REVISED 5/3/24 at 9:00 PM

City of Capitola
Planning Commission Meeting Agenda
Thursday, May 02, 2024 – 6:00 PM

City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

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

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

1. Roll Call and Pledge of Allegiance

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

2. Additions and Deletions to the Agenda

A. Additional Materials – Item 6B – 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. A maximum of 30 minutes is set aside for Oral Communications.

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 April 4, 2024, Special Planning Commission Meeting Minutes

B. 210 Fanmar Way
Project Description: Application #23-0523. APN: 035-151-14. Design Permit for the demolition of an existing residence and construction of a new two-story, single-family residence. The project includes Minor Modification requests for the maximum second-floor balcony depth and the minimum side yard setback for second-floor decks. The project is located within the RM-L (Mult-Family Residential, Low Density) zoning district but is subject to R-1 (Single-Family Residential) development standards.
This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission.

Recommended Action: Consider Application #23-0523 and approve the project based on the attached Conditions and Findings for Approval.

6. Public Hearings

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

A. 602 El Salto Drive

Project Description: Application #23-0543. APN: 036-142-03. Design Permit for first- and second-story additions to an existing two-story single-family residence, including an attached accessory dwelling unit. The project is located within the R-1 (Single-Family Residential) zoning district.

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

Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #23-0543 and approve the project based on the attached Conditions and Findings for Approval.

B. 115 San Jose Avenue

Project Description: Permit #24-0036. APN# 035-221-18 &19. Proposed amendments to the Master Conditional Use Permit (MCUP) for the mixed-use Capitola Mercantile to allow off-site sale of alcoholic beverages and extend hours of operation to 11pm on Thursday, Friday, and Saturday (currently 10pm); a proposed Tenant Use Permit and Sign Permit for the Hops Shop a new take-out restaurant/tasting room to operate in Suite #101 and use Suite #103 for storage; and a Design Permit for a modified porch roof in the MU-V (Mixed-Use Village) zoning district. This project is in the Coastal Zone but does not require a Coastal Development Permit.

Recommended Action: Consider Permit #24-0036 and approve the Tenant Use Permit, Sign Permit, Design Review, and amendments to the Master Conditional Use Permit with the recommended conditions of approval and deny the requested change to hours of operation.

C. Citywide Zoning Code Update

Project Description: Permit #24-0026 for future Amendments to the Capitola Municipal Code Title 17: Zoning. The future Zoning Code amendments will impact the development standards and regulations for properties citywide. The Zoning Code is part of the City's Local Coastal Program (LCP) and amendments require certification by the California Coastal Commission prior to taking effect in the Coastal Zone.

Recommended Action: Provide feedback to staff on zoning discussion items and direct staff to prepare an ordinance to amend Capitola Municipal Code Title 17: Zoning.

7. Director's Report

8. Adjournment – Adjourn to the next regularly scheduled meeting of the Planning Commission on June 6, 2024, at 6:00 PM.

How to View the Meeting

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

Other ways to Watch:

Spectrum Cable Television channel 8

City of Capitola, California YouTube Channel: https://www.youtube.com/@cityofcapitolacalifornia3172

To Join Zoom Application or Call in to Zoom:

Meeting link: https://us02web.zoom.us/j/84412302975?pwd=NmlrdGZRU2tnYXRjeSs5SlZweUlOQT09

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: 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 envié 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/meetings.

Barrel & Hops, Inc DBA: The Hops Shop
180 Garlic Ave
Morgan Hill, CA 95037

City of Capitola
ATTN: Planning Department
420 Capitola Ave
Capitola, CA 95010

To Whom it May Concern,

Please accept this formal application for a minor modification to the existing Master Conditional Use Permit (#19-0186) for 115 San Jose Ave. We are requesting two minor changes to the existing Conditional Use Permit:

1) Remove condition #9 of the shared alcohol premises prohibiting off premise alcohol sales - this privilege is essential to our business operations
2) Revise condition #7 to extend operational hours to 11:00pm instead of 10:00pm on Thursday, Friday, and Saturday

We will be opening a new craft beer tasting room and outdoor beer garden called "The Hops Shop" in the Northwest section of the Mercantile building, with public indoor service area in Suite "H" of the building and private storage in Suite "J" of the building, along with public seating in the common areas throughout the building and adjacent outdoor patio area. The indoor service area will consist of a refrigerated draft system, ToGo can coolers, and a kitchen for meals as required by ABC, including flatbreads, sausage rolls, empanadas, soups, salads, and pre-packaged snacks. There is a variety of seating throughout the indoor and outdoor common areas, including ADA accessible seating.

No construction is needed on the premises as this business was previously occupied by a fast casual food service tenant with beer and wine service; "LittleKoes Beach Bites", who held ABC license 41-618354. This previous tenant is no longer in business. However, we will be utilizing the equipment remaining in the premises. We are in the process of securing a new ABC Type 41 (On-Sale Beer & Wine – Eating Place) license for our business, pending City approval of our use.

The goal of The Hops Shop is to improve the availability and awareness of great, independently craft brewed beer. Our craft beer taproom will feature several of the best breweries we can find (mostly from California) with a selection that rotates on a daily basis. We offer full pours, tasters, and mix and match flights of anything on our list. Our ToGo Coolers will be filled with a constantly rotating selection of high-end cans, bottles, kombuchas, seltzers, and non-alcoholic beverages.

The taproom will be operated with a staff of about 4 – 6 people (with 1 – 2 employees working at any given time). Our maximum hours of operation will be 11:00am – 11:00pm. The majority of the business will be based upon selling craft beer and food for consumption on the premises. This is estimated to be 80 - 85% of overall sales. Off- premise food, beverage, and merchandise purchases are estimated to be about 15 - 20% of overall sales. Therefore, the privilege of selling alcohol off-premises is critical to the success of our business.

The following security plan will be implemented upon opening to provide a safe and secure environment for our employees, patrons, and neighbors:

- A Designated Contact Person (24hrs/Day, 7 Days/Week): Evan Jaques – Owner 408-807-8619 | evan@outofthebarrelbeer.com
- All employees are required to provide ABC's Responsible Beverage Service Training certification.
- All bartenders and employees have been trained to recognize the symptoms of an obviously intoxicated person, refuse service of alcoholic beverages to obviously intoxicated persons, and report emergencies to law enforcement and manager on duty.
- An adequate number of employees are always scheduled to work based upon the regularly anticipated volume of patrons during all working days.
- Barrel & Hops has partnered with Think Twice to make available a low cost, single use breathalyzer for all customers to prevent intoxicated driving in our community.
- First Aid supplies shall be maintained on site in the employee back of house area. Type 2A:10B:C fire extinguishers shall be easily and readily accessible to all staff members in case of a fire emergency.
- In addition to having a property manager on-site during the Mercantile's operating hours, Barrel & Hops utilizes state of the art security controls and monitoring such as commercial door locks and wifi connected video cameras that upload all content to a cloud based 30-day recording system.

Please let me know if you need any additional forms or supporting documentation.

Thank you,

Evan Jaques
Barrel & Hops, Inc.
Owner
408-807-8619
evan@outofthebarrelbeer.com

RE: Proposed amendments to the Master Conditional Use Permit (MCUP)

I appreciate the opportunity to address three things under three minutes...

Required Mop and Bathroom Sink Access

In 2017 When we agreed to purchase the remaining assets of what was then known as Cava in the Mercantile we had access to the mop sink that is required by the health department. When the MCUP of May 2020 ensued Capitola Wine bar was shuttered and was not made aware of the proposed changes to the facility, we lost the access to our required mop sink and restroom upon our reopening after covid. We were not informed by the holder of the master use permit of any changes in 2020 or now. *(Code (CMC) §17.60.160 17.124.100)*

This change in bathroom and sink access has been damaging and costly to our businesses. This modification is detrimental to public health and safety, and detrimental to our business. In peak times the restaurants and bars do not have access to a mop sink to clean spills. This is not safe. In addition, it creates loss in sales for businesses when they must close their doors, like the taffy shop to go wait in a bathroom line. When a cook must go, but has 15 orders in front of them, they do not have the time to wait in a long bathroom line. Meanwhile the real public restrooms at the beach are vacant. This is not reasonable or healthy for our employees.

Because of this change we now incur the costs of maintaining a public restroom with only increasing costs in our lease. The property management company for the Mercantile that is in Portland was not made clearly aware of this change in our bathroom use when it occurred in 2020. It has become apparent that this was a damaging condition to require, but here now we have an opportunity to fix it. Please return one of the two bathrooms with the mop sink back to private use, like it was, it's a health and safety issue.

Hours Loitering

Currently at Capitola Wine Bar our latest hours open are 10 PM inside, 9 PM outside. Before the pandemic our hours were as late as 11:00PM. We may wish to return our hours to 11pm as it was for before covid. It only seems equitable and necessary that the hours again align with the arcade (bathroom access) and other businesses, like the new Hop Shop, and like it was before covid.

Currently inebriated persons are permitted to loiter in the arcade. This is a growing problem that is not good for the village, or our business, and that should no longer be permitted by the property owner and highlighted as a condition of use by the Arcade. *(MCUP pg 95 #6 reads Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on the most recently certified ABC-253)*

Alcohol in the Mercantile

Capitola Wine Bar holds a ABC Type 42 license, a specific license that permits on and off site sales without food. It appears in this MUCP encourages tenants to change their license type to a 41. We do not wish to have our license changed. This type also holds different value in the marketplace. We are in compliance with ABC rules and will continue to sell our permitted items to go. Again, we are uninformed of the intentions of the property owner as we were not informed by the holder of the master use permit of any changes then or now.

Thank you for your time. We hope you will return the mop sink access back for safety's sake and consider our thoughts for hours and loitering. Please encourage the permit holders to communicate their intentions to the leaseholders.

Thank you for your time.

City of Capitola
Planning Commission Meeting Minutes
Thursday, April 04, 2024 – 6:00 PM

City Council Chambers
420 Capitola Avenue, Capitola, CA 95010

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

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

2. **Additions and Deletions to the Agenda**

   A. *Additional Materials - Item 6A – Four comments were received in support of Item 6A.*

   B. *Additional Materials - Item 6B – The project applicant provided an updated Attachment 2 (Updated on April 2nd and April 4th).*

3. **Oral Communications**

   - *Terri Thomas*
   - *Goran Klepic*

4. **Planning Commission/Staff Comments**

   - *Community Development Director Herlihy provided updates on the City's survey for temporary uses on the Wharf, regional bikeshare, and the Highway 1 closure from April 6th to 7th.*

5. **Consent Calendar**

   A. Approval of March 27, 2024, Special Planning Commission Meeting Minutes

   Motion to approve Item 5A: Commissioner Wilk
   Second: Commissioner Westman
   Voting Yea: 5-0

   B. New Brighton Middle School, 620 Monterey Avenue and Monterey Avenue Park

   Project Description: Permit #24-0115 for a proposed land exchange by and between the City of Capitola and the Soquel Union Elementary School District regarding a portion of New Brighton Middle School, 620 Monterey Avenue (APN: 036-151-01), located within the Community Facility Zone, for a portion of Monterey Avenue Park (APN:036-151-02), located within the Parks/Open Space Zone. This project is in the Coastal Zone and does not require a Coastal Development Permit.

   Recommended Action: Consider Permit #24-0115 and adopt the findings set forth herein that the City of Capitola's proposed acquisition of a portion of the New Brighton Middle School from the Soquel Union Elementary School District and disposition of a portion of Monterey Avenue Park to the District is consistent with the Capitola General Plan.

   Item 5B was pulled for discussion by Commissioner Wilk.

   Commissioner Wilk shared concerns about the community access pathway and requested that the Police Department weigh in on the project design.

   Motion to approve Item 5B: Commissioner Wilk
   Second: Commissioner Jensen

Voting Yea: 5-0

Adopted Findings:

1. The approval of #24-0115 is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to the Class 12 exemption set forth in State CEQA Guideline §15312;

2. The City Exchange Parcel to be disposed of by the City and acquired by the District is to be used and developed by the District to enhance the recreational facilities at the New Brighton Middle School as part of a larger redevelopment of the District Parcel as depicted on Attachment 2. The District's intended use of the City Exchange Parcel is permitted by and consistent with the City's General Plan land use designation of Parks and Open Space (P/OS);

3. The District Exchange Parcel to be acquired by the City is to be used and developed by the City to enhance the recreational facilities at Monterey Avenue Park, as well as to maintain and enhance pedestrian access to the Park from within the Cliffwood Heights neighborhood as depicted in Attachment 2. The City's intended use of the District Exchange Parcel is permitted by and consistent with the City's General Plan land use designation of Public/Quasi Public (P/QP); and

4. The Planning Commission has reviewed and considered the proposed exchange of the District Exchange Parcel and City Exchange Parcel by and between the District and the City and hereby finds the City's proposed acquisition of the District Exchange Parcel from the District and disposition of the City Exchange Parcel to the District is consistent with the Capitola General Plan.

6. Public Hearings

A. 1098 38th Avenue

Project Description: Permit #23-0525 Design Permit, Coastal Development Permit, and Density Bonus request for a 52-unit, 100% affordable housing project on a 1.977-acre site on the east side of 38th Avenue, just south of the railroad crossing. The project includes a mix of 1-bedroom, 2-bedroom, and 3-bedroom apartment units configured in 4 buildings. Three of the proposed buildings have 3 floors while one building has 2 floors. The property is located in the Medium Density Multi-Family Residential (RM-M) Zoning District. The project includes a density bonus, 4 incentives/concessions, and reduced parking requirements pursuant to California Government Code sections 65915-65918. This project is in the Coastal Zone and requires a Coastal Development Permit.

Recommended Action: Staff recommends that the Planning Commission take the following actions:

1. Find that the Project is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (In-Fill Development);

2. Approve the applicant's request for a density bonus concession and reduced parking under State Density Bonus Law, based on the findings and analysis included in this staff report and subject to the included Conditions of Approval;

3. Approve the Design Permit, pursuant to the findings and analysis included in this staff report and subject to the included Conditions of Approval; and

4. Approve the Coastal Development Permit, pursuant to the findings and analysis included in this staff report and subject to the included Conditions of Approval.

Conditions of Approval:

General Conditions

1. The project approval consists of a Design Permit, State Density Bonus and Coastal Development Permit for the construction of a multifamily at 1098 38th Avenue. Application #23-0525 was approved by the Planning Commission on April 4, 2024.

2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.

3. At the time of submittal for building permit review, the Conditions of Approval must be printed in full on the construction plans.

4. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B.

5. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.

6. This permit shall expire 24 months from the date of issuance. The applicant shall have obtained an approved building permit commenced construction before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration.

7. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

8. The project applicant shall designate a “disturbance coordinator” who will be responsible for responding to any local complaints regarding construction noise or activity. The coordinator (who may be an employee of the general contractor) will determine the cause of the complaint and will require that reasonable measures warranted to correct the problem be implemented. The name and telephone number of the disturbance coordinator shall be conspicuously posted at the construction site fence and on any notifications sent to neighbors. The sign/banner must also list an emergency after-hours contact number for emergency personnel.

9. Green Waste is the City’s exclusive hauler for recycling and disposal of construction and demolition debris. For all debris boxes, contact Green Waste. Using another hauler may violate City Code Section 8.04 and result in Code Enforcement action.

10. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view and inside the trash enclosure on non-collection days.

11. Bicycle parking is required to be accommodated with seven short term bike parking spaces and 52 long term bike parking spaces. The design and specifications of the bike parking spaces shall be further detailed in the plans for Building Permit plan check. The long-term bike parking shall be equipped with a security camera or fully enclosed with a lockable gate.

12. Amplified sound is limited to interior areas only.

Planning Department Conditions

13. Prior to making any changes to the approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.

14. Prior to issuance of a building permit, all Planning fees associated with Permit #23-0525 shall be paid in full.

15. Air-conditioning equipment or other mechanical equipment shall be screened from view and fall within allowable city-permitted decibel levels. Additional details showing equipment locations and any mechanical screens shall be shown on the building permit plans.

16. The trash enclosures shall be covered, gated, and maintained to provide a clean and sanitary area. The trash enclosures construction shall be completed, prior to final inspection.

17. Outdoor luminaires shall be energy-efficient fixtures controlled by motion sensors and incorporate cut-off controls and outdoor lighting controls. All building and parking lot lighting shall be shielded to prevent light from shining in the neighboring properties and be Dark Sky compliant. The applicant shall provide a lighting plan and photometric plan with the submittal of plans for building permit plan check.

18. No rooftop equipment is to be visible to the general public. Any necessary roof screening is to match the color of the building as closely as possible. Plans for any necessary screening shall be submitted to the Community Development Department prior to, or in conjunction with the building permit submittal.

19. Prior to issuance of a building permit, the Building Permit plans will be routed for plan approval to the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District and Central Fire Protection District.

