ASSOCIATION, CAPITOLA, CALIFORNIA, DATED FEBRUARY 1980. THE CONTRACTOR SHALL REVIEW THESE REPORTS AND THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONSULT WITH PACIFIC COAST ENGINEERING, INC. FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN SHEET ATTACHED HERETO. THE CONTRACTOR SHALL PROVIDE A SUPERVISOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE.
5. THE GEOLOGICAL ENGINEER SHOULD BE NOTIFIED AT LEAST 4 DAYS PRIOR TO THE START OF THE PROJECT.

APPROXIMATE EARTHWORK QUANTITIES

PIER & GRADE BEAM EXCAVATION	CUBIC YARDS		
	CUT	FILL	NET
	160	0	160 CUT

NOTES:
1. EARTHWORK QUANTITIES ARE APPROXIMATE AND SHALL BE
INDEPENDENTLY VERIFIED BY THE CONTRACTOR FOR BIDDING
PURPOSES.














2. EXCESS SOIL SHALL BE HAULED OR PLACED IN A COUNTY APPROVED LOCATION.



VICINITY MAP

NTS

LEGEND

- | | |
|---|---------------------------|
|  | (E) AC |
|  | (E) CONCRETE |
|  | (E) FLOWLINE |
|  | (E) RETAINING WALL |
|  | PROPERTY LINE |
|  | GEOLOGIC SETBACK LINE |
|  | LIMIT OF (E) TIEBACK WALL |
|  | PROPOSED LIMIT OF GRADING |
|  | PROPOSED SWALE |
|  | PROPOSED SD |
|  | PROPOSED PERIMETER SD |
|  | PROPOSED SOCO |
|  | PROPOSED CB |

ABBREVIATIONS

- | | |
|--------|-------------------|
| BT | BOTTOM OF WALL |
| CB | CATCH BASIN |
| CD | CONSTRUCT |
| CONST | DIAMETER |
| DA, Ø | DROUGHT |
| DS | DETAIL |
| DWL | DRIVEWAY |
| EL | EXISTING |
| ELC | ELEVATION |
| EP | EDGE OF PAVEMENT |
| FF | FINISH FLOOR |
| FG | FINISH GRADE |
| FS | FIRE SERVICE |
| HP | HIGH POINT |
| INV | INVERT |
| LF | LINEAR FEET |
| LP | LOW POINT |
| LP | MAXIMUM |
| MAX | |
| N.T.S. | NOT TO SCALE |
| RET | RETAINING WALL |
| RIM | RIM |
| RM | SLOPE |
| SCCO | COUNTY OF SANTA |
| SSCO | CLAY SEWER CUL |
| SDCO | STORM DRAIN CLEAN |
| TYP | TYPICAL |
| TW | TOP OF WALL |
| UNO | UNNOTED OTHER |
| WS | WATER SERVICE |

TOPOGRAPHIC SURVEY

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

BASIS OF BEARINGS

BEARINGS FOR THIS SURVEY ARE BASED ON THE SOUTHEASTERN SIDELINE OF OPAL CUFF DRIVE AS SHOWN ON THAT MAP FILED IN VOLUME 25 OF MAPS AT PAGE 12, SANTA CRUZ COUNTY RECORDS AND WAS ESTABLISHED BETWEEN MONUMENTS FOUND AT THE NORTHWESTERN CORNERS OF LOTS 5 AND 8 RESPECTIVELY

Basis of Elevation

ELEVATIONS FOR THIS SURVEY ARE SHOWN IN THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND WAS ESTABLISHED BY A REALTIME KINEMATIC (RTK) GPS TIE TO CONTROL POINT NUMBER 51 SET AS A PART OF THE SURVEY AND AS SHOWN HEREON

ELEVATION #51 = 69.71' (NAVD88)

EMERGENCY PERMIT SUBMITTAL



TOTAL AREA OF DISTURBANCE = 0.02 ACRES
= 890 SF

SITE HOUSEKEEPING REQUIREMENTS

CONSTRUCTION MATERIALS

1. ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (E.G., FILL, SPILLS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BARRIRED.
2. ALL CHEMICALS SHALL BE STORED IN WATER-TIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE AREA DESIGNED TO PREVENT ANY SPILLAGE OR LEAKAGE.
3. EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (E.G., FUEL, FUEL EQUIPMENT PARTS, CARBURETORS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
4. BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

LANDSCAPE MATERIALS

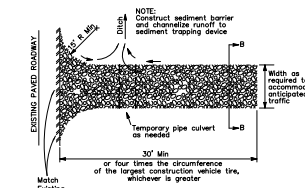
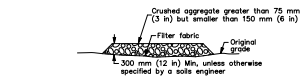
1. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
2. CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
3. DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIOD OF PRECIPITATION.
4. APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
5. STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

VEHICLE STORAGE AND MAINTENANCE

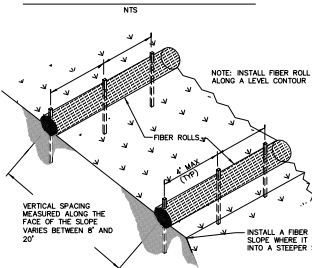
1. MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.
2. ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FILLED, MAINTAINED AND STORED ON-SITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.
3. LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.

WASTE MANAGEMENT

1. DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
2. SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET, DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
3. SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
4. COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
5. DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
6. STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
7. PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
8. EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON-SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY, AND CONDUCT 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.



CONSTRUCTION ENTRANCE DETAIL

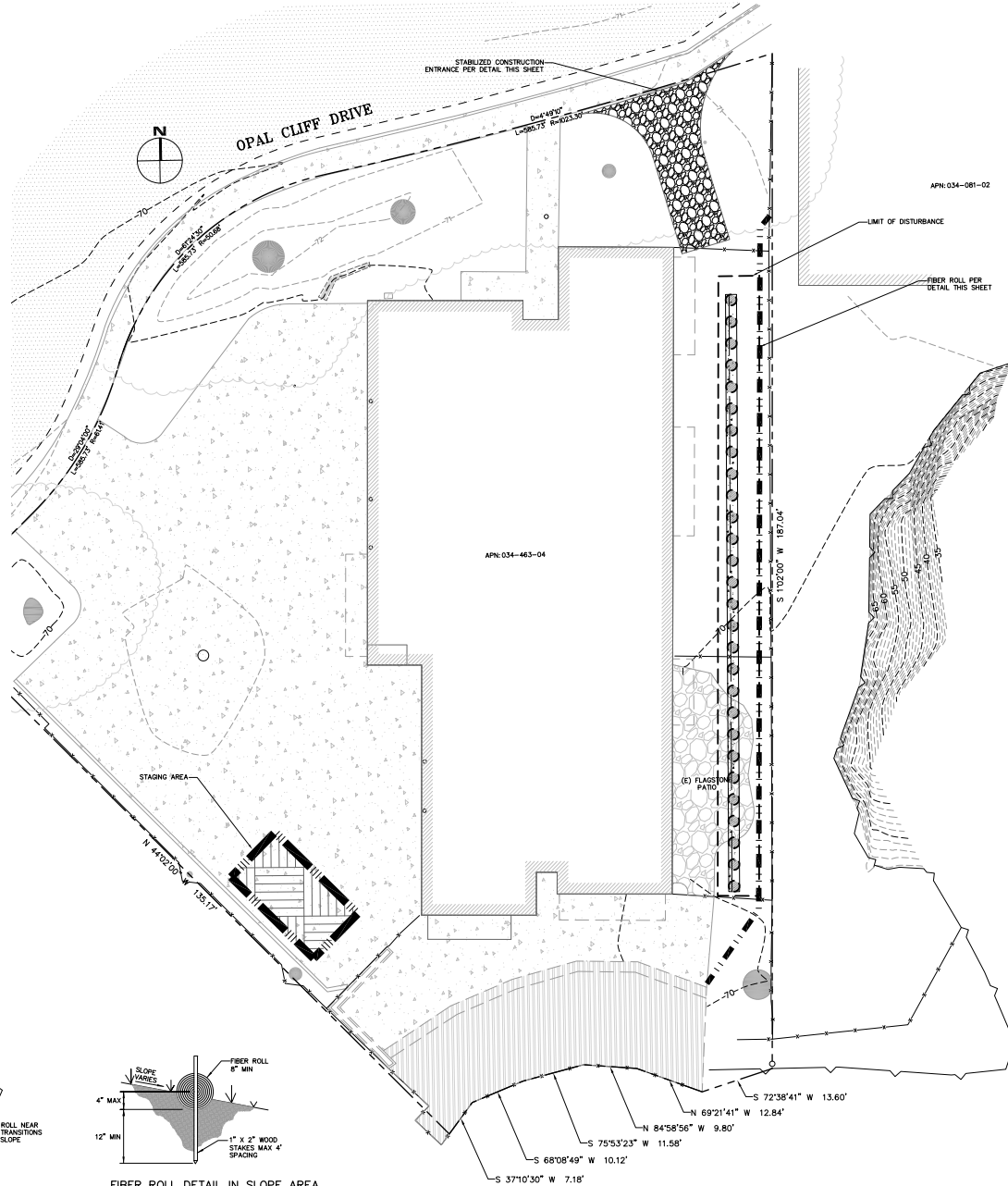
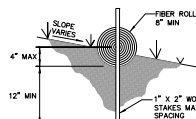