20. The Applicant or permittee shall defend, indemnify, and hold harmless the City of Capitola, its agents, officers, and employees from any claim, action, or proceeding against the City of Capitola or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission, City Council, Community Development Director, or any other department, committee, or agency of the City concerning a development, variance, permit, or land use approval; provided, however, that the Applicant's or permittee's duty to so defend, indemnify, and hold harmless shall be subject to the City's promptly notifying the Applicant or permittee of any said claim, action, or proceeding and the City's full cooperation in the Applicant's or permittee's defense of said claims, actions or proceedings.

21. Prior to issuance of building permits, the building plans must show that any existing overhead utility lines within the property and any new utility lines will be underground to the nearest utility pole.

22. Prior to occupancy, the Landscape Architect shall certify in writing that the landscaping and irrigation has been installed in accordance with all aspects of the approved landscape plans, subject to final approval by the Community Development Director.

23. If prehistoric or historic-period cultural materials are unearthed during ground-disturbing activities, it is recommended that all work within 100 feet of the find be halted until a qualified archaeologist and Native American representative can assess the significance of the find. Prehistoric materials might include obsidian and chert-flaked stone tools (e.g., projectile points, knives, scrapers) or tool-making debris; culturally darkened soil ("midden") containing heat-affected rocks and artifacts; stone milling equipment (e.g., mortars, pestles, handstones, or milling slabs); and battered-stone tools, such as hammerstones and pitted stones. Historic-period materials might include stone, concrete, or adobe footings and walls; filled wells or privies; and deposits of metal, glass, and/or ceramic refuse. If the find is determined to be potentially significant, the archaeologist, in consultation with the Native American representative, will develop a treatment plan that could include site avoidance, capping, or data recovery.

24. In the event of the discovery of human remains during construction or demolition, there shall be no further excavation or disturbance of the site within a 50 foot radius of the location of such discovery, or any nearby area reasonably suspected to overlie adjacent remains. The Santa Cruz County Coroner shall be notified and shall make a determination as to whether the remains are Native American. If the Coroner determines that the remains are not subject to their authority, they shall notify the Native American Heritage Commission, which shall attempt to identify descendants of the deceased Native American. If no satisfactory agreement can be reached as to the disposition of the remains pursuant to this State law, then the landowner shall reinter the human remains, and items associated with Native American burials on the property in a location not subject to further subsurface disturbance. A final report shall be submitted to the City's Community Development Director prior to release of a Certificate of Occupancy. This report shall contain a description of the mitigation programs and its results, including a description of the monitoring and testing resources analysis methodology and conclusions, and a description of the disposition/curation of the resources. The report shall verify completion of the mitigation program to the satisfaction of the City's Community Development Director.

25. In the event that a fossil is discovered during construction of the project, excavations within 50 feet of the find shall be temporarily halted or delayed until the discovery is examined by a qualified paleontologist, in accordance with Society of Vertebrate Paleontology standards. If the find is determined to be significant and if avoidance is not feasible, the paleontologist shall design and carry out a data recovery plan consistent with the Society of Vertebrate Paleontology standards.

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

27. The applicant shall continue to work with the County of Santa Cruz Health Services Agency (CSCHSA) to manage and evaluate soil vapor. The applicant shall provide the Planning Department with final permit documentation associated with all additional testing results, remediation plans (if required), soil management plans, and vapor intrusion mitigation systems

that are conditions of approval or requirements of CSCHSA, prior to issuance of Building Permits. If required, the vapor intrusion membrane or system shall be coordinated with the Building Permit drawings (i.e. foundation, utilities, storm water, etc..), prior to issuance of Building Permits.

28. The applicant shall provide a construction operations plan for review and approval by the Building Official and the Community Development Director, prior to issuance of Building Permits. The construction operation plan shall address truck traffic issues regarding dust, noise, and vehicular and pedestrian traffic safety on 38th Avenue and surrounding roadways, storage of construction materials, placement of sanitary facilities, parking for construction vehicles, clean-up area, and parking for construction personnel. A debris box (trash dumpster) shall be placed on site for collection of construction debris. Arrangements must be made with GreenWaste for the debris box since they have a franchise with the City of Capitola.

29. No signs are approved as part of this application. A Sign Permit application shall be submitted in compliance with Chapter 17.80 of the zoning ordinance and shall include all signage proposed for the project site.

30. Inspections by the Planning Department are required for the foundation, final framing, prefinal after application of exterior materials, and final inspection.

31. A separate water service and water meter for irrigation will be required.

32. The applicant shall provide four electric vehicle charging stations with the plans for building permit plan check.

33. The property at 1098 38th Avenue shall be deed restricted to provide continued affordability of 100% low-income affordable housing rental units in the approved ratio and affordability categorized for a period of no less than 55 years. Low-income household cannot exceed 80% of the median family income level for Santa Cruz County as published by California Department of Housing and Community Development. The owner shall enter into an agreement with the City so as to assure compliance with the provisions of the State Density Bonus affordable housing requirement for all units on site to be deed restricted as a low-income rental as defined in Section 50053 of the Health and Safety Code. The deed restriction shall be in a form suitable for recordation as authorized by the Community Development Director and City Attorney.

<u>Public Works Department Conditions</u>

34. Prior to building permit application submittal, the applicant shall provide the additional requested information and revisions outlined in the HydroScience Memo dated March 20, 2024 (Capitola Preliminary Stormwater Control Plan Review for 1098 38th Ave Apartments, Capitola) to verify the Post Construction Monitoring requirements and support the stormwater plan review process for a Tier 4 project.
35. Prior to issuance of building permits, submit a site plan that includes a crosswalk on the northern limit of the frontage on 38th Ave. The crosswalk ramps should utilize Caltrans 2018 Standard Details on page A88A and include appropriate signage and an RRFB as required by the Public Works Director.

36. Prior to issuance of building permits, the applicant shall submit a detailed draft Stormwater Operation and Maintenance Plan prepared and certified by a Registered Civil Engineer and in accordance with the current Post Construction Requirements (PCRs) for a Tier 4 project for review and approval by the Public Works Director.

37. 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.

38. Prior to issuance of building permits, submit a site plan that includes stormwater temporary construction sediment and erosion control measures (e.g., access to construction site, equipment and material storage locations and duration of placement, stockpile protection location and detail, wattle locations and detail, inlet protection detail, containment of trash/debris, location of portable toilet and containment/protection, etc.). The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.

39. Public Works Standard Detail BMP STRM (Stormwater Pollution Prevention and Protection for Construction Projects) shall be printed in full and incorporated as a sheet in the construction plans with the date and signature. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.

40. Prior to the issuance of the building permit the applicant shall submit plans detailing all improvements or modifications that impact or interface with the public right of way. At a minimum these details will include the limits of any existing or proposed curb drains, ADA compliant driveway approach, or any other modification to the curb/gutter/sidewalk. The extent of all improvements or modifications shall be limited to those areas fronting the property boundaries (38th Avenue) and shall not impact the frontage of any adjacent parcels.

41. 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.

42. 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.

43. Utility connections - All utility connections made in the public right of way will be completed in a manor so that the final paving is completed as one uniform patch rather than multiple trench line patches.

44. Prior to final occupancy approval, the Engineer of Record shall inspect and provide record drawings of construction of stormwater management improvements and certify to the City that the construction meets the intent of the approved design drawings, Stormwater Control Plan, and City Post Construction Requirements.

45. Prior to final occupancy approval, the applicant shall submit a final Operation and Maintenance Plan including any revisions resulting from changes made during construction for review and approval by the Public Works Director and recorded in the Office of the County Recorder.

46. Prior to final occupancy approval, the applicant shall enter into and record in the Office of the County Recorder, any agreements identified in the Stormwater Control Plan which pertain to the transfer of ownership, right-of-entry for inspection or abatement, and/or long-term maintenance of the stormwater treatment BMPs.

47. General Site Maintenance: Keep work site clear of debris and advise drivers not to tracking mud, dirt or gravel into the street, and sweep daily, cover all stockpiles and excavation spoils.

48. The applicant shall investigate the feasibility of installing a concrete wall along the south property line with the mobile home park.

49. The applicant shall assess the feasibility of increasing the number of native trees in the landscape plan.

Findings:
Design Permit Findings

A. The proposed project is consistent with the general plan, local coastal program, and any applicable specific plan, area plan, or other design policies and regulations adopted by the city council.
Community Development staff, the Development and Design Review Committee, consultant RRM, and the Planning Commission have all reviewed the project. The proposed project, as conditioned, is consistent with local long range and implementation planning documents. The project meets the Design Review Criteria.

B. The proposed project complies with all applicable provisions of the zoning code and municipal code.
Community Development Staff, the Design and Development Review Committee, and the Planning Commission have all reviewed the project. The proposed 56,950 square foot multi-family development complies with all development standards of the RM-M zoning district and/or applicable state law.

C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).
Section 15332 of the CEQA Guidelines exempts infill development projects that meet certain criteria. The city contracted with environmental consultant Dudek to prepare a detailed environmental analysis under CEQA for the proposed project (Attachment 2). The project is consistent with the General Plan, Zoning Ordinance, and applicable state law. The site is within City limits and is surrounded by developed sites and urban uses. No known habitat or rare or threatened species have been identified on the subject site. Potential for traffic, noise, air quality, soil vapor, and water quality were all evaluated and will be effectively mitigated by following current City codes and the recommended project conditions of approval. The site is well served by available public utilities and services.

D. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.
The proposed multifamily development will not have an impact to public, health, safety, and welfare. The buildings will be fire sprinkled and will be served by all necessary public utilities.

E. The proposed project complies with all applicable design review criteria in Section 17.120.070 (Design Review Criteria).
Community Development Staff, the Design and Development Review Committee, design consultant RRM, and the Planning Commission have all reviewed the project. The proposed 56,950 square foot multifamily development and supporting improvements comply with the applicable design review criteria as described by RRM.

F. For projects in residential neighborhoods, the proposed project maintains the character, scale, and development pattern of the neighborhood.
The project site is in a multi-family residential zone with professional office, retail, single-family, and mobile home park uses in nearby proximity. The design complies with local standards, with the exception of state-permitted concessions. The proposed use does not introduce any new or unusual impacts.

Coastal Findings:

1. **The project is consistent with the LCP land use plan, and the LCP implementation program.**
   The proposed project conforms to the City's certified Local Coastal Plan (LCP) land use plan and the LCP implementation program.

2. **The project maintains or enhances public views.**
   The proposed project has no permanent impact on view or coastal access.

3. **The project maintains or enhances vegetation, natural habitats and natural resources.**
   The proposed project has no impact on coastal vegetation, habitats, or resources.

4. **The project maintains or enhances low-cost public recreational access, including to the beach and ocean.**
   The project has no impact on recreation access or cost.

5. **The project maintains or enhances opportunities for visitors.**
   The project has no impact on visitors and opportunities.

6. **The project maintains or enhances coastal resources.**
   The proposed multifamily project has no negative impact on coastal resources.

7. **The project, including its design, location, size, and operating characteristics, is consistent with all applicable design plans and/or area plans incorporated into the LCP.**
   The proposed multifamily project allows Capitola to produce needed affordable housing units in an area that is zoned for this type of use. The project is consistent with the LCP.

8. **The project is consistent with the LCP goal of encouraging appropriate coastal development and land uses, including coastal priority development and land uses (i.e., visitor-serving development and public access and recreation).**
   The project will not obstruct public access and has no impact on recreation or visitor opportunities and experiences. The project allows the City to produce affordable housing and deliver the required RHNA units to the region.

Brian Froelich, Senior Planner, presented the staff report. Representatives from MidPen Housing provided a project presentation.

Public Comments:

- ***Paula Bradley***
- ***Suzanne Dusei***
- ***Elaine Johnson***
- ***Speaker***
- ***John Van Cern***
- ***Janine Roeth***
- ***Speaker***
- ***Lola Quiroga***
- ***Keith Grange***

The Planning Commission commended the project applicant on the project design, requested clarification on the public noticing and the fencing on the project, discussed providing the City Council with recommendations on street parking within the project's vicinity, requested that the applicant consider bicycle storage and native trees.

Motion to approve staff's recommendation with additional conditions to investigate whether it is feasible to place a concrete wall between the project and the Mobile Home Park, to investigate if it is possible to include more native trees in their landscaping plan, and that staff be directed to communicate to the City Council that surrounding streets be relieved of additional parking burdens: Commissioner Westman
Second: Commissioner Wilk
Motion amended to include additional project outreach: Commissioner Estey, amendment not accepted by Commissioners Westman and Wilk.
Voting Yea: 5-0

B. 2175 41st Avenue, Suite A

Project Description: Application #24-0070 for a Conditional Use Permit and Master Sign Program to transfer the location of an existing retail cannabis establishment (The Hook) from the current 4170 Gross Road location to 2175 41st Avenue, Suite A. Both locations are in the Regional Commercial (C-R) zoning district. The proposed relocation is not in the Coastal Zone.

Recommended Action: Staff recommends the Planning Commission approve Application #24-007 based on the Conditions and Findings of Approval.

Brian Froelich, Senior Planner, presented the staff report. The project applicant spoke on the project application.

Public Comments: None

The Planning Commission discussed concerns about the project's signage and landscaping.

Motion to approve the relocation and direct the project applicant to work with staff on the new location's egress: Commissioner Estey
Second: Commissioner Westman
Voting Yea: 5-0

CONDITIONS OF APPROVAL

1. The project approval consists of a conditional use permit ~~and master sign permit~~ for the relocation of an existing retail cannabis establishment (The Hook) from 4170 Gross Road to 2175 41st Avenue. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on April 4, 2024, except as modified through conditions imposed by the Planning Commission during the hearing. The sign application shall be reviewed under a separate application.

2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.

3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.

4. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.

5. Prior to issuance of building permit, all Planning fees associated with Permit #24-0070 shall be paid in full.

6. 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.

7. ~~The business owner shall apply for a Building Permit to install or relocate the existing secondary means of egress (door), prior to opening for business.~~ The tenant space egress and access will be evaluated by the Building Official to determine if/what modifications are necessary, prior to opening for business. The applicant shall obtain any necessary permits.

8. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between 9 AM and 4 PM or emergency work approved by the Building Official. §9.12.010B

9. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director and Chief of Police. Upon evidence of non-compliance with conditions of approval of the Conditional Use permit and/or the retail cannabis license, or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director and Chief of Police. Failure to remedy a non-compliance in a timely manner may result in conditional use permit revocation and retail cannabis license revocation.

10. This permit shall expire on April 4, 2026, if the applicant has not obtained a referral from the Chief of Police and the appropriate state license(s) for retail sales of cannabis as required under Capitola Municipal Code §5.36.030(A)(10). The applicant shall have an approved building permit and construction underway within 24 months of the Conditional Use approval date to prevent permit expiration.

11. Upon receipt of a certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.

12. Signs shall be reviewed under a separate application.

13. The Conditional Use Permit shall only be valid as long as the commercial space is occupied by a business possessing a valid Retail Cannabis License from the City of Capitola.

14. The City's Community Development Department shall conduct a final inspection of the secondary egress, prior to opening for business.

FINDINGS FOR CUP

A. The proposed use is allowed in the applicable Zoning District.

Community Development staff and the Planning Commission have reviewed the project. The proposed conditional use permit to relocate an existing retail cannabis business comply with the standards of the C-R zoning district. The project secures the purpose of the General Plan and design policies and regulations adopted by the City Council.

B. The proposed use is consistent with the General Plan, Local Coastal Plan, Zoning Code, and any applicable specific plan or area plan adopted by the City Council.

Community Development staff and the Planning Commission have reviewed the application for a conditional use permit for the relocation of an existing retail cannabis business. The project complies with all applicable provisions of applicable city standards.

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.

Community Development staff and the Planning Commission have all reviewed the project. The proposed conditional use permit to relocate a retail cannabis business will be compatible with the properties and improvements in the vicinity.

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

Community Development staff and the Planning Commission have all reviewed the project. The proposed conditional use permit to relocate a retail cannabis business will not be detrimental to the public's health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

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

Community Development staff and the Planning Commission have reviewed the use and location. The use meets the applicable distancing standards and is adequately served by existing infrastructure.

Motion to continue the review of the project sign application:
Commissioner Westman
Second: Commissioner Wilk
Voting Yea: 5-0

7. Director's Report – *Director Herlihy provided an update on upcoming Commission training opportunities and shared that the City and Housing Santa Cruz will be co-hosting an informational event on financing of affordable housing.*

Commissioner Jensen inquired about late distribution of additional materials, the City's noticing practices for projects, CEQA analysis procedures, ADU applications, and the status of the Architectural and Site Review.

Commissioner Estey inquired about the Housing Element; Director Herlihy provided a status update.