TYPICAL FIBER ROLL INSTALLATION

NTS

FIBER ROLL DETAIL IN SLOPE AREA

NTS



EROSION CONTROL MEASURES

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

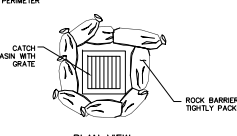
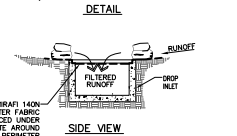
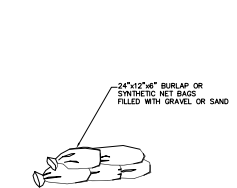
ALL EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO SILT FENCES, FIBER ROLLS AND SLOPE PROTECTION SHALL BE IN PLACE BY OCTOBER 15TH. THE ENGINEER OF RECORD SHALL INSPECT ONCE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

EXPOSED SLOPE MEASURES

1. COVER ALL EXPOSED SLOPES
2. STRAW 2 TONS/ACRE ON SLOPES ≤ 20% WITH SOIL BRIDGES
3. USE NORTH AMERICAN GREEN C125 OR EQUAL ON SLOPES >20%

EROSION CONTROL LEGEND

- INSTALL FIBER ROLL PER DETAILS THIS SHEET
- INSTALL CATCH BASIN PROTECTION PER DETAIL THIS SHEET
- INSTALL STABILIZED CONSTRUCTION ENTRANCE PER DETAIL THIS SHEET
- PROPOSED SLOPE PROTECTION
- PROPOSED STOCKPILE AREA



GRAVEL BAG CATCH BASIN PROTECTION

NTS

EMERGENCY PERMIT SUBMITTAL

REVISIONS PER CITY COMMENTS, 3/31/2025



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

PLAN, PER WALL AND DRAINAGE PLAN
FOR
OPAL CLIFF HOMEOWNERS ASSOCIATION
4820 OPAL CLIFF DRIVE
SANTA CRUZ
CA 95060
APN 034-081-02, 03 & 04
STORMWATER POLLUTION
CONTROL PLAN

project no.
25-001-1
date
FEBRUARY 2025
scale
AS SHOWN
dwg name
CIVIL1.DWG

C-3



May 23, 2025

E6175

By Email (bfroelich@ci.capitola.ca.us)

TO: Mr. Brian Froelich, AICP
Senior Planner
CITY OF CAPITOLA
420 Capitola Avenue
Capitola, CA 95010

SUBJECT: **Geologic and Geotechnical Peer Review**
RE: 4820 Opal Cliff Drive Bluff Retreat Mitigation
Capitola, California

At your request, we have completed a geologic and geotechnical peer review of the subject permit application using:

- Pacific Crest Engineering, Inc., Update to Geotechnical and Geologic Study, Emergency Repair Plan (letter), 4820 Opal Cliff Drive, Capitola, California, dated April 28, 2025;
- R.I. Engineering, Inc., Pin Pier Wall and Drainage Plan, For Opal Cliff Homeowners Association (three sheets), most recent revision dated March 31, 2025;
- Pacific Crest Engineering, Inc., Geotechnical Plan Review (letter), 4820 Opal Cliff Drive, Capitola, California, dated March 5, 2025;
- R.I. Engineering, Inc., Structural Calculations, Emergency Pin Pier Wall 4820 Opal Cliff Drive, Capitola, CA, dated February 13, 2025;
- Pacific Crest Engineering, Inc., Geotechnical and Geologic Study (report), 4820 Opal Cliff Drive, Capitola, California, dated November 20, 2024; and
- Haro, Kasunich and Associates, Inc., Summary Letter of Geotechnical Evaluation of Coastal Bluff Failure Occurring in January 2023 on Neighboring Swenson Property at 4840 Cliff Drive, dated May 25, 2023.

In addition, we have reviewed pertinent technical documents and maps from our office files and completed a recent site reconnaissance.

DISCUSSION

We understand that a portion of the coastal bluff located on the property at 4840 Cliff Dr failed in early May 2020. The bluff failure was located just east of the eastern property boundary of 4820 Opal Cliff Drive and left approximately 35.5 feet of horizontal distance from the eastern edge of the existing condominium building to the edge of the top of coastal bluff, at its closest point. Currently, the coastal bluff has continued to erode/retreat and the current horizontal distance from the eastern edge of the existing condominium building to the edge of the coastal bluff is approximately 28 feet, at its closest point. Based on our review of the referenced documents, we understand that the applicant proposes to construct mitigation measures to arrest bluff erosion/retreat at 4820 Opal Cliff Drive. The proposed mitigation includes constructing a new 158-foot-long buried pin pier and grade beam wall reinforced with lateral tiebacks located on the eastern side of the condominium building, along the eastern edge of the property boundary. The referenced plans indicate that the wall will consist of 40, 2-foot diameter by 43 feet deep piers spaced at 4-foot on-center. The plans also indicate that the tops of the piers will be tied together with a 16-inch-wide by 48-inch-deep grade beam, and 93.58 kip (design load) tiebacks spaced at 8-foot on-center along the grade beam. Estimated earthwork quantities include approximately 160 cubic yards of cut.

SITE CONDITIONS

The site is generally characterized by a mostly level marine terrace that fronts the Pacific Ocean seaward of Opal Cliff Drive. The topography between Opal Cliff Drive and the top of the coastal bluff slopes gently seaward, before reaching a near vertical approximately 69-foot-high sea cliff that borders the eastern and southern edges of the property. The coastal bluff is protected by a shared seawall along the southern edge of the property and is unprotected along the eastern edge of the property. The condition of the existing seawall along the southern edge of the property was not evaluated. Drainage is generally characterized by sheet flow directed toward the south-southeast. Regional geologic mapping of the area indicates that the subject property is underlain, at depth, by bedrock of the Purisima Formation (Johnson et al., 2016). Purisima Formation sandstone is exposed along the lower portion of the coastal bluff and locally overlain by terrace deposits. The terrace deposits have been reported to be 21.6 to 24 feet thick. The closest active trace of the San Andreas Fault is mapped approximately 9.5 miles northeast of the site. The site is currently improved with a multi-unit condominium building accessed from Opal Cliff Drive.

In 1998, Haro, Kasunich and Associates (HKA) investigated the subsurface conditions at the adjacent property at 4840 Cliff Dr site by means of one small diameter boring drilled to a depth of 31.5 feet and a hand auger excavated to a depth of 10.5 feet located in the vicinity of the existing residence. In Boring B-1, HK observed 23.5 feet of loose to dense terrace deposits consisting of sand, silt, and gravel underlain by bedrock materials (sand) of the Purisima Formation which extended to the bottom of the boring at 31.5 feet. In Boring B-2, HK observed 10.5 feet of terrace deposits consisting of sand and silt. Groundwater was encountered during the 1998 investigation in Boring EB-1 at a depth of 22 feet. No subsurface investigation was performed at the 4820 Opal Cliff Drive site by the current Geotechnical Consultant, Pacific Crest Engineering (PCE), or the previous Geotechnical Consultant, HKA. Boring B-1 (1998) is located approximately 12 feet east of the proposed pin pier wall alignment based on the Geologic Site Map included in the referenced 2024 PCE report. Typically, the standard of practice for geotechnical investigations is to perform a site-specific subsurface investigation within the footprint of the proposed improvements. However, given the exposed coast bluff and proximity of the borings, it is reasonable to assume the subsurface conditions at 4820 Opal Cliff Drive will be similar to those encountered in Boring B-1 for the 4840 Opal Cliff Drive investigation.

GEOLOGIC AND GEOTECHNICAL EVALUATIONS

As a part of their investigation, the current Project Geotechnical Consultant (PCE) evaluated the coastal bluff by reviewing previous report, mapping the face of the coastal bluff on the property, and performing an engineering and geologic analysis and evaluation. PCE concluded:

“The current position and geometry of the portion of the bluff composed of marine terrace deposits is clearly over steepened. The marine terrace deposits exposed in the bluff will fail incrementally via raveling and erosion triggered by increased moisture content from terrestrial processes such as rainfall and perched groundwater seepage (at the contact between the marine terrace deposits and underlying Purisima Formation bedrock) out of the bluff face. A medium to large magnitude earthquake on one of the nearby faults may also trigger failure of both the bedrock and the soil out of the bluff.”

“If the bedrock at the base of the bluff doesn’t fail, the marine terrace deposits are very likely to lay back to a more stable slope angle of 34 degrees in the next few storm seasons, which would then result in the top of the bluff coming to within approximately 4 feet of the footing of the condominium complex (see Figure 3). If the bedrock exposed in the bluff fronting the property fails again in a similar fashion as it did in 2023, up to 5 feet of bedrock failure can result in another 5 feet of retreat of the top of the bluff, which in turn could result in the daylighting of the top of the bluff intersecting the foundation of the condominium complex after the marine terrace deposits lay

*back to 34 degrees (see Figure 3). It is possible that this can occur in one to two storm cycles in the future. This would result in the undermining or damaging settlement of the structure. **Therefore, in our opinion, the process of bluff retreat on the property constitutes an imminent threat to the condominium complex. The risk of future settlement or undermining of the structure should be mitigated immediately in our opinion.***

In order to reduce the imminent threat to the condominium building, PCE recommends: *"Based on the results of our investigation, it is our opinion that construction of a buried, pin-pile retention system is an acceptable interim, emergency step to reduce the imminent threat to the building until a more permanent solution can be developed and approved."* PCE also states and recommends *"It must be understood that the pin piles will **not** stabilize the bluff seaward of the piers. The marine terrace deposit soils will continue to retreat, and it will be necessary to place lagging between the piers to prevent erosion or raveling when bluff retreat exposes the section of the piers between the bottom of the grade beam and the bedrock contact. An additional row of tiebacks should be considered at the bedrock contact if the pin piles come within 8 feet of the bedrock bluff face. Pacific Crest Engineering Inc. should be consulted in order to provide supplemental measures as necessary, once the pin piles become exposed and/or the passive resistance becomes compromised due to bedrock failures."*

CONCLUSIONS AND RECOMMENDED ACTION

The proposed pin pier wall is constrained by on-going coastal bluff instability and anticipated very strong seismic ground shaking. The Project Geotechnical Consultant provided recommendations for a pin pier wall along the eastern side of the condominium building with *" . . . a minimum embedded of 35 feet below the top-of-slope or 10 feet into Purisima bedrock whichever is greater"* and in Table No.1, indicated that the *"Depth Retained (feet below top of bluff)"* is 19 feet. We also note that the Geotechnical Consultant estimated that the thickness of the Marine Terrace Deposits along the proposed wall alignment is *" . . . approximately 24 feet . . . "*. The Project Geotechnical Consultant also recommended extending the pin pier wall a minimum 12 feet beyond the northeast and southeast building corners. Based on the reference Civil Plans, the pin pier wall will be supported by 24-inch diameter by roughly 43 feet deep drilled piers, a 16-inch wide by 48-inch-deep grade beam, and 44-foot-long post tensioned tiebacks. The Geotechnical Consultant reviewed pages C-1 and C-2 of the project civil plans and indicated that they are in conformance with their design recommendations.

Based on the evaluation by the Geotechnical Consultant, it appears that the local bluff retreated a horizontal distance of approximately 7.5 feet along the eastern portion of the bluff between May 2020 and November 2024. Using publicly available LiDAR data, CSA estimates that the bluff retreated approximately 10 feet from 1998 to April 2020.

Based on our review of the existing published geologic maps, provided investigation reports and documents, aerial photographs and satellite imagery, our site reconnaissance, and our experience with similar projects we conclude the following:

- A least impactful bluff stabilization would be to construct a shotcrete and tieback or soils nail wall on the bluff face; however, this would require the following:
 - Constructing the seawall on the neighboring property (4840 Opal Cliff Drive);
 - Staging and accessing the beach to complete the construction; and
 - Working during low tides to complete the construction. Assuming that those three constraints are deal breakers, then we consider the proposed pin pier and tieback wall is the least impactful approach to provide " . . . an interim, emergency step to reduce the imminent threat to the building until a more permanent solution can be developed and approved." It is our experience that a pin pier and tieback wall is a typical mitigation measure to protect habitable and non-habitable structures adjacent to steep slopes and bluffs.
- We anticipate that there will be significant impacts to the neighboring property and building to the east (4840 Opal Cliff Drive). These impacts will likely include the following:
 - Equipment encroaching on the 4840 Opal Cliff Drive property;
 - Grading, including excavating to drill and install the tiebacks and backfilling behind the grade beam;
 - Conflicts with drilling and installing the four northern most tiebacks and the existing house structure at 4840 Opal Cliff Drive; and
 - Vibration from the construction work on the house and the adjacent bluff.