8. Adjournment – *The meeting was adjourned at 8:31 PM. The next regularly scheduled meeting of the Planning Commission is on May 2, 2024, at 6:00 PM.*

Capitola Planning Commission

Agenda Report

Meeting: May 2, 2024

From: Community Development Department

Address: **210 Fanmar Way**

Project Description: Application #23-0523. APN: 035-151-14. Design Permit for the demolition of an existing residence and construction of a new two-story, single-family residence. The project includes Minor Modification requests for the maximum second-floor balcony depth and the minimum side yard setback for second-floor decks. The project is located within the RM-L (Mult-Family Residential, Low Density) zoning district but is subject to R-1 (Single-Family Residential) development standards.
This project is in the Coastal Zone and requires a Coastal Development Permit which is not appealable to the California Coastal Commission.

Recommended Action: Consider Application #23-0523 and approve the project based on the attached Conditions and Findings for Approval.

Property Owner: Dan Bald & Melissa Bartolomei

Representative: William C. Kempf Architects, Filed: 12.11.23

Background: On February 14, 2024, Development and Design Review Staff reviewed the application and provided the applicant with the following direction:

Public Works Representative, Erika Senyk: Discussed stormwater requirements, management of construction runoff, changes to the rear yard, and recommended the use of permeable or semi-permeable pavers for hardscaping.

Building Official, Eric Martin: Asked if the exiting foundation would be removed. The applicant confirmed complete removal and stated that the building application will include a full demolition plan and soils report. When asked about the existing grade, the applicant acknowledged the lot was low relative to the street and stated they would try to feather it to the street to improve the path of stormwater. Mr. Martin informed the applicant that sprinkler requirements would necessitate a larger water line.

Associate Planner, Sean Sesanto: Noted that the proposed upper story deck did not comply with all deck standards and pushed the project over the allowed floor area ratio. Also discussed were plans for trees and yard improvements, outdoor lighting, the requirement to underground utilities, and for the possibility of privacy treatments on upper windows facing the adjacent property.

Following the Development and Design Review meeting, the application was resubmitted with a survey and revisions to the landscape, and upper deck area. The second story deck revisions included minor modification requests for deck dimensions. The applicant did not modify the second story window as they overlook the rooftop of the neighboring structure.

Development Standards: Pursuant to §17.16.030(C)(1), Single-family dwellings in RM zoning districts shall comply with the development standards that apply in the R-1 zoning district. With approval of the minor modification requests, the application complies with all development standards.

Development Standards			
Building Height			
R-1 Regulation			**Proposed**
25 ft.			24 ft. 8 in.
Floor Area Ratio (FAR)			
			Proposed
Lot size			3,245 sq. ft.
Maximum Floor Area Ratio			57% (Max 1,850 sq. ft.)
First Story Floor Area			991 sq. ft.
Second Story Floor Area			857 sq. ft. *-110 sq. ft. deck exemption*
Total FAR			57% (1,848 sq. ft.)
Setbacks			
	R-1 regulation		**Proposed**
Front Yard 1st Story	15 ft.		15 ft. 3 in.
Front Yard 2nd Story & Garage	20 ft.		Garage: 27 ft. 11 in. Primary: 25 ft. 10 in. Deck: 21 ft. 6 in.
Side Yard 1st Story	10% lot width	Lot width 47 ft. 2 in. 4 ft. 9 in. min.	West: 7 ft. 6 in. East: 5 ft. 3 in.
Side Yard 2nd Story	15% of width	Lot width 47 ft. in 7 ft. 1 in. min	West: 7 ft. 9 in. West (deck): 9 ft. **Minor Modification Request** East: 7 ft. 1 in.
Rear Yard 1st Story	20% of parcel depth	Lot depth 68 ft. 6 in. 13 ft. 8 in. min.	13 ft. 8 in.
Rear Yard 2nd Story			13 ft. 8 in.
Encroachments	Exterior staircase		
Parking			
1,501 – 2,000 sq. ft.: 2 per unit, 1 covered	**Required**		**Proposed**
	2 spaces total 1 covered 1 uncovered		2 spaces total 1 covered 1 uncovered
Underground Utilities: Required with 25% increase in area			Required

Discussion: The subject property is located on the north side of Fanmar Way, halfway between the Cherry Avenue and Monterey Avenue intersections. The property abuts the Regional Transportation Commission rail corridor to the north. The Upper Village neighborhood has multifamily zoning but like most of the surrounding lots, is occupied by a single-family residence. The proposed project would continue as a single-family use. The existing structure will be demolished and is not a historic resource.

Design Permit: The proposed design includes ground level with stucco siding, second-story board and batten, and low-pitched gable roofs with composition shingle. The front façade on the ground level has a stone wainscot wrap and the upper story features a wall of folding glass doors that open onto the 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 is included as Attachment #3.

> 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.
> **Staff Comment:** The covered entryway, stepped massing, open second- story balcony, and new landscaping create an engaging and aesthetically pleasing street frontage.
>
> 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 Comment:** The design generally limits possible privacy impacts, notably with the design of the deck, which is located on the front of the residence. East-facing windows are close to the small lot at 208 Fanmar Way but overlook the top of the neighboring residence.

Minor Modification - Second-Story Deck:
Pursuant to CMC §17.16.030(B)(11), second-story decks and balconies have a minimum side setback requirement of ten feet. Additionally, decks may not project further than six feet from the exterior building wall. The application is requesting minor modifications to deviate from the referenced standards by ten percent. The applicant is proposing to increase the maximum deck projection to six-feet, six-inches. The second request reduces the side yard setback for upper-story decks to nine feet, affecting only the north side. The Planning Commission may grant a minor modification that deviates up to ten percent from a physical development standard when it can make findings pursuant to §17.136.060, as follows:

A. The modification will be compatible with adjacent structures and uses and is consistent with the character of the neighborhood or district where it is located.
B. The modification will not adversely impact neighboring properties or the community at large.
C. The modification is necessary due to unique characteristics of the subject property, structure, or use.
D. The modification will be consistent with the purpose of the zoning district, the general plan, local coastal program, and any adopted area or neighborhood plan.
E. The modification is consistent with the general plan, local coastal program, and any applicable specific plan or area plan adopted by the city council.
F. The modification will not establish a precedent.
G. The modification will not adversely impact coastal resources.

The findings for a minor modification are supported by this application with full analysis in the findings section below. In summary, the lot is substandard in terms of dimensions, with an average depth of 68-feet, 6-inches. Typical single-family lots in Capitola have a depth of at least 80 feet. Smaller lots are disproportionately affected by standards that are fixed as opposed to standards relative to lot size. Approving the modifications may also result in a superior design with respect to the small lot next door at 208 Fanmar Way, encouraging the deck to be built in the front yard rather than in the rear and preserving mutual open space and privacy between homes.

Parking: Residences between 1,501-2,000 square feet require two on-site parking spaces, one of which must be covered. The project includes two parking spaces, including one full-sized garage space and one tandem space in the driveway.

Landscaping: Pursuant to CMC Section 12.12.190(C), applications for new construction triggers a canopy coverage review, which requires that the site maintain or provide a tree canopy coverage of fifteen percent of lot area. The project includes removal of an existing palm tree and strawberry tree and the planting of two muskogee crape myrtles. The two proposed trees will satisfy canopy coverage goals for new construction.

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

Design Permit Findings:

A. **The proposed project is consistent with the general plan, local coastal program, and any applicable specific plan, area plan, or other design policies and regulations adopted by the city council.**
Community Development Staff and the Planning Commission have reviewed the project. The project is located within the RM-L zoning district but is subject to the standards of the R-1 (Single-Family Residential) zoning district. With approval of the minor modification requests, the proposed single-family residence complies with the development standards of the R-1 zone. The project secures the purpose of the General Plan, and Local Coastal Program, and design policies and regulations adopted by the City Council.

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

C. **The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).**
Section §15303(a) of the CEQA Guidelines exempts the construction of a single-family residence in a residential zone and is subject to Section 753.5 of Title 14 of the California Code of Regulations. The project involves a new single-family residence. The project is located within the R-1 (Single-Family Residential) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

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

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

F. The proposed project maintains the character, scale, and development pattern of the neighborhood.
Community Development Staff and the Planning Commission have all reviewed the application for the new single-family residence. The contemporary two-story residence replaces a single-story cottage but maintains much of the overall character and scale of the neighborhood. The proposed design includes ground level with stucco siding with stone veneer wrap visible along street, second-story board and batten, and low-pitched gable roofs with composition shingle. The covered entryway, stepped massing, open second- story balcony, and new landscaping create an engaging and aesthetically pleasing street frontage.

Minor Modification Permit Findings:

A. The modification will be compatible with adjacent structures and uses and is consistent with the character of the neighborhood or district where it is located.
Staff Analysis: The proposed modifications are compatible with adjacent structures and uses and are consistent with the neighborhood and district. Finding F cites several examples of similar improvements along Fanmar Way.

B. The modification will not adversely impact neighboring properties or the community at large.
Staff Analysis: The modifications affect an upper-story deck located in the front yard. Approval of the modifications will not adversely impact neighboring properties or the community at large.

C. The modification is necessary due to unique characteristics of the subject property, structure, or use.
Staff Analysis: As with most lots along Fanmar Way, the subject property is curved and has substandard dimensions, with an average depth of 68.5 feet. Smaller lots are disproportionately affected by development standards for upper decks, limited by both the fixed side setbacks and a maximum projection from the structure. The subject property is also adjacent to 208 Fanmar Way; a small, narrow lot with limited separation and open space between it and 210 Fanmar Way. Approval of the modifications may be of modest mutual benefit between the two properties, enabling a larger deck in front of the residence in exchange for more open space and privacy in their respective backyards.

D. The modification will be consistent with the purpose of the zoning district, the general plan, local coastal program, and any adopted area or neighborhood plan.
Staff Analysis: The proposed modifications enable the proposed upper deck to modestly exceed the depth and side setback limitations and are consistent with the purpose of the zoning district, general plan, and local coastal program.

E. The modification is consistent with the general plan, local coastal program, and any applicable specific plan or area plan adopted by the city council.
Staff Analysis: The modifications are consistent with the general plan and local coastal program.

F. The modification will not establish a precedent.
Staff Analysis: Fanmar Way is characterized by curved and often substandard lots. Many residential structures do not meet all current development standards, particularly setbacks. There are five residences on the north side of Fanmar Way that have non-complying upper-story decks. Two of the properties exceed the maximum deck projection of six feet and five of the properties have decks that encroach into the required ten-foot side setback.

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 210 Fanmar Way. 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 residential project 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 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 the construction of a new single-family residence and will not negatively impact low-cost public recreational access.

E. The project maintains or enhances opportunities for visitors.
The project involves the construction of a new single-family residence and will not negatively impact visitor serving opportunities.

F. The project maintains or enhances coastal resources.
The project involves the construction of a new single-family residence 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 project is located within the RM-L zone but is subject to development standards of the R-1 zone. The operating characteristics are consistent with the R-1 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 new single-family residence on a residential lot of record. The project is consistent with the LCP goals for appropriate coastal development and land uses. The use is an allowed use consistent with the RM-L zoning district.

Conditions of Approval:

1. The project approval includes the demolition of an existing residence and the construction of a single-family residence. The maximum Floor Area Ratio for the 3,245 square foot property is 57% (1,850 square feet). The total FAR of the project is 57% with a total of 1,848 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on May 2, 2024, except as modified through conditions imposed by the Planning Commission during the hearing.

2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.

3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.

4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.

5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.

6. Prior to issuance of building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.

7. Prior to issuance of a Certificate of Occupancy, the applicant shall complete landscape work to reflect the approval of the Planning Commission. Specifically, required landscape areas, all required tree plantings, privacy mitigations, erosion controls, irrigation systems, and any other required measures shall be addressed to the satisfaction of the Community Development Director.

8. Prior to issuance of building permit, all Planning fees associated with permit #23-0523 shall be paid in full.

9. Prior to issuance of building permit, the developer shall pay Affordable housing impact fees as required to assure compliance with the City of Capitola Affordable Housing Impact Fee Ordinance.

10. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.

11. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.

12. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).

13. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.

14. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.

15. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B

16. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.

17. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.

18. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.

19. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

20. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.

21. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.

22. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties.

23. At time of submittal for demolition and/or building permit review, the applicant shall include a demolition work of scope statement and a demolition plan.

Attachments:

1. 210 Fanmar Way – Plan Set
2. 210 Fanmar Way – Minor Modification
3. Design Review Criteria

Report Prepared By: Sean Sesanto, Associate Planner

Reviewed By: Austin Westly, Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director

NEW RESIDENCE FOR:

THE BALD & BARTOLOMEI FAMILY

210 FANMAR WAY - CAPITOLA, CA 95010

WILLIAM C. KEMPF
ARCHITECTS
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NEW RESIDENCE FOR
THE BALD & BARTOLOMEI FAMILY
210 FANMAR WAY - CAPITOLA, CA 95010
COVER SHEET AND PROJECT DATA

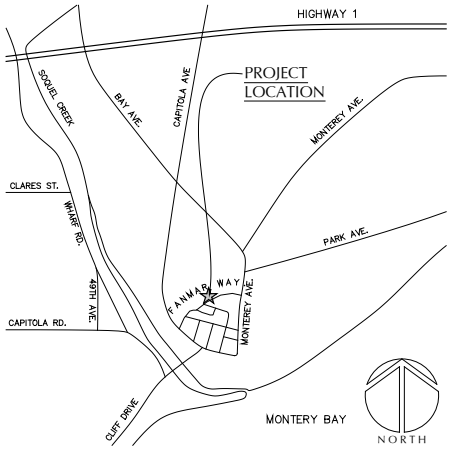
DRAWING DATE:	SEPTEMBER 25, 2023
A.P.N.	035-151-14
CLIENT NAME:	DAN BALD & MELISSA BARTOLOMEI
PROJECT NAME:	210 FANMAR

REVISIONS

No.	DESCRIPTION	DATE
1	PLANNING	4/12/24

PRELIMINARY NOT FOR CONSTRUCTION

VICINITY MAP



SHEET INDEX

A1	COVER SHEET AND PROJECT DATA
A2	EXISTING SITE PLAN
A3	PROPOSED FLOOR PLANS
A4	PROPOSED EXTERIOR ELEVATIONS
A5	PERSPECTIVE VIEWS
C1.1	EXISTING SITE AND DEMOLITION PLAN
C2.1	SITE IMPROVEMENTS PLAN
C3.1	EROSION CONTROL PLAN
C3.2	EROSION CONTROL DETAILS
C4.1	CONSTRUCTION DETAILS
L1.0	LANDSCAPE PLAN
1	TOPOGRAPHIC LAND SURVEY

BUILDING AREAS

FAR CALCULATION

MAX FAR: 57% (2,651 to 3,250 S.F. LOT) = 1,849 S.F. MAX FAR

FIRST FLOOR HEATED:	770 S.F.
FIRST FLOOR UN-HEATED (GARAGE):	221 S.F.
SECOND FLOOR HEATED:	834 S.F.
UPPER FLOOR DECK	104 S.F
UPPER FLOOR DECK CREDIT	-104 S.F. (150 S.F. MAX)
TOTAL AREA COUNTED TOWARDS FAR	1,825 S.F. (56% FAR)

AREAS NOT COUNTED TOWARDS FAR

FIRST 150 S.F. OF SECOND FLOOR BALCONY	SEE CREDIT ABOVE
COVERED FIRST FLOOR PORCH:	33 S.F.
COVERED REAR PATIO:	170 S.F.

PROJECT DATA

OWNERS:	DAN BALD & MELISSA BARTOLOMEI 505 BRYCE COURT MILPITAS, CA 95035 dan.bald@intel.com & melizzanne@gmail.com
PROJECT SITE:	210 FANMAR WAY CAPITOLA, CA 95010
APN:	035-151-14
ZONING:	RM-L (MULTI-FAMILY RESIDENTIAL, LOW DENSITY) R-1 (ZONING STANDARDS APPLY)
LOT SIZE:	3,245 S.F.
CONSTRUCTION TYPE:	V-B (SPRINKLERED)
PROJECT DESCRIPTION:	REMOVAL OF AN EXISTING SINGLE FAMILY RESIDENCE AND CONSTRUCTION OF A NEW 1,821 S.F. RESIDENCE
MINOR MODIFICATIONS:	THE PROJECT PROPOSES MINOR MODIFICATIONS TO THE DESIGN STANDARDS TO INCLUDE: 1) A 10% REDUCTION TO THE SIDE YARD SETBACK FOR SECOND FLOOR BALCONIES. THIS WOULD REDUCE THIS SETBACK FROM 10'-0" TO 9'-0". 2) A 10% INCREASE IN THE ALLOWED DEPTH OF A SECOND FLOOR BALCONY. THIS WOULD INCREASE THE ALLOWED DEPTH OF THE BALCONY FROM 6'-0" TO 6'-6".