We note that the proposed pin pier wall is not intended to address the bluff retreat within the bedrock, and the Geotechnical Consultant cautions that *"The marine terrace deposit soils will continue to retreat, and it will be necessary to place lagging between the piers to prevent erosion or raveling when bluff retreat exposes the section of the piers between the bottom of the grade beam and the bedrock contact. An additional row of tiebacks should be considered at the bedrock contact if the pin piles come within 8 feet of the bedrock bluff face."*

Prior to City permit approval, we recommend that the Geotechnical and Civil/Structural Consultants address the following items:

1. **Terrace Deposit Thickness** – The previous Geotechnical Consultant, HKA, drilled the adjacent property and encountered 23.5 feet of terrace deposits. The current Geotechnical Consultant, PCE, reported 24 feet of terrace deposit material at the site. However, they recommend a retained height of 19 feet for design. The Geotechnical Consultant should clarify their recommended retained height, and justification if less than 24 feet, and their recommended depth to embedment material (Purisima Formation).
2. **Purisima Formation** – We note that this repair does not appear to address an apparent weak bedrock plane that the previous failure(s) mobilized on. The recommended 10-foot embedment depth into the Purisima formation may not intersect this weak plane. The current and previous Geotechnical Consultants both indicated that the initial bedrock failure occurred along bedrock discontinuities. The Geotechnical Consultant should discuss and consider the benefits of extending the pin piers below their projection of this weak bedrock plane.
3. **Structural Design** – We have the following comments on the recommendations and structural design:
 - a. **Existing Foundations** – The Geotechnical and Civil/Structural Consultants should evaluate if the proposed tiebacks will intersect or convey stresses to the existing condominium building foundation.
 - b. **Property Line Constraints** – The Project Team should consider how the Contractor will access the site and build structure without impacting the adjacent property.
 - c. **Tieback Overburden and Passive Capacity** – The Geotechnical and Civil/Structural Consultants should evaluate if the limited overburden (roughly 4 to 5 feet) is sufficient to develop full tieback capacity given the 12-foot unbonded length and the 10 degree declination. The Geotechnical and Civil/Structural Consultants should also evaluate if tie beam will have adequate passive resistance to resist the tieback.

- d. **Drill Rig Surcharge** - The Geotechnical and Civil/Structural Consultants should also evaluate if the drill rig and tieback rig loads will trigger bluff failures during construction.

The Geotechnical and Civil/Structural Consultants should address the above comments in a letter/report submitted to the City for supplemental peer review prior to issuance of the City permits.

LIMITATIONS

This geologic and geotechnical peer review has been performed to provide technical advice to assist the City with its discretionary permit decisions. Our services have been limited to review of the documents previously identified, site reconnaissance and preparation of this letter. Our opinions and conclusions are made in accordance with generally accepted principles and practices of the geotechnical profession. This warranty is in lieu of all other warranties, either expressed or implied.

Respectfully submitted,
COTTON, SHIRES AND ASSOCIATES, INC.



Samuel W. Nolan
Principal Geotechnical Engineer
GE 3191



David T. Schrier
Senior Principal Geotechnical Engineer
GE 2334

CRS:SWN:DTS

COTTON, SHIRES AND ASSOCIATES, INC.

June 19, 2025

Project No. 2386-SZ69-B44

Mr. Larry Christen
Opal Cliff East Homeowners Association
Attention: Mr. Larry Christen
4820 Opal Cliff Drive
Capitola, CA 95010

Subject: **Response to Review Comments**
4820 Opal Cliff Drive Bluff Retreat Mitigation
A.P.N. 034-463-01, 02, 03 and 04
Capitola, California

Reference: **Cotton, Shires and Associates, Inc.**
Geologic and Geotechnical Peer Review
Project E6175, dated May 23, 2025

City of Capitola
4820 Opal Cliff Drive - #25-0231 – Project Deemed Incomplete
Dated May 28, 2025

Dear Mr. Christen,

As the project geotechnical consultant, we have prepared the following in response to the relevant comments as presented in the above referenced documents, and also to address feedback from the City's geotechnical consultant during a meeting on June 13, 2025.

City of Capitola Comments 5-28-25:

Comment #1. Tie backs that extend from the southeast corner of the project appear to intersect with tie backs that extend from the east side boundary of the property. This is a three-dimensional situation and the tie backs installed first could be impacted by later installed tie backs. Additionally, if there is no impact they will be in close proximity laterally stressing the marine deposit layer areas below the foundation in different directions. Please describe how the potential impact on installation will be avoided and how long-term performance and soil stability will be maintained by this design.

Pacific Crest Response: The angled section of pin pile wall at the southeast corner has been removed from the project, eliminating any potential overlap of tiebacks.

The tieback angle has been increased to 25 degrees and the unbonded zone has been increased from 12 to 20 feet. The bonded zone below the building will therefore lie below the influence zone of the

June 19, 2025

building footings, subsequently the tiebacks as presently proposed are not expected to impact the building foundation.

Cotton, Shires Peer Review Comments 5-23-25

Comment #1. **Terrace Deposit Thickness** – *The previous Geotechnical Consultant, HKA, drilled the adjacent property and encountered 23.5 feet of terrace deposits. The current Geotechnical Consultant, PCE, reported 24 feet of terrace deposit material at the site. However, they recommend a retained height of 19 feet for design. The Geotechnical Consultant should clarify their recommended retained height, and justification if less than 24 feet, and their recommended depth to embedment material (Purisima Formation).*

Pacific Crest Response: A design retained height of 19 feet was determined by conservatively assuming 10 feet of bedrock loss with the subsequent laying back of the overlying terrace deposits at an angle of 34 degrees (1.5:1 horizontal to vertical). Based on our (considerable) experience with coastal bluff studies in the Santa Cruz County, 34 degrees is widely considered to be a stable gradient for the terrace deposit materials.

However, following a meeting on June 13 with the City and their 3rd party consultant, Pacific Crest Engineering and RI Engineering were asked to consider the peer review recommendation to increase the retained height to 24 feet and evaluate the resulting change to the pin pile wall design.

Please refer to Figure A for a revised schematic incorporating 24 feet of retained terrace deposit materials and the now proposed wall location of 11.5 feet from the building. The resulting pier depth has been increased from 43 feet to 47 feet, with tieback spacing reduced from 8 feet to 6 feet. In our opinion we find this to be a conservative change to the original design and therefore find it acceptable from a geotechnical standpoint.

Comment #2. **Purisima Formation** – *We note that this repair does not appear to address an apparent weak bedrock plane that the previous failure(s) mobilized on. The recommended 10-foot embedment depth into the Purisima formation may not intersect this weak plane. The current and previous Geotechnical Consultants both indicated that the initial bedrock failure occurred along bedrock discontinuities. The Geotechnical Consultant should discuss and consider the benefits of extending the pin piers below their projection of this weak bedrock plane.*

Pacific Crest Response: It is important to note that the applicant does not own the bedrock portion of the coastal bluff that is the primary driver to long term retreat. The bluff is formed by the process of undermining within the bedrock at the base due to daily and episodic large storm wave abrasion. A notch forms in the bedrock and is driven back gradually until it intersects joint, fracture or fault planes that will allow for slabs of bedrock to peel off or fall or slide down. Presumably the reviewer is talking about the predominant bedrock subvertical jointing pattern that is bluff parallel on spacing between 6" and 5'. Since this current mitigation scheme is entirely focused on retaining the blanket of soil (the Marine Terrace Deposits), the process of bedrock retreat is immaterial to the short-term viability of the system. In the long term, the stability of the pin piers will be threatened as the rock retreats inland. The applicant will have the opportunity to construct something more extensive and robust in the future, stretching across both the soil and bedrock, once the bedrock has retreated more and lies entirely on



June 19, 2025

their property. Until that time comes, though, the applicant does not have permission to construct anything on the seaward property to arrest the failure of the bedrock.

*Comment #3. **Structural Design** - We have the following comments on the recommendations and structural design:*

- a. **Existing Foundations** - *The Geotechnical and Civil/Structural Consultants should evaluate if the proposed tiebacks will intersect or convey stresses to the existing condominium building foundation.*

Pacific Crest Response: The wall has been moved 6.5 feet landward of the property line, and the angled section of wall length at the south end has been removed. Based on the revised wall location and resulting proximity to the building, we have provided revised tieback design recommendations to RI Engineering as follows:

Tiebacks should be installed at an inclination of 25 degrees horizontal.

Minimum unbonded length of 20 feet.

Minimum bonded length of 38 feet, or as required to resist the design loads, whichever is greater.

Minimum overburden thickness of 15 feet above the center of the bonded zone.

This will result in a minimum of 5 feet (2.5 B) of overburden between the bottom of the perimeter building footing and the unbonded zone, and about 6 feet (minimum) between bottom of footing and the bonded zone. The tiebacks will therefore pass below the influence zone of the building footings and therefore the tiebacks as presently proposed are not expected to impact the building foundation.

The contractor should confirm that 6 feet of overburden below the footings is sufficient to resist impact on the foundation due to grouting pressures in the bonded zone.

- b. **Property Line Constraints** - *The Project Team should consider how the Contractor will access the site and building structure without impacting the adjacent property.*

Pacific Crest Response: Please refer to the June 18, 2025 letter from SEC for the contractor's response to this comment.

Pacific Crest Engineering has revised our Geologic Site Map to include a 34-degree failure line/zone of imminent threat to the building (see Figure B attached). The revised wall location as presently proposed is acceptable from a geotechnical standpoint, provided assumes Pacific Crest Engineering will be present during construction to provide additional recommendations as necessary.



June 19, 2025

- c. **Tieback Overburden and Passive Capacity** - The Geotechnical and Civil/Structural Consultants should evaluate if the limited overburden (roughly 4 to 5 feet) is sufficient to develop full tieback capacity given the 12- foot unbonded length and the 10 degree declination. The Geotechnical and Civil/Structural Consultants should also evaluate if tie beam will have adequate passive resistance to resist the tieback.

Pacific Crest Response: See response to 3a above. RI should confirm passive resistance of the grade beam.

- d. **Drill Rig Surcharge** - The Geotechnical and Civil/Structural Consultants should also evaluate if the drill rig and tieback rig loads will trigger bluff failures during construction.

Pacific Crest Response: The evaluation of temporary construction conditions due to the loading, orientation and/or placement of equipment falls under the purview of the Contractor. Please refer to the June 18, 2025 letter from SEC for the contractor's response to this comment.

The opportunity to be of service is appreciated. If you have any questions concerning this response letter, please contact our office.

Very truly yours,

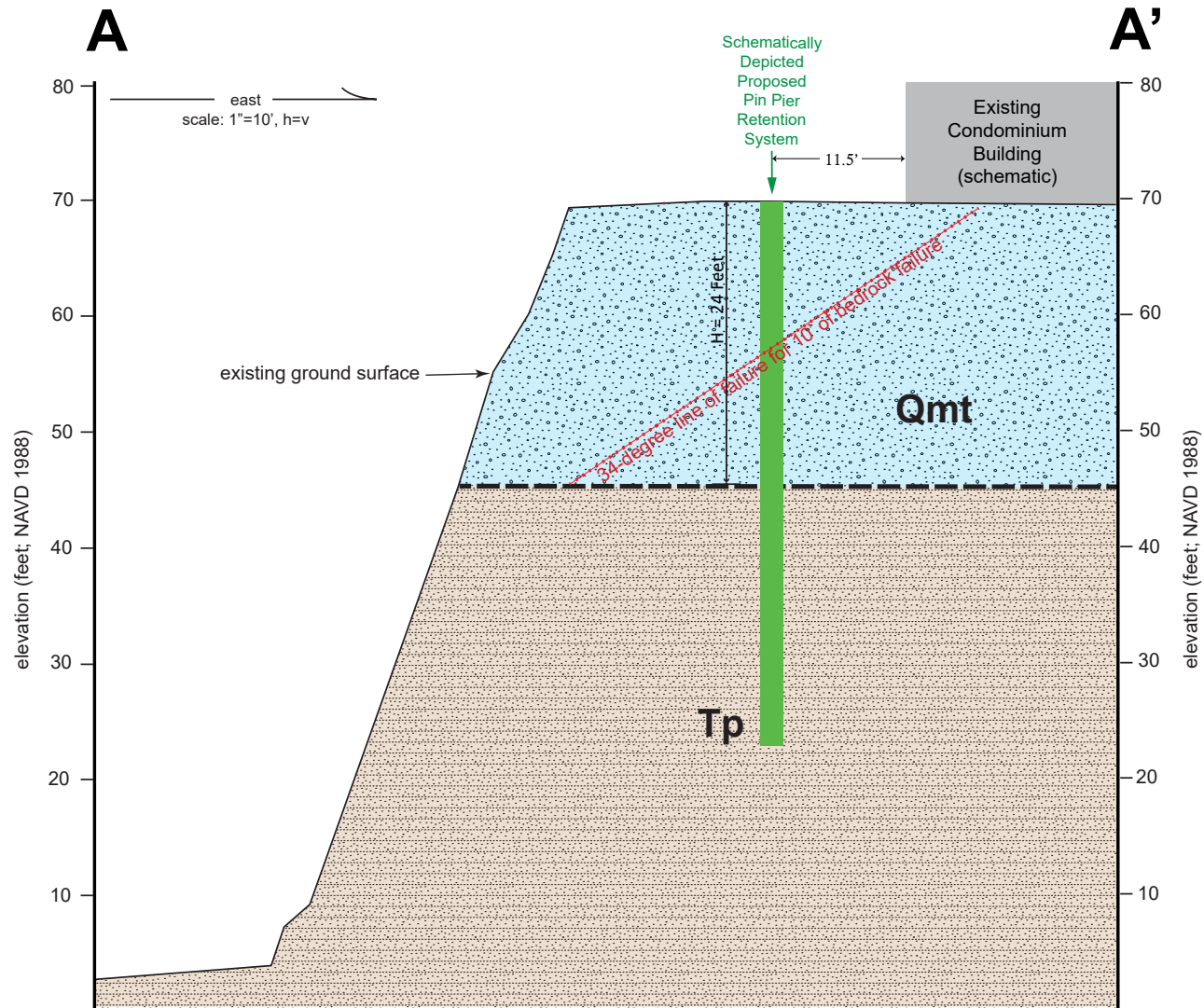
PACIFIC CREST ENGINEERING INC.