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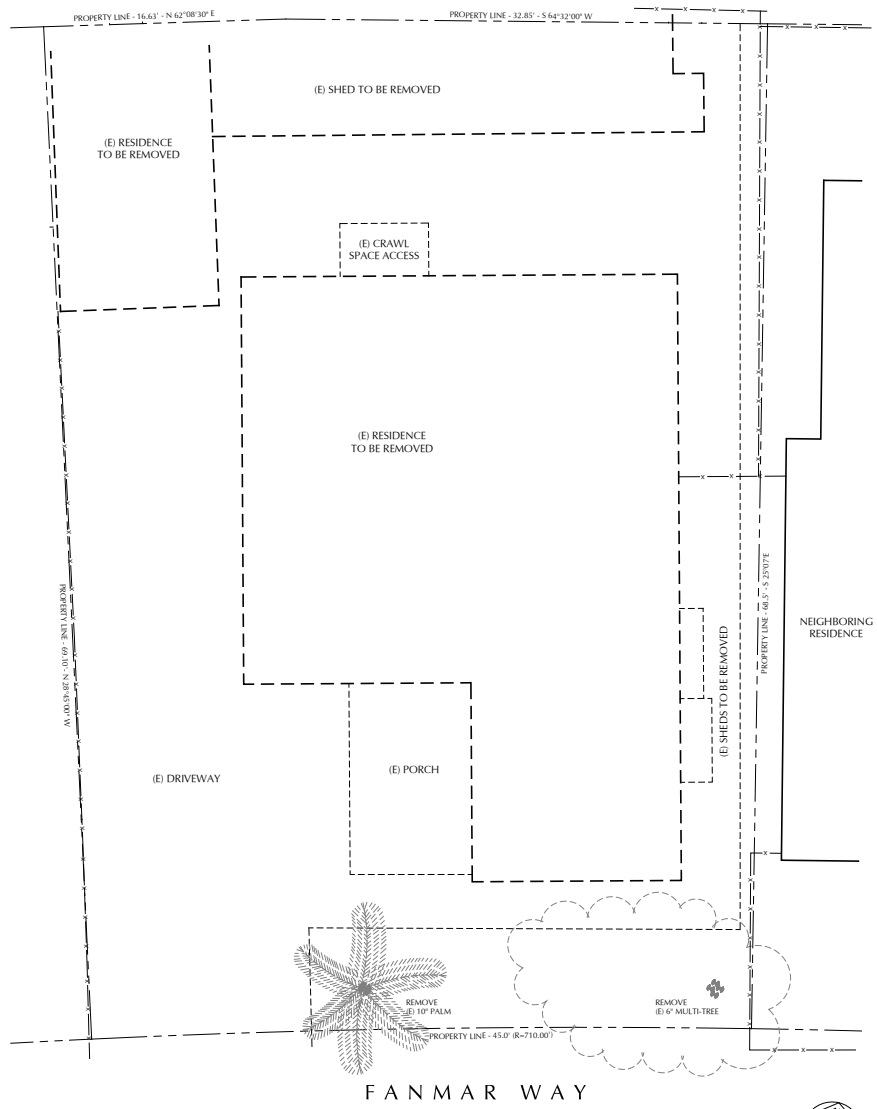
SHEET
A1



1 EXISTING / DEMO - SITE PLAN

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

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NEW RESIDENCE FOR

THE BALD & BARTOLOMEI FAMILY

210 FANMAR WAY - CAPITOLA, CA 95010

EXISTING SITE PLAN AND INFO

DRAWING DATE:	SEPTEMBER 25, 2023
A.P.N.	035-151-14
CLIENT NAME:	DAN BALD & MELISSA BARTOLOMEI
PROJECT NAME:	210 FANMAR

REVISIONS

No.	DESCRIPTION	DATE
1	PLANNING	4/12/24

PRELIMINARY
NOT FOR
CONSTRUCTION

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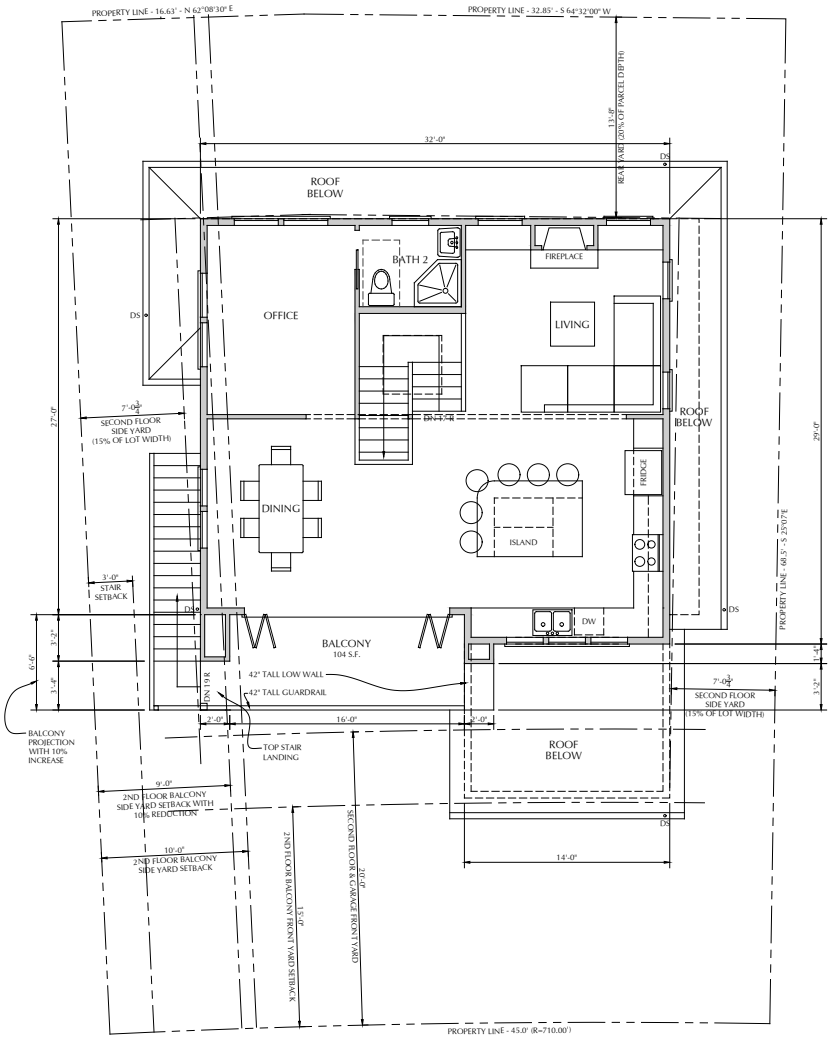
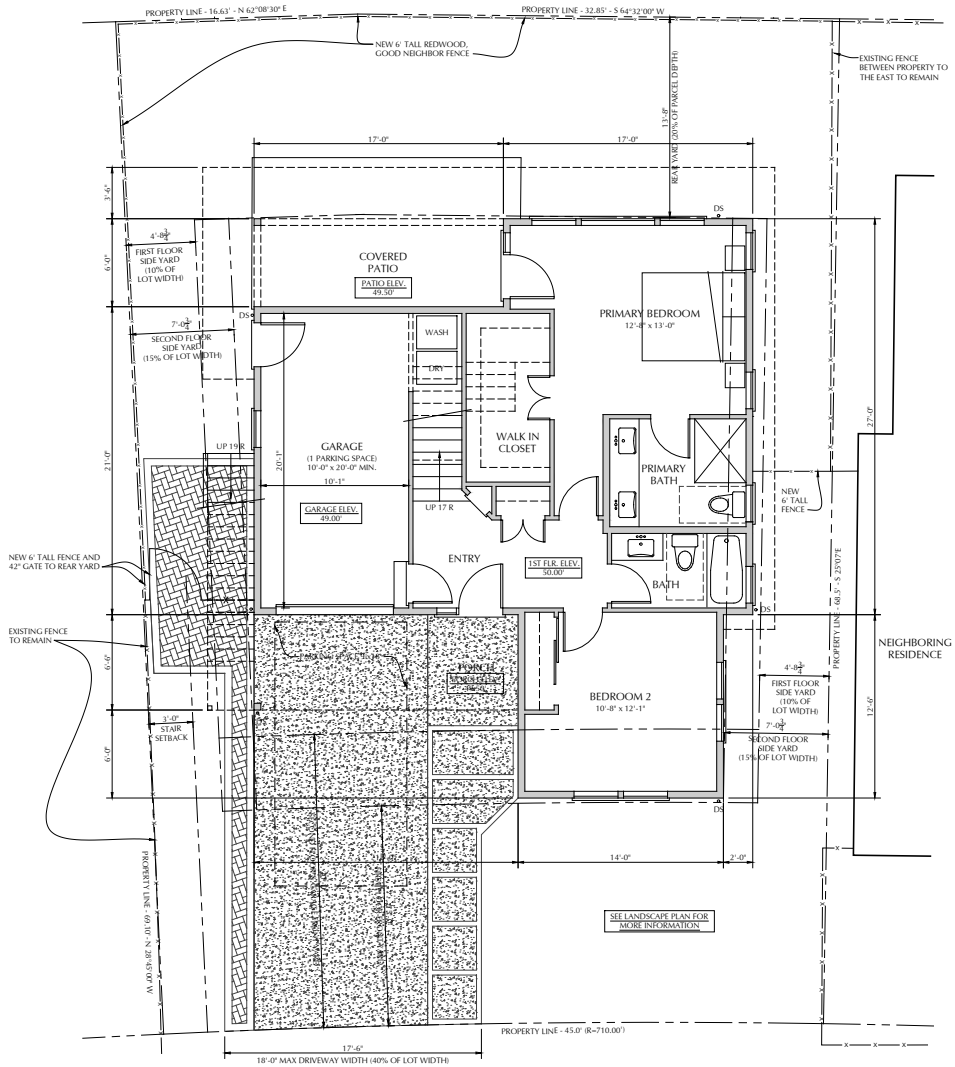
SHEET

A2



2 PROPOSED SECOND FLOOR PLAN

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



1 PROPOSED FIRST FLOOR PLAN

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

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NEW RESIDENCE FOR
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210 FANMAR WAY - CAPITOLA, CA 95010
PROPOSED FLOOR PLAN

DRAWING DATE: SEPTEMBER 25, 2023
A.P.N.: 035-151-14
CLIENT NAME: DAN BALD & MELISSA BARTOLOMEI
PROJECT NAME: 210 FANMAR

REVISIONS

No.	DESCRIPTION	DATE
1	PLANNING	4/12/24

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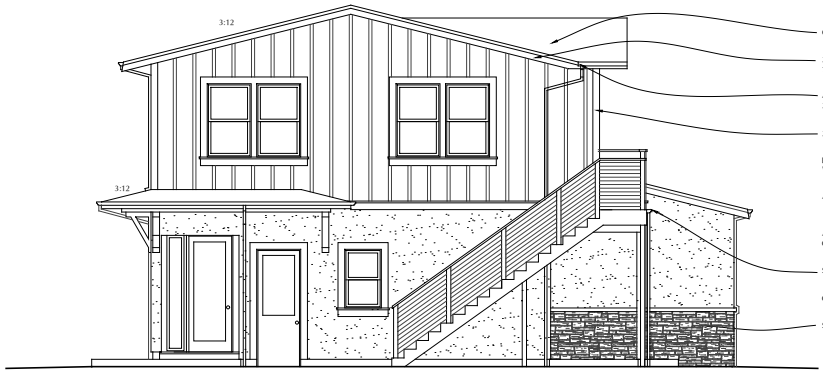
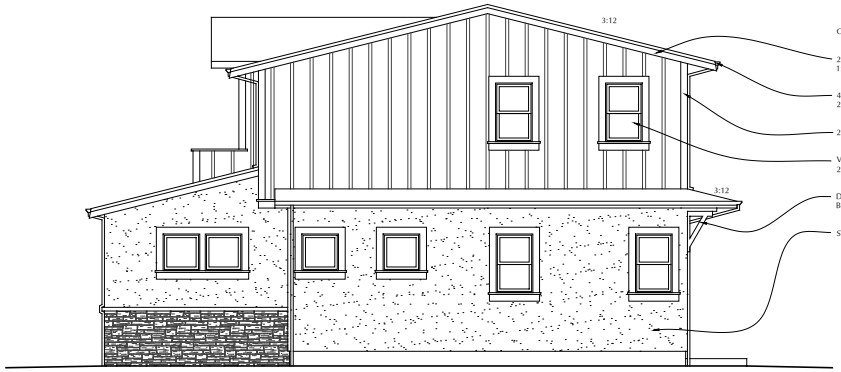
SHEET A3



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

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

COMP SHINGLE ROOF
2x8 FASCIA BOARD WITH 1x3 TRIM
4" OGEE GUTTER OVER 2x6 FASCIA
2x6 CORNER BOARDS
FOLDING GLASS DOOR WITH 2x6 TRIM
42" TALL LOW WALL
42" TALL CABLE RAIL GUARD RAIL
STUCCO FINISH
GARAGE DOOR
STONE WAINSCOT



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

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

COMP SHINGLE ROOF
2x8 FASCIA BOARD WITH 1x3 TRIM
4" OGEE GUTTER OVER 2x6 FASCIA
2x6 CORNER BOARDS
VINYL WINDOWS WITH 2x6 WOOD TRIM
DECORATIVE WOOD BRACKETS
STUCCO FINISH

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NEW RESIDENCE FOR
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210 FANMAR WAY - CAPITOLA, CA 95010
PROPOSED EXTERIOR ELEVATIONS

DRAWING DATE:	SEPTEMBER 25, 2023
A.P.N.	035-151-14
CLIENT NAME:	DAN BALD & MELISSA BARTOLOMEI
PROJECT NAME:	210 FANMAR

REVISIONS

No.	DESCRIPTION	DATE
1	PLANNING	4/12/24

PRELIMINARY NOT FOR CONSTRUCTION

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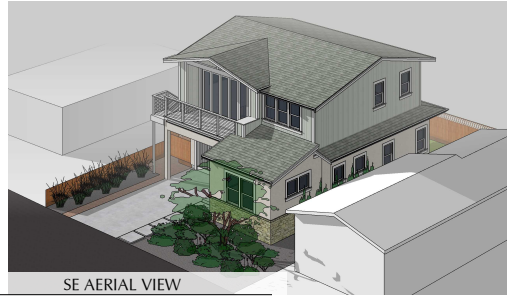
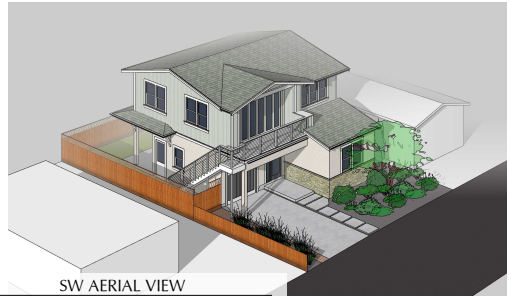
SHEET
A4

5 VIEW FROM STREET
NO SCALE

6 VIEW FROM STREET
NO SCALE



1 SE AERIAL VIEW
NO SCALE



2 SW AERIAL VIEW
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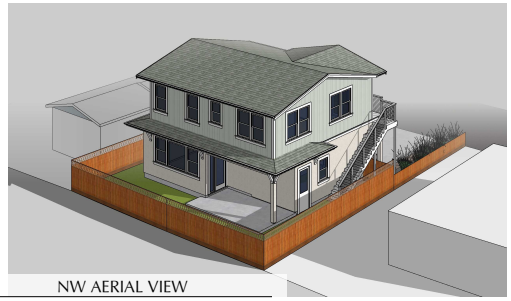
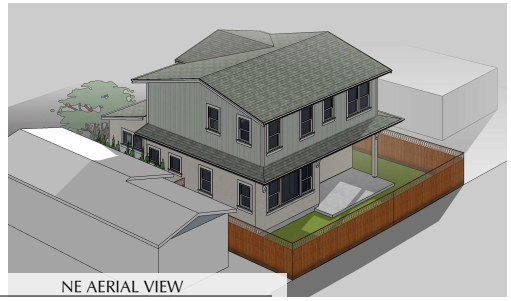


3 NW AERIAL VIEW
NO SCALE



4 NE AERIAL VIEW
NO SCALE

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NEW RESIDENCE FOR
THE BALD & BARTOLOMEI FAMILY
210 FANMAR WAY - CAPITOLA, CA 95010
PERSPECTIVE VIEWS