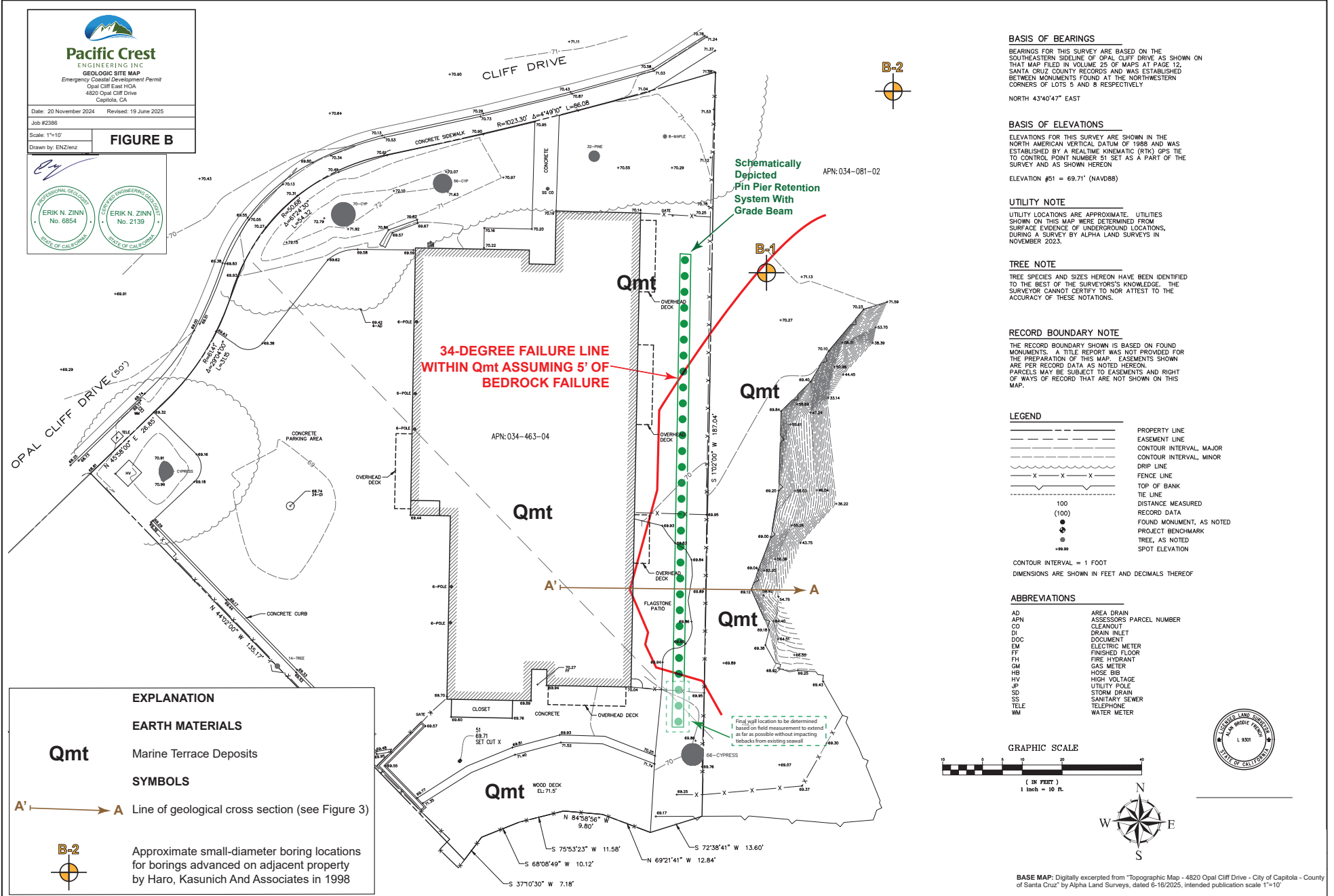


Elizabeth M. Mitchell, GE
Associate Geotechnical Engineer
GE 2718, Expires 12/31/26

Enclosures: Figure A - Cross Section A-A'
Figure B - Revised Geologic Site Map







RI Engineering, Inc.



Civil Engineering

303 Potrero Street
Suite 42-202
Santa Cruz, CA 95060
831-425-3901
www.riengineering.com

June 21, 2025

City of Capitola
420 Capitola Ave,
Capitola, CA 95010

Subject: Response to Cotton, Shires, and Associates Comments dated 5/28/2025 for Bluff Retreat Mitigation at 4820 Opal Cliff Drive, Capitola, CA, APN 034-463-01, 02, 03 and 04

Geologic and Geotechnical Peer Review – Samuel Nolan of Cotton, Shires, and Associates

1. Terrace Deposit Thickness – The previous Geotechnical Consultant, HKA, drilled the adjacent property and encountered 23.5 feet of terrace deposits. The current Geotechnical Consultant, PCE, reported 24 feet of terrace deposit material at the site. However, they recommend a retained height of 19 feet for design. The Geotechnical Consultant should clarify their recommended retained height, and justification if less than 24 feet, and their recommended depth to embedment material.

Response: The calculations have been revised so that the wall is retaining the full 24 feet. See Structural Report included in this resubmittal.

2. Purisima Formation – We note that this repair does not appear to address an apparent weak bedrock plane that the previous failure(s) mobilized on. The recommended 10-foot embedment depth into the Purisima formation may not intersect this weak plane. The current and previous Geotechnical Consultants both indicated that the initial bedrock failure occurred along bedrock discontinuities. The Geotechnical Consultant should discuss and consider the benefits of extending the pin piers below their projection of this weak bedrock plane.

Response: See response by Pacific Crest Engineering.

3. Structural Design – We have the following comments on the recommendations and structural design:

- a. Existing Foundations – The Geotechnical and Civil/Structural Consultants should evaluate if the proposed tiebacks will intersect or convey stresses to existing condominium building foundation.

Response: See response by Pacific Crest Engineering.

- b. Property Line Constraints – The project team should consider how the Contractor will access the site and build structure without impacting the adjacent property.

Response: Please refer to the June 18, 2025 letter from SEC for the contractor's response to this comment. The wall has been moved 6'-6" toward the subject building so that the tiebacks can be installed without equipment encroaching on the neighboring property.

- c. Tieback Overburden and Passive Capacity – The Geotechnical and Civil/Structural Consultants should evaluate if the limited overburden (roughly 4 to 5 feet) is sufficient to develop full tieback capacity given the 12-foot unbonded length and the 10-degree declination. The Geotechnical and

Civil/Structural Consultants should also evaluate if tie beam will have adequate passive resistance to resist the tieback.

Response: The geotechnical engineer addresses the tieback capacity and unbounded length with a 25 degree inclination. The grade beam is structurally connected to the piers with rebar dowels; passive resistance will be transferred from the grade beam into the piers for resistance.

- d. Drill Rig Surcharge – The Geotechnical and Civil/Structural Consultants should also evaluate if the drill rig and tieback rig loads will trigger bluff failures during construction.

Response: See response by Pacific Crest Engineering in addition to the June 18, 2025 letter from SEC for the contractor's response to this comment.

Additional comments responses from the 6/13/2025 meeting with City of Capitola and Cotton Shires below.

- *Vertical loading on piers checked against skin friction resistance. See structural report.*
- *Survey updated with revised property lines and closed property boundaries along Monterey Bay.*

If there are any further comments or questions regarding the above responses, please feel free to contact our office.

Sincerely,
RI Engineering Inc.



Mark Grofcsik, PE
RCE # 83644



June 18, 2024

4820 Opal Cliff HOA
4820 Opal Cliff Drive
Capitola, CA

Gentleman,

Response to the 5/23 Cotton, Shires Review Comments & 6/13 Meeting Discussion:

SEC Construction Procedures for the slope stabilization work at 4820 Opal Cliff follow. In my professional opinion, they offer a safe method to implement the work.

CONSTRUCTION PROCEDURES - The piers will be drilled with a 72,000 lb, 8' wide, track drill (each track is 30" wide with 16' on the ground, ground pressure = 900 lbs/sf). The drill will start with pier #1 (the pier nearest the road at the north end of the pier line) and, to limit slope stability risks, drill alternate, odd numbered, piers which will be drilled, reinforced & placed in two groups of 3 piers each. When the alternate piers up to pier #11 are completed, the remaining alternate piers (#13 thru #27) will be drilled, reinforced & placed in groups of 2 piers each. The drill will then be repositioned to the north end of the pier line and the in-fill piers will be completed by drilling, reinforcing & placing the first six even numbered, in-fill piers in two groups of 3 piers. When the even numbered in-fill piers up to pier #12 are completed the remaining in-fill piers (#14 thru #28) will be drilled, reinforced & placed in groups of 2 piers each.

Once all piers are drilled, reinforced and placed, the grade beam will be excavated. Once the entire grade beam line is excavated, its reinforcing steel will be installed and the structural concrete will be placed.

With the pier and grade beam work completed, the tiebacks will be drilled with a compact portal drill powered by a remote diesel/hydraulic pump. Once about six tiebacks are drilled their high strength steel strands will be installed and the grout fill placed (they will be fracture grouted a day later). The drilling and grouting operations will continue until all tiebacks have been completed. When the grout has cured, the tiebacks will be tested and, when that work is completed, they will be sealed and capped.

SEC confirms that 6 feet of overburden below the footings is sufficient to resist impact on the foundation due to grouting pressures in the bonded zone.

**SOIL
ENGINEERING
CONSTRUCTION_{INC.}**

Item 6 C.