DRAWING DATE:
SEPTEMBER 25, 2023

A.P.N.:
035-151-14

CLIENT NAME:
DAN BALD &
MELISSA BARTOLOMEI

PROJECT NAME:
210 FANMAR WAY

No.	DESCRIPTION	DATE
1	PLANNING	4/12/24

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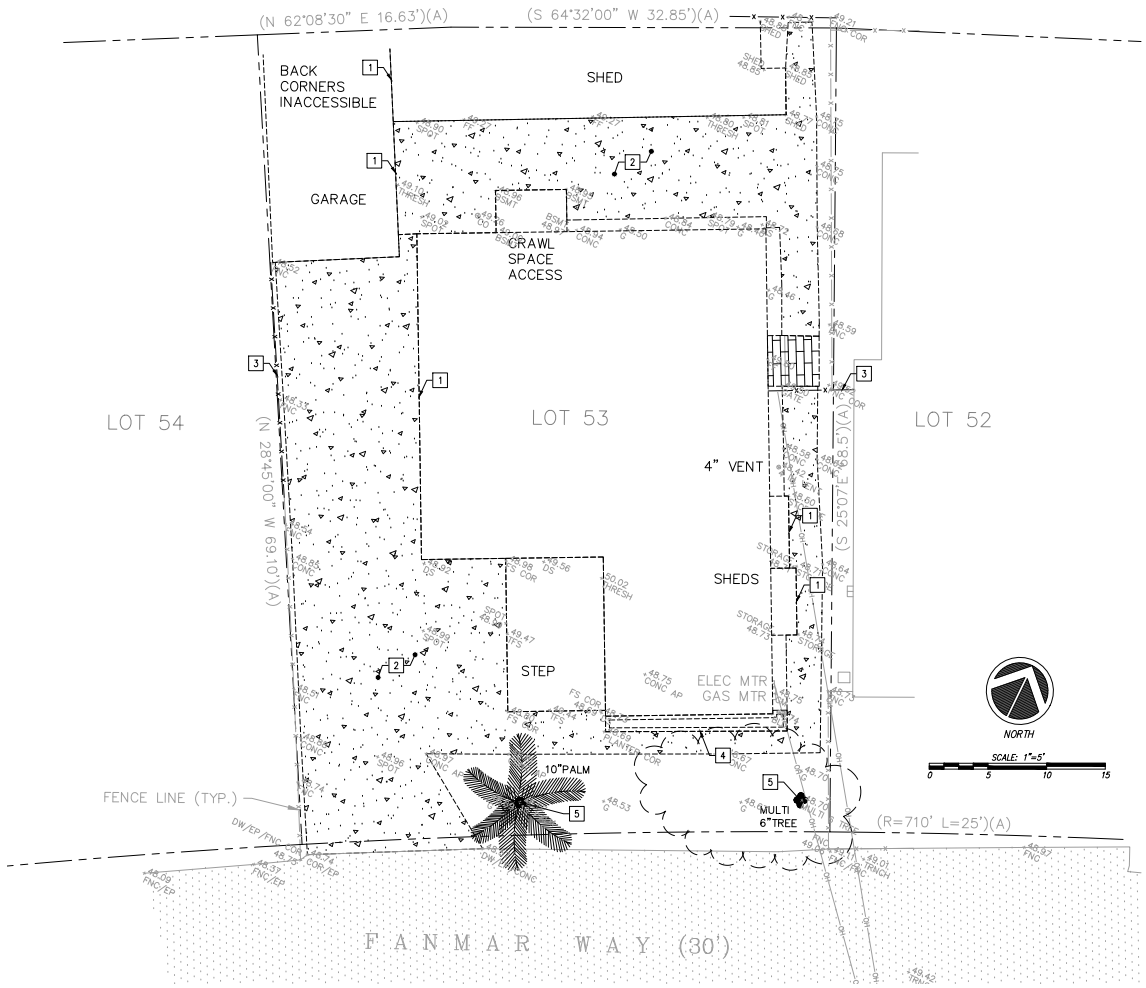
SHEET
A5



GENERAL NOTES

1. ALL EXISTING IRRIGATION LINES FOUND WITHIN AREAS OF IMPROVEMENT WILL NEED TO BE REMOVED AND RELOCATED.
2. ALL UTILITY VAULTS (NOT NOTED OTHERWISE) FOUND WITHIN AREAS OF IMPROVEMENT WILL NEED TO BE ADJUSTED TO MATCH PROPOSED FINISH SURFACE ELEVATIONS.
3. TREES NOT SHOWN FOR DEMOLITION ON THIS SHEET SHALL BE PROTECTED IN ACCORDANCE WITH THE PROJECT ARBORIST REPORT.

X DEMOLITION KEY NOTES

1. REMOVE EXISTING BUILDING
2. REMOVE EXISTING CONCRETE
3. REMOVE EXISTING FENCE
4. REMOVE EXISTING PLANTER
5. REMOVE EXISTING TREE

IMPERVIOUS AREAS TO BE REMOVED

DESCRIPTION	AREA (SF)
BUILDING	1487
CONCRETE	1331
TOTAL (E) AREA TO BE REMOVED	2818

LEGEND:

- EXISTING AC TO REMAIN
- EXISTING AC TO BE REMOVED
- EXISTING CONCRETE TO REMAIN
- EXISTING CONCRETE TO BE REMOVED

DEMOLITION & SITE PREPARATION NOTES:

THE CONTRACTOR SHALL INCLUDE IN THE BID THE COST OF REMOVING ANY EXISTING SITE FEATURES AND APPURTENANCES NECESSARY TO ACCOMPLISH THE CONSTRUCTION OF THE PROPOSED SITE IMPROVEMENTS. THE CONTRACTOR SHALL ALSO INCLUDE IN THE BID THE COST NECESSARY TO RESTORE SUCH ITEMS IF THEY ARE SCHEDULED TO REMAIN AS PART OF THE FINAL SITE IMPROVEMENTS. REFER TO PLANS TO DETERMINE EXCAVATION, DEMOLITION AND TO DETERMINE THE LOCATION OF THE PROPOSED SITE IMPROVEMENTS.

THE OWNER RESERVES THE RIGHT TO REVIEW ALL MATERIALS DESIGNATED FOR REMOVAL AND TO RETAIN OWNERSHIP OF SUCH MATERIALS. IF THE OWNER RETAINS ANY MATERIAL THE CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE OWNER TO HAVE THOSE MATERIALS REMOVED OFF SITE AT NO ADDITIONAL COST.

UNLESS SPECIFICALLY NOTED TO BE SAVED / STOCKPILED (R&S) OR REUSED / RELOCATED (R&R), ALL SITE FEATURES CALLED FOR REMOVAL SHALL BE REMOVED WITH THEIR FOOTINGS, ATTACHMENTS, BASE MATERIAL, ETC. TRANSPORTED FROM THE SITE TO BE DISPOSED OF IN A LAWFUL MANNER AT AN ACCEPTABLE DISPOSAL SITE AND AT NO COST TO THE OWNER.

ALL EXISTING SITE FEATURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PERIOD. ANY FEATURES DAMAGED DURING CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT NO ADDITIONAL COST.

DURING EARTHWORK OPERATIONS, CONTRACTOR SHALL TAKE CARE TO NOT DISTURB EXISTING MATERIALS TO REMAIN, OUTSIDE THE LIMITS OF GRADING AND BACKFILL AND SHALL TAKE WHATEVER MEASURES NECESSARY, AT THE CONTRACTOR'S EXPENSE, TO PREVENT ANY EXCAVATED MATERIAL FROM COLLAPSING. ALL BACKFILL MATERIALS SHALL BE PLACED AND COMPACTED AS SPECIFIED TO THE SUBGRADE REQUIRED FOR THE INSTALLATION OF THE REMAINDER OF THE CONTRACT WORK.

IT SHALL BE THE CONTRACTOR'S OPTION, WITH CONCURRENCE OF THE OWNER, TO REUSE EXISTING GRAVEL IF IT MEETS THE REQUIREMENTS OF THE SPECIFICATIONS FOR GRAVEL BORROW.

ALL ITEMS CALLED FOR REMOVAL SHALL BE REMOVED TO FULL DEPTH INCLUDING ALL FOOTINGS, FOUNDATIONS, AND OTHER APPURTENANCES, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.

'CLEAR AND GRUB VEGETATION' SHALL INCLUDE REMOVAL OF GRASS, SHRUBS, AND UNDERBRUSH, REMOVAL OF ROOTS, ROUGH GRADING, INSTALLATION OF LOAM (IF APPLICABLE), FINE GRADING, SEEDING AND TURF ESTABLISHMENT BY THE CONTRACTOR.

TREES DESIGNATED FOR REMOVAL SHALL BE TAGGED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THE STORAGE OF MATERIALS AND EQUIPMENT WILL BE PERMITTED AT LOCATIONS DESIGNATED BY OWNER OR OWNER'S REPRESENTATIVE. PROTECTION OF STORED MATERIALS AND EQUIPMENT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

STRIP & STORE EXISTING TOPSOIL FOR LATER REUSE WHERE APPROPRIATE, AND AS NOTED ON PLAN, WITH APPROPRIATE EROSION AND SEDIMENT CONTROLS.

LOAM / TOP SOIL DESIGNATED FOR REUSE AS GENERAL FILL SHALL BE BLENDED WITH SUITABLE BORROW MATERIAL AS SPECIFIED.

THE CONTRACTOR SHALL PROTECT EXISTING TREES TO REMAIN, CONTRACTOR SHALL INSTALL TREE PROTECTION BARRIER AFTER CLEARING UNDERBRUSH AND TAKE DUE CARE TO PREVENT INJURY TO TREES DURING CLEARING OPERATIONS.

REVISIONS	BY

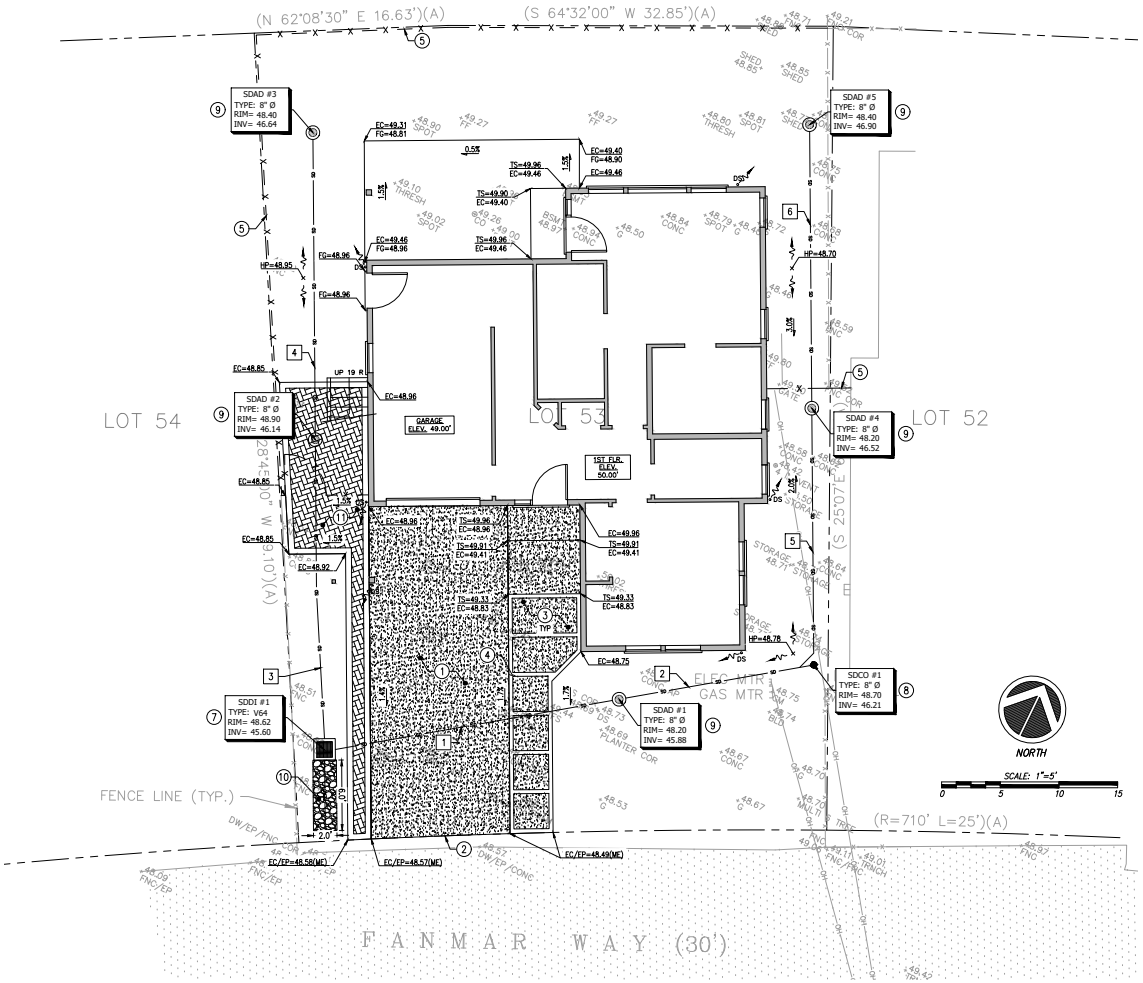
EXISTING SITE & DEMOLITION PLAN

REGISTERED PROFESSIONAL ENGINEER
TODD R. DREMAN
No. C 64561
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

C2G/CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4010

BALD/BARTOLOMEI RESIDENCE
210 FANMAR WAY, CAPITOLA
APN: 035-151-14

Date:	09.15.2023
Scale:	1"=5'
Drawn:	DD/ESM
Job:	9031.01
Sheet:	C1.1
	Of 6 Sheets



GENERAL UTILITY NOTES

1. NO CHANGE TO THE PLANS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER OR OWNERS REPRESENTATIVES AND THE CITY OF CAPITOLA.
2. CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS AND INVERTS OF EXISTING UTILITY PRIOR TO COMMENCEMENT OF WORK AND SHALL NOTIFY OWNER OR OWNERS REPRESENTATIVES OF VARIANCE FROM THOSE SHOWN ON THE PLANS.
3. UNDERGROUND FACILITIES AND UTILITIES HAVE BEEN SHOWN BASED ON RECORD DRAWINGS AND VISIBLE EVIDENCE FOUND IN FIELD. NO WARRANTY IS MADE REGARDING THE COMPLETENESS OR ACCURACY OF SUCH INFORMATION. PRIOR TO CONSTRUCTION, DETERMINE THE EXACT LOCATION OF UNDERGROUND FACILITIES AND UTILITIES, AND PRESERVE SAME FROM DAMAGE. PRIOR TO CONSTRUCTION, VERIFY LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AT THE CROSSING POINTS WITH PROPOSED UTILITIES. THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNERS REPRESENTATIVES IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE DRAWINGS AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITION HAS BEEN EVALUATED. CONTACT UNDERGROUND SERVICES ALERT (USA) (1-800-227-2600) TWO (2) WORKING DAYS PRIOR TO DIGGING. REPAIR UNDERGROUND UTILITIES DAMAGED BY CONSTRUCTION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES ASSOCIATED WITH CONTRACTOR'S FAILURE TO EXACTLY LOCATED AND PRESERVE UNDERGROUND FACILITIES AND UTILITIES.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COORDINATION WITH THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES TO VERIFY THE EXISTENCE AND/OR LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK. AND SHALL NOTIFY U.S.A. @ (800) 227-2600 AT LEAST 48-HOURS IN ADVANCE OF EXCAVATION.
5. IF ANY INDICATIONS OF ARCHEOLOGICAL REMAINS ARE ENCOUNTERED DURING GRADING ACTIVITIES FOR ANY DEVELOPMENT WITHIN THE PROJECT SITE, ALL WORK SHALL BE HALTED WITHIN 200 FOOT RADIUS OF THE FIND. OWNER SHALL RETAIN A QUALIFIED ARCHEOLOGIST RETAINED TO DETERMINE THE NATURE OF THE DISCOVERY AND RECOMMEND APPROPRIATE EVALUATION PROCEDURES.

UTILITY PROVIDERS

WATER:	SOQUEL CREEK WATER DISTRICT
GAS AND ELECTRIC:	PACIFIC GAS AND ELECTRIC
SANITARY SEWER:	SANTA CRUZ SANITATION DISTRICT
STORM DRAIN SYSTEM:	COUNTY OF SANTA CRUZ

PAVING LEGEND

- EXISTING AC ROAD SECTION
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED PAVERS

IMPROVEMENT NOTES

1. VEHICULAR CONCRETE PER DETAIL 2, SHEET C4.1
2. MATCH EXISTING AC ELEVATION & ALIGNMENT
3. CONCRETE SIDEWALK SECTION PER DETAIL 1, SHEET C4.1
4. 4" AGGREGATE OR SEEDED CONCRETE JOINTS PER LANDSCAPE PLANS
5. 6' HIGH WOOD FENCE PER LANDSCAPE PLANS
6. NOT USED
7. V64 DRAIN BOX PER DETAIL 3, SHEET C4.1
8. 4" STORM DRAIN CLEANOUT PER DETAIL 4, SHEET C4.1
9. 8" AREA DRAIN PER DETAILS 5 AND 6, SHEET C4.1
10. ROCK-FILLED DISPERSION TRENCH PER DETAILS 8 AND 9, SHEET C4.1
11. IMPERVIOUS CONCRETE PAVERS PER DETAIL 10, SHEET C4.1

NEW IMPERVIOUS AREAS

DESCRIPTION	AREA (SF)
BUILDING	1450
CONCRETE	351
IMPERVIOUS CONCRETE PAVERS	98
STAIR/PATIO	122
TOTAL (N) IMPERVIOUS AREA	2021
EXISTNG IMPERVIOUS AREA TBR	2818
NET DECREASE OF IMPERVIOUS AREA	797

STORM DRAIN PIPE DATA

1. 24 LF OF 6" ø PVC SDR-35 PIPE @ 1.2% SLOPE
2. 16 LF OF 6" ø PVC SDR-35 PIPE @ 2.1% SLOPE
3. 25 LF OF 6" ø PVC SDR-35 PIPE @ 2.2% SLOPE
4. 25 LF OF 6" ø PVC SDR-35 PIPE @ 2.0% SLOPE
5. 21 LF OF 6" ø PVC SDR-35 PIPE @ 1.5% SLOPE
6. 23 LF OF 6" ø PVC SDR-35 PIPE @ 1.7% SLOPE

REVISIONS	BY

SITE IMPROVEMENTS PLAN

REGISTERED PROFESSIONAL ENGINEER TODD R. DREANDE No. C 64561 Exp. 6/30/25 CIVIL STATE OF CALIFORNIA

C2G/CIVIL CONSULTANTS GROUP, INC.
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BALD/BARTOLOMEI RESIDENCE
210 FANMAR WAY, CAPITOLA
APN: 035-151-14

Date:	09.15.2023
Scale:	1"=5'
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Job:	9031.01
Sheet:	C2.1
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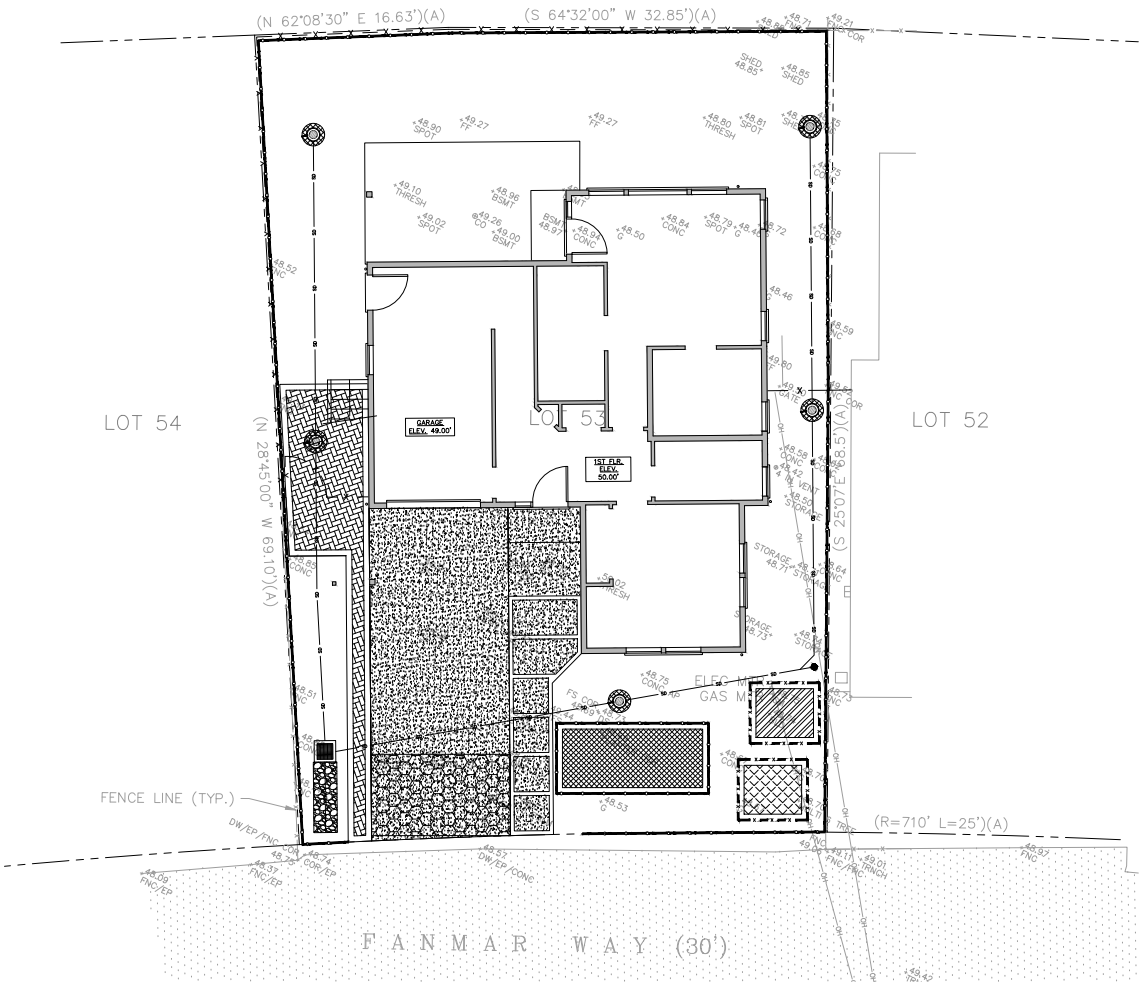

LEGEND

- SILT FENCE
- INLET PROTECTION
- FIBER ROLL

SWPPP MANAGER TO MARK KNOWN LOCATIONS

- MATERIALS & EQUIPMENT STOCKPILE AREA
- SANITARY FACILITY
- TRASH/DEBRIS CONTAINMENT
- ROCKED CONSTRUCTION ENTRANCE

NORTH

SCALE: 1"=5'

0 5 10 15

REVISIONS	BY

EROSION CONTROL PLAN

REGISTERED PROFESSIONAL ENGINEER TODD R. DREANGE No. C 64561 Exp. 6/30/25 CIVIL STATE OF CALIFORNIA

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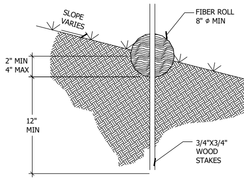
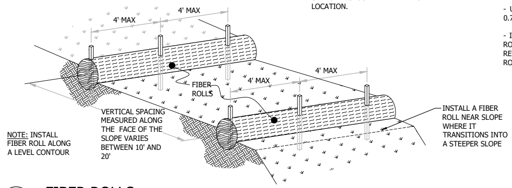
Item 5 B.



IF THE FIBER ROLL IS USED AS A SEDIMENT CAPTURE DEVICE, OR AS AN EROSION CONTROL DEVICE TO MAINTAIN SHEET FLOWS, SEDIMENT THAT ACCUMULATES IN THE BMP MUST BE PERIODICALLY REMOVED IN ORDER TO MAINTAIN BMP EFFECTIVENESS. SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHES ONE-HALF THE DESIGNATED SEDIMENT STORAGE DEPTH, USUALLY ONE-HALF THE DISTANCE BETWEEN THE TOP OF THE FIBER ROLL AND THE ADJACENT GROUND SURFACE. SEDIMENT REMOVED DURING THE MAINTENANCE MAY BE INCORPORATED INTO EARTHWORK ON THE SITE OR DISPOSED AT AN APPROPRIATE LOCATION.



NOTE: INSTALL FIBER ROLL ALONG A LEVEL CONTOUR

CONSTRUCTION SPECIFICATIONS

LOCATE FIBER ROLLS ON LEVEL CONTOURS SPACED AS FOLLOWS:

- SLOPE INCLINATION OF 4 :1 (H:V) OR FLATTER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 20 FT.

- SLOPE INCLINATION BETWEEN 4:1 AND 2:1 (H:V) FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 15 FT. (A CLOSER SPACING IS MORE EFFECTIVE).

- SLOPE INCLINATION OF 2:1 (H:V) OR GREATER: FIBER ROLLS SHOULD BE PLACED AT A MAXIMUM INTERVAL OF 10 FT. (A CLOSER SPACING IS MORE EFFECTIVE).

- TURN THE ENDS OF THE FIBER ROLL UP SLOPE TO PREVENT RUNOFF FROM GOING AROUND THE ROLL. STAKE FIBER ROLLS INTO A 2 TO 4 IN. DEEP TRENCH WITH A WIDTH EQUAL TO THE DIAMETER OF THE FIBER ROLL.

- DRIVE STAKES AT THE END OF EACH FIBER ROLL AND SPACED 4 FT MAXIMUM ON CENTER.

- USE WOOD STAKES WITH A NOMINAL CLASSIFICATION OF 0.75 BY 0.75 IN. AND A MINIMUM LENGTH OF 24 IN.

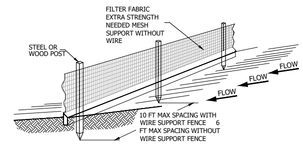
- IF MORE THAN ONE FIBER ROLL IS PLACED IN A ROW, THE ROLLS SHOULD BE OVERLAPPED, NOT ABUTTED. REPAIR OR REPLACE SPLIT, TORN, UNRAVELING OR SLUMPING FIBER ROLLS.

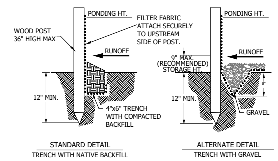
1 FIBER ROLLS

Scale: NTS

NOTE:

1. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED AT AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE REPLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.





CONSTRUCTION SPECIFICATIONS

THE HEIGHT OF A SILT FENCE SHALL NOT EXCEED 36 INCHES. STORAGE HEIGHT SHALL NEVER EXCEED 18". THE FENCE LINE SHALL FOLLOW THE CONTOUR AS CLOSELY AS POSSIBLE.

IF POSSIBLE, THE FILTER FABRIC SHALL BE CUT FROM A CONTINUOUS ROLL TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP AND BOTH ENDS SECURELY FASTENED TO THE POST.

POSTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND DRIVEN SECURELY INTO THE GROUND (MINIMUM OF 12 INCHES). WHEN EXTRA STRENGTH FABRIC IS USED WITHOUT THE WIRE SUPPORT FENCE, POST SPACING SHALL NOT EXCEED 6 FEET. TURN THE ENDS OF THE FENCE UPHILL.

A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 6 INCHES DEEP ALONG THE LINE OF POSTS AND UPSLOPE FROM THE BARRIER.

WHEN STANDARD-STRENGTH FILTER FABRIC IS USED, A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS. THE WIRE SHALL EXTEND INTO THE TRENCH A MINIMUM OF 2 INCHES AND SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE.

THE STANDARD-STRENGTH FILTER FABRIC SHALL BE STAPLED OR WIRED TO THE FENCE, AND 6 INCHES OF THE FABRIC SHALL EXTEND INTO THE TRENCH. THE FABRIC SHALL NOT EXTEND MORE THAN 36 INCHES ABOVE THE ORIGINAL GROUND SURFACE. FILTER FABRIC SHALL NOT BE STAPLED TO EXISTING TREES.

WHEN EXTRA-STRENGTH FILTER FABRIC AND CLOSER POST SPACING ARE USED, THE WIRE MESH SUPPORT FENCE MAY BE ELIMINATED. IN SUCH A CASE, THE FILTER FABRIC IS STAPLED OR WIRED DIRECTLY TO THE POSTS.

THE TRENCH SHALL BE BACKFILLED AND THE SOIL COMPACTED OVER THE TOE OF THE FILTER FABRIC.

SILT FENCES PLACED AT THE TOE OF A SLOPE SHALL BE SET AT LEAST 6 FEET FROM THE TOE IN ORDER TO INCREASE PONDING VOLUME.

SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UPSLOPE AREA HAS BEEN PERMANENTLY STABILIZED, AND ANY SEDIMENT STORED BEHIND THE SILT FENCE HAS BEEN REMOVED.

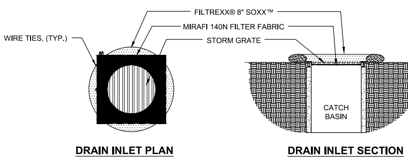
INSPECTION AND MAINTENANCE

SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED WEEKLY AND AFTER EACH SIGNIFICANT STORM (1" IN 24 HR.). ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT SHALL BE REMOVED WHEN IT REACHES 1/3 HEIGHT OF THE FENCE OR 9 INCHES MAXIMUM.

THE REMOVED SEDIMENT SHALL VEGETATE OR OTHERWISE STABILIZED.

2 SILT FENCE

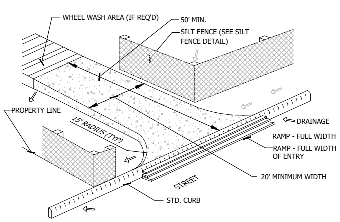
Scale: NTS



NOTES:
1. ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS.
2. FILTER MEDIA™ FILL TO MEET APPLICATION REQUIREMENTS.
3. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.
4. CONTRACTOR SHALL EXTEND MIRAFI 140N FABRIC 6" BEYOND CATCH BASIN AFTER PLACEMENT OF GRATE
5. CONTRACTOR SHALL REMOVE ALL FILTER FABRIC FROM ALL STORM DRAIN INLETS UPON COMPLETION OF PROJECT

3 FILTREX® INLET PROTECTION

Scale: NTS



4 ROCKED CONSTRUCTION ENTRANCE

Scale: NTS

EROSION CONTROL BMP'S

ALL CONSTRUCTION SITES

DELINEATE CLEARING LIMITS, SENSITIVE OR CRITICAL AREAS, TREES, DRAINAGE COURSES, AND BUFFER ZONES TO PREVENT EXCESSIVE OR UNNECESSARY DISTURBANCE AND EXPOSURE OF SOIL.
1. IDENTIFY ALL STORM DRAINS, DRAINAGE SWALES AND CREEKS LOCATED NEAR THE CONSTRUCTION SITE AND MAKE SURE ALL SUBCONTRACTORS ARE AWARE OF THEIR LOCATIONS TO PREVENT POLLUTANTS FROM ENTERING THEM.
2. PRESERVE EXISTING VEGETATION, WHERE REQUIRED AND WHEN FEASIBLE, TO THE MAXIMUM EXTENT PRACTICABLE.
3. PHASE GRADING OPERATIONS, TO THE EXTENT POSSIBLE, TO LIMIT AREAS OF DISTURBANCE AND TIME OF EXPOSURE
4. AVOID AND/OR MINIMIZE IMPACTS OF EXCAVATION AND GRADING DURING WET WEATHER AND IMMEDIATELY PRECEDING EXPECTED WET WEATHER.
5. MINIMIZE CUTS AND FILLS.
6. IMPLEMENT MEASURES TO MINIMIZE EROSION, MANAGE STORM WATER RUNOFF, AND PREVENT POLLUTANTS FROM CONSTRUCTION ACTIVITIES FROM ENTERING STORM DRAINS.
7. ALIGN TEMPORARY AND PERMANENT ROADS AND DRIVEWAYS ALONG SLOPE CONTOURS.
8. WASH VEHICLES AT AN APPROPRIATE OFF-SITE FACILITY. IF EQUIPMENT MUST BE WASHED ON-SITE, USE WASH DOWN AREAS DEVELOPED FOR SPECIFIC SITE REQUIREMENTS AND APPROVED BY THE CITY REPRESENTATIVE. DO NOT USE SOAPS, SOLVENTS, DEGREASERS, OR STEAM CLEANING EQUIPMENT, AND PREVENT WASH WATER FROM ENTERING STORM DRAINS.

MINIMIZE SOIL MOVEMENT
1. STOCKPILED SOIL AND MATERIALS SHOULD BE COVERED AND STABILIZED WITH TARPS, GEOTEXTILE FABRIC, HYDROSEEDING AND/OR EROSION CONTROL BLANKETS.
2. CREATE A BERM AND/OR INSTALL SILT FENCING AROUND STOCKPILED MATERIALS TO PREVENT STORM WATER RUNOFF FROM TRANSPORTING SEDIMENT OFFSITE.
3. USE STANDARD EROSION CONTROL SEEDING, PLANTING, MULCHING, GEOTEXTILE FABRIC AND/OR EROSION CONTROL BLANKETS TO STABILIZE DISTURBED SOIL AND REDUCE THE POTENTIAL FOR EROSION.
4. USE OTHER SOIL STABILIZERS AS APPROVED BY THE CITY OF CAPITOLA.

STRUCTURES TO CONTROL AND CONVEY RUNOFF
1. CONVEY RUNOFF BY USE OF EARTH DIKES, DRAINAGE SWALES AND/OR DITCHES WHEN FEASIBLE.
2. USE SLOPE DRAINS TO COLLECT AND CONVEY WATER FOR DISCHARGE BELOW SLOPES WHEN FEASIBLE.
3. USE VELOCITY DISSIPATION DEVICES, FLARED CULVERT END SECTIONS AND/OR CHECK DAMS TO REDUCE RUNOFF VELOCITY AND MITIGATE EROSION WHEN FEASIBLE.