The construction equipment and all required materials will be staged in the parking lot on the west side of the condominium. All drill spoils, and the soil excavated to allow construction of the connecting grade beam, will be removed from the construction area on the east side of the condominium as it is exposed and be stockpiled in the parking lot (it will be off hauled as needed).

Thank you,

George Drew

George Drew, P. E.
Soil Engineering Construction
408 812 4355

6/19/2025

Capitola Planning Department
420 Capitola Ave
Capitola, CA 95010

Re: CDP Application for 4820 Opal Cliff Dr Bluff Mitigation

Thank you for the feedback on our application #25-0231 to construct a buried pin pier wall with grade beam for bluff retreat mitigation. We have carefully reviewed your feedback, that of the City's 3rd party consultant, and the technical memo from the California Coastal Commission. We have made several changes to our plans to address the feedback. The key changes are...

- Pier wall moved 6.5' toward the building and away from the property line, to address concerns regarding proximity to our neighbor's property, Coastal Commission feedback, and the location of equipment relative to the bluff face.
- Northern extent of pier wall shortened to start south of our neighbor's building, eliminating work directly adjacent to their structure.
- Angled section at southern end of pier wall has been removed to avoid impact to existing armoring tiebacks on the southern bluff face.

Please find below a point-by-point response to the comments received.

City of Capitola Comments - 5/28/2025

Tie backs that extend from the southeast corner of the project appear to intersect with tie backs that extend from the east side boundary of the property. This is a three-dimensional situation and the tie backs installed first could be impacted by later installed tie backs. Additionally, if there is no impact they will be in close proximity laterally stressing the marine deposit layer areas below the foundation in different directions. Please describe how the potential impact on installation will be avoided and how long term performance and soil stability will be maintained by this design.

RESPONSE:

The angled section of piers at the southeast corner which created the overlapping 3-dimensional situation have been removed.

Cotton, Shires Peer Review Comments - 5/23/2025

#1. Terrace Deposit Thickness: Please see attached responses from Pacific Crest Engineering and RI Engineering.

RESPONSE:

In follow-up to the 6/13 meeting with the City and their 3rd-party consultant, the HOA Board requested PCE and RI Engineering consider the peer review recommendation to increase retained height to 24 feet. Their analysis indicated this will require pier depths to be extended from 43' to 47', and tieback placements every 6' instead of every 8'. The HOA Board was satisfied with PCE's original design parameters but, in an effort to satisfy all City

concerns and speed project approval, the HOA Board has elected to incur the extra expense and adopt the revised design.

#2. Purisima Formation: Please see attached response from Pacific Crest Engineering.

#3a. Structural Design - Existing Foundations: Please see attached response from Pacific Crest Engineering.

#3b. Structural Design - Property Line Constraints: Please see attached response from Pacific Crest Engineering.

RESPONSE:

The pier wall location has been moved landward by 6.5' (11.5' from building) to ensure no encroachment on the neighboring property. This includes additional clearance vs. the location discussed in our 6/13 meeting so equipment will not overhang the property line.

#3c. Structural Design - Tieback Overburden and Passive Capacity: Please see attached responses from Pacific Crest Engineering and RI Engineering.

#3d. Structural Design - Drill Rig Surcharge: Please see attached response from Soil Engineering Construction.

California Coastal Commission Comments - 6/5/2025

In the case of the proposed pin-pier wall, we believe that aligning the proposed wall closer to the condominium structure would be the least environmentally damaging alternative (and therefore preferred) alternative. Based on our initial review, it appears that the proposed wall could potentially be constructed as close as 8 to 10 feet from the existing structure; however, we welcome additional information from the applicant or City's geotechnical consultants as to the constructability of a more landward alignment.

RESPONSE:

The buried wall has been moved 6.5' closer to the building to address Coastal Commission feedback, concerns regarding encroachment on the neighbor's property, and the location of equipment relative to the bluff face. This is 11.5' from the building side and ~7.5' from the 2nd-floor balconies which project 4' out from the building. The balconies limit how close any tall equipment can operate.

The HOA Board and our team have made every effort to address feedback from the City, the City's consultant, and the Coastal Commission. As noted in prior communications, it is of the utmost importance that we take mitigation measures against bluff collapse before the coming winter as our building remains in imminent danger should a significant collapse occur. With that in mind, we have made significant modifications to our plans in hopes of a swift approval.

Respectfully submitted,



Jonathan Khazam
HOA Board Member
on behalf of the homeowners of 4820 Opal Cliff Drive, Capitola, CA 95010

CALIFORNIA COASTAL COMMISSION

455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105-2219
VOICE (415) 904-5200



June 5, 2025

TECHNICAL MEMORANDUM

To: Kiana Ford, Coastal Program Analyst
Rainey Graeven, Central Coast District Supervisor

From: Jeremy Smith, P. E., Coastal Engineer
Philip L. Johnson, P.G., C.E.G., Engineering Geologist

Re: Proposed Emergency Repairs, 4820 Opal Cliff Drive, Capitola

The purpose of this letter is to respond to an application to build a pin pier wall with connecting grade beam along the eastern edge of the bluff top at the subject property.

To this end, we have reviewed the following documents:

1. Cotton, Shires and Associates, Inc., Geologic and Geotechnical Peer Review (letter), 4820 Opal Cliff Drive, Capitola, California, dated May 23, 2025;
2. Pacific Crest Engineering, Inc., Update to Geotechnical and Geologic Study, Emergency Repair Plan (letter), 4820 Opal Cliff Drive, Capitola, California, dated April 28, 2025;
3. R.I. Engineering, Inc., Pin Pier Wall and Drainage Plan, For Opal Cliff Homeowners Association (three sheets), most recent revision dated March 31, 2025;
4. Pacific Crest Engineering, Inc., Geotechnical Plan Review (letter), 4820 Opal Cliff Drive, Capitola, California, dated March 5, 2025;
5. R.I. Engineering, Inc., Structural Calculations, Emergency Pin Pier Wall 4820 Opal Cliff Drive, Capitola, CA, dated February 13, 2025;
6. Pacific Crest Engineering, Inc., Geotechnical and Geologic Study (report), 4820 Opal Cliff Drive, Capitola, California, dated November 20, 2024; and
7. Haro, Kasunich and Associates, Inc., Summary Letter of Geotechnical Evaluation of Coastal Bluff Failure Occurring in January 2023 on Neighboring Swenson Property at 4840 Cliff Drive, dated May 25, 2023.

SITE DESCRIPTION

The subject property, located at 4820 Opal Cliff Drive, includes a condominium building atop an eroding coastal bluff. The coastal bluff extends to the south and east of the condominium structure with a headland promontory feature to the southeast. We understand that a portion of the bluff on the eastern side of the property (which is on the property of 4840 Opal Cliff Drive) failed in early May of 2020 which left, at its closest point, approximately 35.5 feet of horizontal distance between the condominium structure and the bluff edge, which has since eroded to a minimum distance of approximately 28 feet.

The applicant has proposed a new 158-foot-long buried pin pier and grade beam wall reinforced with tiebacks along the eastern edge of the 4820 Opal Cliff Drive property line. The wall would include 40, 2-foot diameter piers extending 43 feet deep into the bluff. The wall would extend approximately 16.5 feet from the base of the condominium structure on the eastern side and a minimum of approximately 10 feet from the condominium structure on the southeast corner of the building.

DISCUSSION

As part of the California Coastal Commission's review of proposed armoring structures, siting and designing armoring structures as far landward as feasible is generally seen as less environmentally damaging than siting armoring structures more seaward. This is because the Coastal Act protects natural shoreline processes and aims to avoid unnecessary alteration of natural landforms. In the case of the proposed pin-pier wall, we believe that aligning the proposed wall closer to the condominium structure would be the least environmentally damaging alternative (and therefore preferred) alternative. Based on our initial review, it appears that the proposed wall could potentially be constructed as close as 8 to 10 feet from the existing structure; however, we welcome additional information from the applicant or City's geotechnical consultants as to the constructability of a more landward alignment.