CAPTURE SEDIMENT
1. USE TERRACING, RIPRAP, SAND BAGS, ROCKS, APPROVED TEMPORARY VEGETATION AND/OR OTHER APPROVED BMP'S ON SLOPES TO REDUCE RUNOFF VELOCITY AND TRAP SEDIMENTS. DO NOT USE ASPHALT RUBBLE OR OTHER DEMOLITION DEBRIS FOR THIS PURPOSE.
2. PROTECT STORM DRAIN INLETS FROM SEDIMENT-LADEN RUNOFF. STORM DRAIN INLET PROTECTION DEVICES INCLUDE GRAVEL BAGS, FILTER FABRIC FENCES AND BLOCK AND GRAVEL FILTERS.

OTHER RUNOFF CONTROLS
1. TEMPORARY SEDIMENT BASIN
2. SEDIMENT TRAP
3. BRUSH OR ROCK FILTER
4. SILT FENCE
5. SAND OR GRAVEL BAG BARRIER

TRACKING CONTROL
1. IMPLEMENT MEASURES AS NECESSARY TO MINIMIZE TRACKING OF SOIL OFF SITE
2. USE DRY SWEEPING METHODS WHEN CLEANING SEDIMENTS FROM STREETS, DRIVEWAYS AND PAVED AREAS BY HAND. WHEN USING MECHANICAL STREET SWEEPERS, USE FINE WATER SPRAY TO REDUCE DUST AND IMPROVE SEDIMENT REMOVAL WHILE MINIMIZING RUNOFF.

PAINT WORK
1. DO NOT CLEAN PAINT BRUSHES OR RINSE PAINT CONTAINERS INTO A STREET, GUTTER, STORM DRAIN, OR CREEK.
2. FOR WATER-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE AND RINSE TO A DRAIN LEADING TO THE SANITARY SEWER (I.E., INDOOR PLUMBING).
3. FOR OIL-BASED PAINTS, PAINT OUT BRUSHES TO THE EXTENT POSSIBLE, AND FILTER AND REUSE THINNERS AND SOLVENTS. DISPOSE OF UNUSABLE THINNERS, OIL-BASED PAINT, SLUDGES AND RESIDUE AS HAZARDOUS WASTE.
4. NON-HAZARDOUS PAINT CHIPS AND DUST FROM DRY STRIPPING AND SAND BLASTING MAY BE SWEPT UP OR COLLECTED IN PLASTIC DROP CLOTHS AND DISPOSED OF AS TRASH. CHEMICAL PAINT STRIPPING RESIDUE AND CHIPS AND DUST FROM MARINE PAINTS OR PAINTS CONTAINING LEAD OR TRIBUTYL TIN MUST BE DISPOSED OF AS A HAZARDOUS WASTE.
5. WHEN STRIPPING OR CLEANING BUILDING EXTERIORS WITH HIGH-PRESSURE WATER, COVER OR BERM STORM DRAIN INLETS. COLLECT (MOP OR VACUUM) BUILDING CLEANING WATER FOR DISPOSAL IN A PRE-AUTHORIZED MANNER.
6. RECYCLE, RETURN TO SUPPLIER OR DONATE UNWANTED WATER-BASED (LATEX) PAINT.
7. DRIED LATEX PAINT MAY BE DISPOSED OF IN THE TRASH.

CEMENT AND CONCRETE WORK
1. AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT MORTAR ON-SITE.
2. STORE DRY AND WET CONCRETE AND CEMENT UNDER COVER, PROTECTED FORM RAINFALL AND RUNOFF.
3. WASH OUT CONCRETE TRANSIT MIXERS ONLY IN DESIGNATED WASH-OUT AREAS. WHENEVER POSSIBLE, RECYCLE WASHOUT BY PUMPING BACK INTO MIXERS FOR REUSE. DO NOT DISPOSE OF WASHOUT INTO THE STREET, STORM DRAINS, DRAINAGE DITCHES, OR CREEKS. DESIGNATED WASH-OUT AREAS MUST BE MAINTAINED TO PREVENT OVER FLOW.
4. WHENEVER POSSIBLE, RETURN CONTENTS OF MIXER BARREL TO THE OFF-SITE YARD FOR RECYCLING. DISPOSE OF SMALL AMOUNTS OF EXCESS CONCRETE, GROUT, AND MORTAR IN THE TRASH.

ROADWORK/PAVEMENT
5. APPLY CONCRETE, ASPHALT, AND SEAL COAT DURING DRY WEATHER TO PREVENT CONTAMINANTS FROM CONTACTING STORMWATER RUNOFF.
6. COVER STORM DRAIN INLETS AND MANHOLES WHEN PAVING OR APPLYING SEAL COAT, SLURRY SEAL, FOG SEAL, AND SIMILAR MATERIALS.
7. ALWAYS PARK PAVING MACHINES OVER DRIP PANS OR ABSORBENT MATERIALS, SINCE THEY TEND TO DRIP CONTINUOUSLY.
8. WHEN MAKING SAW-CUTS IN PAVEMENT, USE AS LITTLE WATER AS POSSIBLE. COVER POTENTIALLY AFFECTED STORM DRAIN INLETS COMPLETELY WITH FILTER FABRIC DURING THE SAWING OPERATION AND CONTAIN THE SLURRY BY WET-VACUUMING, OR BY PLACING STRAW BALES, SANDBAGS, OR GRAVEL DAMS AROUND THE CATCH BASINS. AFTER THE LIQUID DRAINS OR EVAPORATES, SHOVEL OR VACUUM THE SLURRY RESIDUE FROM THE PAVEMENT OR GUTTER AND REMOVE FROM SITE.
9. WASH DOWN EXPOSED AGGREGATE CONCRETE ONLY WHEN THE WASH WATER CAN: (1) FLOW ONTO A DIRT AREA; (2) DRAIN ONTO A BERMED SURFACE FROM WHICH IT CAN BE PUMPED AND DISPOSED OF PROPERLY; OR (3) BE VACUUMED FROM THE AREA ALONG THE CURB WHERE SEDIMENT HAS ACCUMULATED BY BLOCKING A STORM DRAIN INLET.
10. ALLOW AGGREGATE RINSE TO SETTLE, AND PUMP THE WATER TO THE SANITARY SEWER IF ALLOWED BY YOUR LOCAL WASTEWATER AUTHORITY.
11. DO NOT WASH SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO A STREET OR STORM DRAIN. COLLECT AND RETURN TO AGGREGATE BASE STOCKPILE, OR DISPOSE WITH TRASH.
12. RECYCLE BROKEN CONCRETE AND ASPHALT.

HAZARDOUS MATERIAL SPILL PREVENTION, SPILL REPORTING AND RESPONSE
1. ALL HAZARDOUS MATERIALS SHALL BE STORED SO THAT THEY ARE PROTECTED FROM INCLEMENT WEATHER AND VANDALISM.
2. MOTOR VEHICLES SHALL NOT BE FUELED ON THE PROJECT SITE.
3. SPILL CONTAINMENT MEASURES MUST BE MADE PRIOR TO FUELING WHEN FUELING EQUIPMENT OTHER THAN MOTOR VEHICLES.
4. VEHICLE MAINTENANCE, OTHER THAN EMERGENCY REPAIRS, SHALL NOT BE PERFORMED ON THE PROJECT SITE.
5. APPROPRIATE EMERGENCY SPILL CONTAINMENT SUPPLIES SHALL BE MAINTAINED ON SITE BY THE CONTRACTOR.
6. SPILLS GREATER THAN ONE QUART SHALL BE IMMEDIATELY REPORTED TO THE CITY'S REPRESENTATIVE AND COUNTY INSPECTOR.
7. SPILLS SHALL BE DIKED OR CONTAINED BY TRAINED PERSONNEL TO PREVENT THE SPILLED HAZARDOUS MATERIAL FROM ENTERING THE STORM WATER SYSTEM OR LEAVING THE PROJECT SITE.
8. SPILLS OF LESS THAN FIVE (5) GALLONS SHALL BE ABSORBED USING AN APPROPRIATE MATERIAL. ALL CONTAMINATED MATERIALS SHALL BE CONTAINERIZED, REMOVED FROM THE JOBSITE AND DISPOSED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
9. SPILLS IN EXCESS OF FIVE (5) GALLONS SHALL BE ABSORBED USING AN APPROPRIATE MATERIAL AND PLACED IN CONTAINERS UNDER THE DIRECTION OF THE COUNTY OFFICE OF ENVIRONMENTAL HEALTH AND SAFETY.
10. ANY CONTAMINATED SOIL SHALL BE REMOVED BY THE CONTRACTOR AND REPLACED WITH ACCEPTABLE FRESH SOIL.
11. RESPONSE SHALL BE CARRIED OUT BY APPROPRIATELY TRAINED PERSONNEL UTILIZING SAFE PRACTICES.

GOOD HOUSEKEEPING PRACTICES
1. DO NOT WASH DOWN PAVEMENT OR SURFACES WHERE SILT HAS BEEN DEPOSITED OR MATERIALS HAVE SPILLED. USE DRY CLEANUP METHODS.
2. AVOID CONTAMINATING CLEAN RUNOFF FROM AREAS ADJACENT TO YOUR SITE BY USING BERMS AND/OR TEMPORARY OR PERMANENT DRAINAGE DITCHES TO DIVERT WATER FLOW AROUND THE SITE.
3. COVER EXPOSED PILES OF SOIL, CONSTRUCTION MATERIALS AND WASTES WITH PLASTIC SHEETING OR TEMPORARY ROOFS. BEFORE IT RAINS, SWEEP AND REMOVE MATERIALS FROM SURFACES THAT DRAIN TO STORM DRAINS, CREEKS, OR CHANNELS.
4. PLACE TRASH CANS AROUND THE SITE TO REDUCE POTENTIAL LITTER. DISPOSE OF NON-HAZARDOUS CONSTRUCTION WASTES IN COVERED DUMPSTERS OR RECYCLING RECEPTACLES. RECYCLE LEFTOVER MATERIALS WHENEVER POSSIBLE.
5. DISPOSE OF ALL WASTES PROPERLY. MATERIALS THAT CAN NOT BE REUSED OR RECYCLED MUST BE TAKEN TO AN APPROPRIATE LANDFILL OR DISPOSED OF AS HAZARDOUS WASTE, AS APPROPRIATE.
6. COVER OPEN DUMPSTERS WITH PLASTIC SHEETING OR A TARP DURING RAINY WEATHER. SECURE THE SHEETING OR TARP AROUND THE OUTSIDE OF THE DUMPSTER. IF THE DUMPSTER HAS A COVER, CLOSE IT.
7. TRAIN YOUR EMPLOYEES AND INFORM CONTRACTORS AND SUBCONTRACTORS ABOUT STORM WATER MANAGEMENT REQUIREMENTS AND THEIR RESPONSIBILITIES FOR COMPLIANCE.

REVISIONS	BY

EROSION CONTROL DETAILS

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
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Exp. 6/30/25
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Drawing: Z:\Shared\CAD\9031.01 - 210 Fanmar Way\Design\CAD\Sheets\9031.01 - C3.2 - EROSION CONTROL DETAILS.dwg Layout: C3.2 - EROSION CONTROL DETAILS Last Saved: Thu Apr 11, 2024 - 4:53pm Last Plotted: Fri Apr 12, 2024 - 8:24am By: ErikSanMiguel

Stormwater Pollution Prevention and Protection for Construction Projects

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

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

In addition to the following mandatory BMPs, the Central Coast Regional Water Quality Control Board (Regional Water Board) under the State Water Resources Control Board (State Water Board) requires coverage under and adherence to the Construction Activities Storm Water General Permit, or CGP, to regulate storm water runoff from construction sites. In general, any construction or demolition activity, including, but not limited to, 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 waiver sites) must be done by a qualified SWPPP developer (QSD), respectively. More information on the CGP and QSD/QSPs may be found at http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

◆General Construction & Site Supervision

The rainy season referred to herein applies to the dates October 1 to April 30; the dry season spans May1 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

- ☐ Keep an orderly site and ensure good housekeeping practices are used.
- ☐ Maintain equipment properly.
- ☐ Cover materials when they are not in use.
- ☐ Keep materials away from streets, gutters, storm drains and drainage channels.
- ☐ Ensure dust control water does not leave the site or discharge to storm drains.
- ☐ Train your employees on these BMPs and familiarize them with storm water issues prior to beginning work. Inform your subcontractors about storm water requirements and be sure that they also abide by these BMPs.
- ☐ Refer to the following approved references for BMP selection, implementation, and on-site management (most recent versions unless otherwise noted):
  - *Erosion & Sediment Control Field Manual*, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition August 2002.
  - *Manuel of Standards for Erosion and Sediment Control Measures*, Association of Bay Area Governments (ABAG)
  - *Construction Best Management Practices (BMPs) Handbook*, California Stormwater Quality Association (CASQA)
  - *Construction Site Best Management Practices (BMPs) Manual*, Storm Water Quality Handbooks, Caltrans

Good Housekeeping Practices

- ☐ Designate one area of the site located away from storm drains, drainage swales, and creeks for auto parking and heavy equipment storage, vehicle refueling and routine equipment maintenance.
- ☐ To prevent off-site tracking of dirt, provide site entrances with stabilized aggregate surfaces or provide a tire wash area on the site, but away from storm inlets or drainage channels. Mud, dirt, gravel, sand and other materials tracked or dropped on city streets must be cleaned up to prevent washing into the storm drains.
- ☐ Keep materials and soil stockpiles out of the rain and prevent runoff contamination from the site. Store materials, stockpiles and excavation soils under cover and protected from wind, rain, and runoff. Cover exposed piles of construction materials or soil with plastic sheeting or temporary roofs. Before rainfall events, sweep and remove material from surfaces that drain to storm inlets and/or drainage channels.
- ☐ Place trash cans around the site to reduce litter. Dispose of non-hazardous construction wastes in covered dumpsters or recycling receptacles.
- ☐ Keep dumpster lids closed and secured. For dumpsters or bins that don't have a lid, cover them with tarps or plastic sheeting, secured around the exterior of the dumpster or place them under temporary roofs. Never clean out a dumpster by hosing it down on the construction site.

NOT TO SCALE		STANDARD DRAWINGS FOR **STORMWATER POLLUTION PREVENTION AND PROTECTION**	DRAWN: 2/14	REV:
DRAWN BY: M.P.				
CHECKED BY: S.E.J.		STEVEN JESBERG, PUIBLIC WORKS DIRECTOR	DRAWING No. STRM-BMP-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.
- ☐ If portable toilets are used, ensure that the leasing company properly maintains the toilets and promptly makes repairs. Conduct visual inspections for leaks.
- ☐ Protect vegetation and trees from accidental damages from construction activities by surrounding them with fencing or tree armoring.

Advanced Planning

- ☐ Site development shall be fitted to the topography and soils in order to minimize the potential for erosion.
- ☐ 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 disturbances and exposure prior to construction.
- ☐ Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins.
- ☐ Conduct grading operations in phases in order to reduce the amount of disturbed areas and exposed soil at any one time. Unless specifically approved on the project's drainage plan, grading, sediment and erosion control plan, clearing, excavation and grading shall not be conducted during rainy weather. All rainy season grading shall be in accordance with Capitola Municipal Code Chapter 15.28.
- ☐ Control the amount of runoff crossing your site especially during excavation by using berms or temporary drainage ditches or bio-swales to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate.

Materials & Waste Handling

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

◆Landscaping, 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 exterior amenities such as ponds, pools and spas require regular maintenance using chlorine and/or copper based algaecides. Water treated with these chemicals is toxic to aquatic life and should never be discharged to the storm drain.

Landscaping & Garden Maintenance

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

Ponds/Fountains/Pool/Spa Maintenance

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

◆Preventing Water & Sediment Runoff

Effective erosion and sediment control measures must be implemented and maintained on all disturbed areas in order to prevent a net increase of sediment 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.		STEVEN JESBERG, PUIBLIC WORKS DIRECTOR	DRAWING No. STRM-BMP-2	

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

◆Earth Moving Activities & Heavy Equipment

Soil excavation and grading operations loosen large amounts of soil that can be transported into storm drains when handled improperly. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow 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

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

Practices During Construction

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

Spill Clean Up

- ☐ Maintain a spill clean-up kit on site.
- ☐ Clean up spills immediately. Use dry cleanup methods if possible.
- ☐ Never hose down dirty 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.
- ☐ Sweep up spilled dry materials immediately. Never attempt to wash them away with water or bury them.
- ☐ Use as little water as possible for dust control. If water is used, ensure it does not leave silt or discharge to storm drains.
- ☐ Call 911 for significant spills. If the spill poses a significant hazard to human health and safety, you must also report it to the State Office of Emergency Services.