We appreciate Cotton, Shires and Associates, Inc.'s (CSA's) peer-review of the proposed wall. Many of the points raised by CSA are focused on engineering questions that would have little to no impact on coastal resources at site (e.g., the angling of the proposed tiebacks), and therefore we do not see it necessary to comment on those aspects of the proposed wall. Furthermore, a wall alignment closer to the threatened residences could potentially address some of the concerns about surcharging the bluff during the wall's construction. We encourage the City to pursue modifications as necessary to improve the design in ways that minimize risks to the threatened residences at 4820 Opal Cliff Drive and minimize impacts to coastal resources. We do not recommend that the City or the applicant pursue a seawall at the base of the bluffs at the eastern edge of the project site along 4840 Opal Cliff Drive due to the coastal resource impacts that would occur during construction and by the unnecessary disruption of natural shoreline processes.

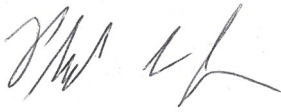
Lastly, it is our understanding that this is an initial phase to address the immediate threat to the residences at 4820 Opal Cliff Drive that avoids unnecessary coastal resource impacts and that, as the bluff fronting the proposed wall continues to erode, additional work (e.g., additional tiebacks) will likely be necessary to protect the existing structure in the long term. This kind of phasing is what the Coastal Act generally requires to protect existing structures while avoiding and minimizing impacts to coastal resources.

Please reach out if you we can be of additional assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Smith".

Jeremy D. Smith, P.E. (C 95002) Coastal Engineer

A handwritten signature in black ink, appearing to read "P. L. Johnson".

Philip L. Johnson, P.G. 6196, C.E.G. 2019, Engineering Geologist

**CITY OF CAPITOLA
Notice of Exemption**

To: ☒ Clerk of the Board
County of Santa Cruz
Governmental Center
701 Ocean Street
Santa Cruz, CA 95060

☒ Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of Capitola, Community Development Department, 420 Capitola Avenue, Capitola, CA 95010

Project Title: 4820 Opal Cliff Drive Emergency Repair Project **Assessor's Parcel No.:** 034-463-01, -02, -03 and -04

Project Address: 4820 Opal Cliff Drive

Project Location: City of Capitola (see Figure 1)

County of: Santa Cruz

Project Description: The Project consists of an emergency repair plan to install a buried pin-pile retention system near the top of a coastal bluff that recently substantial retreat as a result of severe storms during January 2023, bringing the top of the bluff perilously close to undermining an existing residential condominium building. The design includes installation of 28 2-foot diameter piles with 18 58 foot-long tie-back anchors. The upper 4 feet of the pin piles would be “stitched” together with a reinforced grade beam. The pin-pile system would extend the full length of the existing condominium building.

Name of Person or Agency Carrying Out Project: Jon Khazam

Name of Public Agency Approving Project: City of Capitola

Exempt Status: (check one)

- ☐ Ministerial Project (Section 21080(b)(1); 15268).
- ☐ Categorically Exempt (Section 15301 and Section 15315).
- ☐ Declared Emergency (Section 21080(b)(3); 15269(a)).
- ☒ Emergency Project (Section 21080(b)(3)(4); 15269(a)(c)).
- ☐ Statutory Exemption (Code/Section _____).
- ☐ The project clearly will not have a significant effect on the environment (15061(b)(3)).

Reasons Why Project is Exempt: CEQA provides “statutory exemptions” that are applicable to certain projects and activities, as granted by the Legislature. CEQA under Public Resources Code (PRC) Section 21083(b)(3) and CEQA Guidelines Section 15269(a) allows exemption from CEQA for emergency projects under certain conditions. Specifically, these sections include projects carried out or approved by a public agency to maintain, repair, restore, demolish or replace property or facilities damaged or destroyed as a result of a disaster in a disaster-stricken area in which a state of emergency has been proclaimed. CEQA under PRC Section 21083(b)(3) and CEQA Guidelines Section 15269(c) also exempts specific actions necessary to prevent or mitigate an emergency.

The coastal blufftop on the Project site is currently within approximately 28 feet of an existing residential condominium complex as a result of a bedrock block failure of the bluff in January of 2023 and corresponding collapse of the overlying terrace deposits. According to geological and geotechnical investigations, this represents bluff loss on the order of 7 horizontal feet at this point since the position of the bluff was measured in 2020. Geological and geotechnical investigations were conducted to further evaluate the hazard and develop the Project design for bluff stabilization. The investigations found that the current position and geometry of the bluff is clearly over steepened. The investigations also found that marine terrace deposits exposed in the bluff would fail incrementally via raveling and erosion triggered by increased moisture content from terrestrial processes such as rainfall and perched groundwater seepage (at the contact between the marine terrace deposits and underlying Purisima Formation bedrock) out of the bluff face. A medium to large magnitude earthquake on one of the nearby faults may also trigger failure of both the bedrock and the soil out of the bluff.

The geotechnical investigation concluded that the process of bluff retreat on the property constitutes an imminent threat to the existing residential condominium complex. A buried, pin-pile retention system was recommended as an acceptable interim, emergency step to reduce the imminent threat to the building until a more permanent solution can be developed and approved. Thus, the construction of the buried pin-pile retention system to retain the upper bluff materials is being pursued as an interim, emergency step to reduce the imminent threat to an existing residential building until a more permanent solution can be developed and approved.

The 2022-23 winter was a heavy rainfall year, and January 2023 brought a significant high flow event, causing other significant damages to City infrastructure, including the Capitola Wharf. As a result of these storms, Santa Cruz County, as well as other counties in California, were declared disaster areas by the federal and state governments pursuant to the California Governor's proclamation on March 8, 2023 (DR-4683-CA) and a Presidential declaration of a major disaster for the State of California (FEMA-4699-DR) on April 3, 2023.

In accordance with CEQA under PRC Section 21080(b)(3) and CEQA Guidelines Section 15269(a), the Project would be undertaken with the approval of the City of Capitola to maintain property damaged as a result of a disaster in a disaster-stricken area in which a state of emergency had been proclaimed by the Governor. The Project provides for the installation of the emergency bluff retention system due to significant coastal bluff retreat that occurred as a result of this declared disaster, and which presents an imminent threat to an existing residential condominium building.

Additionally, CEQA under PRC Section 21080(b)(4) and CEQA Guidelines Section 15269(c) allows for specific actions to prevent or mitigate an emergency. The Project is necessary to prevent or mitigate an emergency as the existing condominium structure is in imminent danger if further bluff erosion occurs as a result of winter storms and/or earthquake. The Project is an action that is needed to prevent further coastal bluff retreat and protect an existing residential building from an emergency that could arise as a result of additional bluff retreat.

Therefore, the City of Capitola is able to document that the Project qualifies for the Statutory Exemption found at CEQA under PRC Sections 21080(b)(3)(4) and CEQA Guidelines Sections 15269(a)(b), which allow emergency projects under certain specified conditions.

Lead Agency**Contact Person:** Brian Froelich, Senior Planner**Phone:** (831) 475-7300 x 259**Department:** Community Development**Address:** 420 Capitola Avenue
Capitola, CA 95010**Signature:** _____**Title:** Senior Planner**Date:** _____

- ☒ Signed by Lead Agency
☐ Signed by Applicant

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Date Received for filing at County Clerk: _____

Date Received for filing at OPR: _____

FIGURE 1: Project Location



SITE LOCATION