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DRAWN BY: M.P.				
CHECKED BY: S.E.J.		STEVEN JESBERG, PUIBLIC WORKS DIRECTOR	DRAWING No. STRM-BMP-3	

◆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

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

Removal of Surface Coatings

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

Clean Up of Surface Coatings

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

Disposal of Surface Coatings

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

◆Roadwork & Paving

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

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DRAWN BY: M.P.				
CHECKED BY: S.E.J.		STEVEN JESBERG, PUIBLIC WORKS DIRECTOR	DRAWING No. STRM-BMP-4	

◆Concrete, Cement, & Masonry Products

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

◆Site Clean Up

- ☐ Clean up by sweeping instead of hosing down whenever possible. Dispose of litter and debris in the garbage.
- ☐ The street, sidewalk and other paved areas may not be cleaned by washing or by directing sediment, concrete, asphalt, or other particles into the storm drain system. If water is used to flush sediment or particles from pavement, the water must be directed to a landscaped or grassy area large enough to absorb all the water.
- ☐ If conducting road or sidewalk work, materials stockpiles must be removed and cleaned up by the end of each work day.
- ☐ Discarded building materials and demolition wastes must never be left in a street, 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

Signed: ____ Date:______________________

Print Name: ______________________________________

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DRAWN BY: M.P.				
CHECKED BY: S.E.J.		STEVEN JESBERG, PUIBLIC WORKS DIRECTOR	DRAWING No. STRM-BMP-5	

REVISIONS	BY

BEST MANAGEMENT PRACTICES

REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

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Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
831.438.4420

BALD/BARTOLOMEI RESIDENCE
210 FANMAR WAY, CAPITOLA
APN: 035-151-14

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Drawn:	DD/ESM
Job:	9031.01
Sheet:	C3.3

Of 6 Sheets

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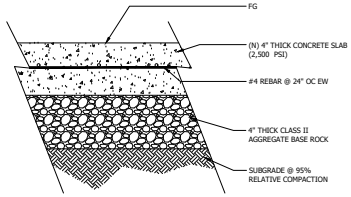
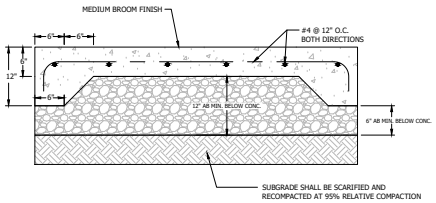


1 CONCRETE SIDEWALK SECTION

Scale: NTS

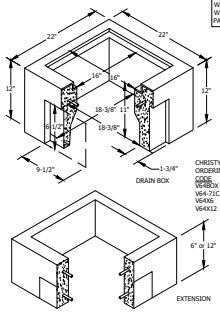


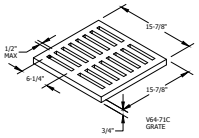
NOTE:
1. TYPE OF CONCRETE: CLASS A
2. MINIMUM 6" CLASS 2 AB, COMPACTED AT 95% RELATIVE COMPACTION.
3. SEE LANDSCAPE PLAN FOR LOCATION OF SCORING AND EXPANSION JOINTS.
4. DOWEL WITH #4 BARS, 24" LONG, AT 18" ON CENTERS, EMBEDDED 12" WITH EPOXY IN EDGE OF EXISTING CONCRETE.
5. DOWELING & REINFORCING TO BE PROVIDED AT JOINTS. SEE LANDSCAPE PLANS
6. REFER TO DETAIL S/S0.12 FOR CONCRETE REINFORCEMENT DETAILS & DEVELOPMENT LENGTHS

2 VEHICULAR CONCRETE SECTION

Scale: NTS

GRATE OPENING NOTE:
GRATES LOCATED IN THE PEDESTRIAN WAY SHALL HAVE MAXIMUM 1/2-INCH WIDE OPENINGS AND NOT ALLOW PASSAGE OF 1/2" DIAMETER SPHERE.





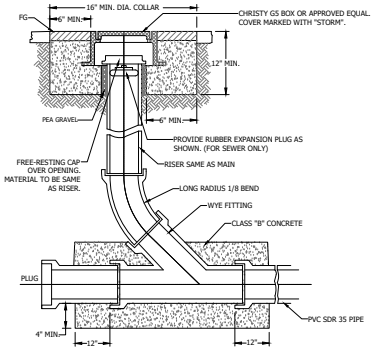
CHRISTY ORDERING CODE	ITEM	DESCRIPTION
V64BOx	Drain Box	V64 Drain Box (18-3/8"x 18-3/8")-12 per pallet
V64-71C	Grate	ADA COMPLIANT, Square, Cast Iron, 1/2" MAX GRATE OPENING
V64X6	Extension	6" Reinforced Concrete - 24 per pallet
V64X12	Extension	12" Reinforced Concrete - 12 per pallet

THIS CONCRETE DRAIN BOX HAS A CAST-IN GALVANIZED FRAME AND IS SPECIFICALLY ENGINEERED FOR DRAINAGE IN MEDIUM AREAS SUCH AS PARKING LOTS, SCHOOL GROUNDS, WALKWAYS, ETC. ITS DESIGN PERMITS FINAL GRADING MATERIAL TO "LOCK IN" & FINISH CLEAN. KNOCK-OUTS ACCOMMODATE UP TO 8" O.D. PIPE. APPROXIMATE DIMENSIONS SHOWN.

BASE NOTE:
CONTRACTOR SHALL POUR CONCRETE BASE. BASE SHALL BE MINIMUM 4" THICK AND EXTEND A MINIMUM OF 2" FROM OUTER EDGE OF DRAINAGE STRUCTURE. DRAINAGE STRUCTURE SHALL BE GROUTED TO CONCRETE BASE FOR WATER TIGHT SEAL

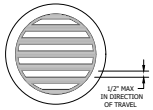
3 V64 CHRISTY BOX 22"x22" STORM DRAIN INLET

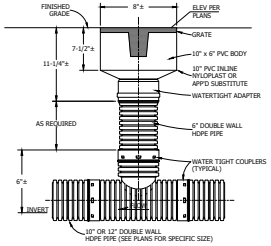
Scale: NTS



4 4" STORM DRAIN CLEANOUT

Scale: NTS





NOTE:
ALL GRATES IN SIDEWALKS OR OTHER CONCRETE SURFACES SHALL BE STANDARD, LIGHT-DUTY BRONZE WITH LOCKING BAR (ADA APPROVED. ALL OTHER GRATESHALL BE STANDARD LIGHT-DUTY CAST IRON WITH LOCKING BAR.

5 8" DIAMETER INLINE AREA DRAIN

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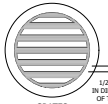

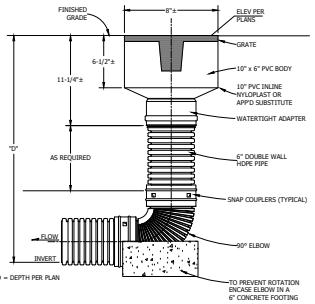

6 8" DIAMETER TERMINAL AREA DRAIN

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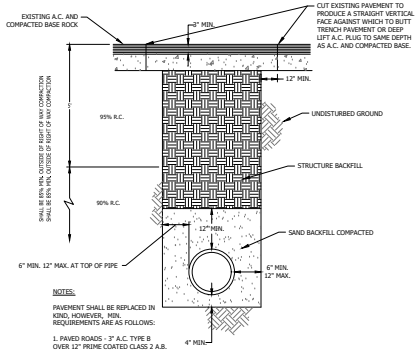
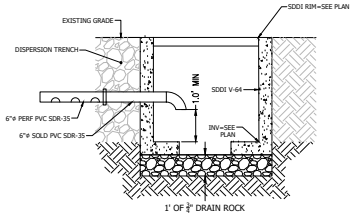


NOTES:
PAVEMENT SHALL BE REPLACED IN KIND, HOWEVER, MIN. REQUIREMENTS ARE AS FOLLOWS:
1. PAVED ROADS - 3" A.C. TYPE B OVER 12" PRIME COATED CLASS 2 A.B.

7 STANDARD TRENCH BACKFILL

Scale: NTS



8 DISPERSION - OUTLET DETAIL

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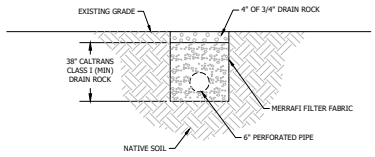

9 STANDARD DISPERSION TRENCH

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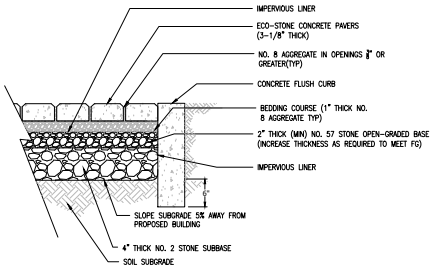

10 IMPERVIOUS CONCRETE PAVER SECTION

Scale: NTS

REVISIONS	BY

CONSTRUCTION DETAILS

REGISTERED PROFESSIONAL ENGINEER TODD R. OREMUS No. C 64561 Exp. 6/30/25 CIVIL STATE OF CALIFORNIA

C2G/CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners
4444 Scotts Valley Drive / Suite 6
Scotts Valley, CA 95066
(831) 438-1385

BALD/BARTOLOMEI RESIDENCE
210 FANMAR WAY, CAPITOLA
APN: 035-151-14

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Drawn:	DD/ESM
Job:	9031.01
Sheet:	C4.1
	of 6 Sheets

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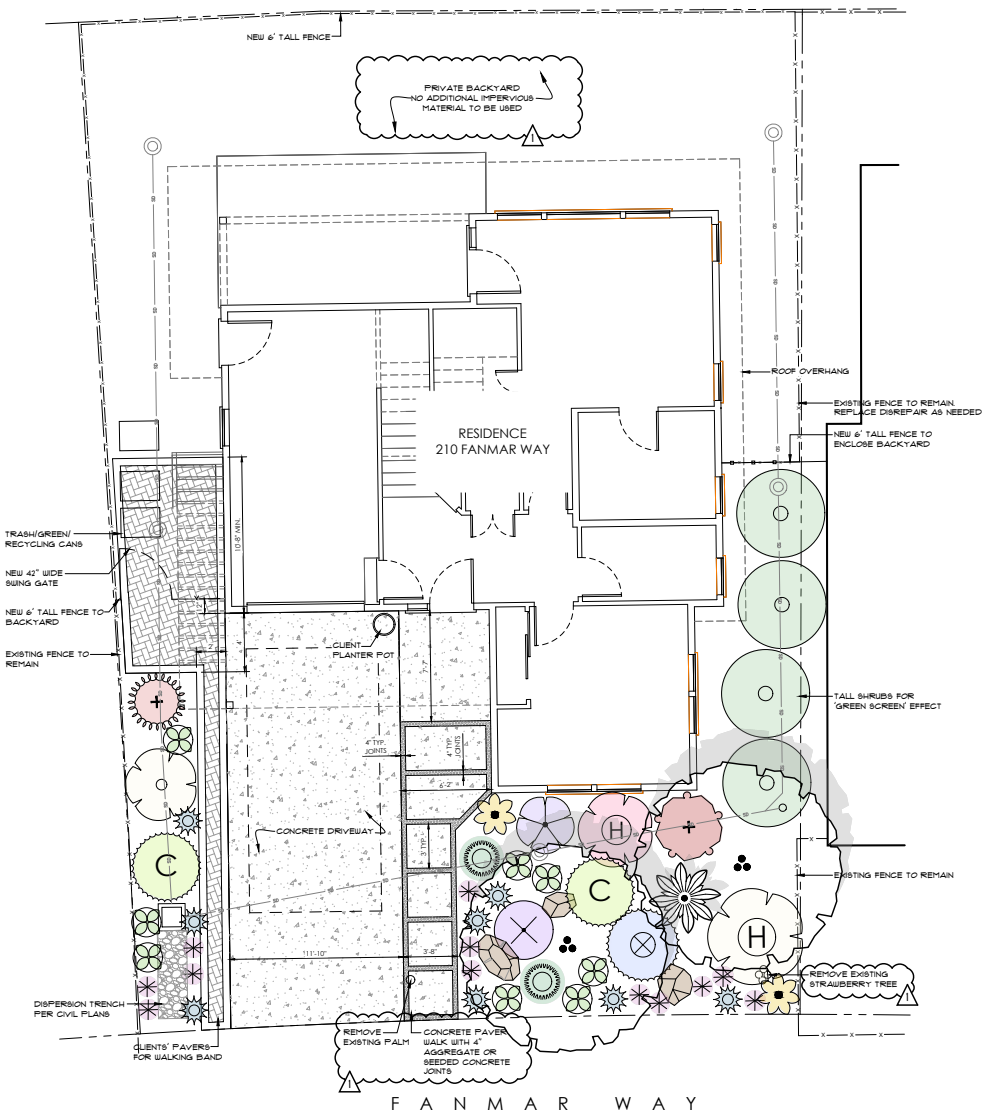
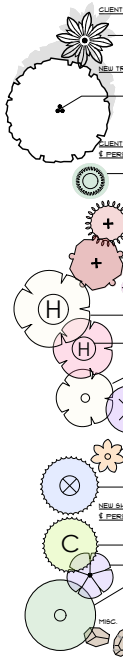


PLANT MATERIAL LEGEND



CLIENT TREES	BOTANICAL NAME / COMMON NAME	QTY	MATURE HT/WIDTH	WUCOLS
	CYCAS REVOLUTA / SAGO PALM	1	6' x 6'	M

NEW TREES	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	LAGERSTROEMIA INDICA x FAURIEI 'MUSKOGEE' / CRAPE MYRTLE	15 GAL	1	15' x 15'	L

CLIENT SHRUBS & PERENNIALS	BOTANICAL NAME / COMMON NAME	QTY	MATURE HT/WIDTH	WUCOLS
	ANEMANTHELE LESSONIANA / WIND GRASS	2	3' x 3'	L
	CALANDRINA SPECTABILIS	8	1.5' x 1.5'	L
	CORDYLINE 1	1	18' x 6'	L
	CORDYLINE 2	1	18' x 6'	L
	GERANIUM CHOICES PER CLIENT	12	2' x 2'	L
	HYDRANGEA 1	1	6' x 6'	L
	HYDRANGEA 2	1	4' x 4'	L
	HYDRANGEA 3	1	4' x 4'	L
	LANTANA (PURPLE)	1	2' x 4'	L
	STRELITZIA REGINAE / BIRD OF PARADISE	2	3' x 3'	L
	SUCCULENT CHOICES PER CLIENT	6	1.5' x 1.5'	L
	TEUCRIUM FRUTICANS / BUSH GERMANDER	1	3' x 5'	L

NEW SHRUBS & PERENNIALS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	MATURE HT/WIDTH	WUCOLS
	COLEONEMA PULCHELLUM 'SUNSET GOLD' / BREATH OF HEAVEN	1 GAL	1	2' x 5'	L
	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	1 GAL	1	3.5' x 3.5'	L
	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' / SILVER SHEEN KOHUHU	1 GAL	4	12' x 6'	L

MISC.	DESCRIPTION
	BOULDERS BURIED 1/4 - SONOMA FIELDSTONE 3' x 3' APPROX. SIZE

WUCOLS WATER USE CLASSIFICATION

H - HIGH WATER USE	L - LOW WATER USE
M - MODERATE WATER USE	VL - VERY LOW WATER USE

PLANTING NOTES

1. TOTAL LANDSCAPED AREA = 550 SF
2. IN PLANTING AREAS, SOIL SHALL BE TILLED TO A DEPTH OF 6" AND AMENDED WITH 6CY OF ORGANIC MATERIAL PER 1,000 SQUARE FEET TO PROMOTE INFILTRATION AND WATER RETENTION.
3. ALL PLANTING ON SITE TO RECEIVE A 3" THICK LAYER OF BARK MULCH EQUAL TO REDWOOD, FIR, CEDAR, OR A COMBINATION OF THESE. THE COMPOSITION OF THE MULCH SHALL BE A MIX OF SHREDDED BARK, WOOD AND SAWDUST, 0-4". NO GORILLA HAIR SHALL BE USED.
4. THE INSTALLED LANDSCAPE SHALL BE MAINTAINED FREE OF INVASIVE PLANTS.

PRELIMINARY IRRIGATION NOTES

THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH. IT SHOULD BE MAINTAINED IN GOOD WORKING ORDER.

1. ALL PLANTING TO RECEIVE DRIP (POINT-SOURCE) EMITTERS EQUAL TO HUNTER HE-B SINGLE OUTLET WITH SCREEN
2. DRIP VALVES SHOULD BE EQUAL TO HUNTER ICZ-101 - BELOW GRADE IN VALVE BOXES FOUR IN ONE VALVE BOX).
3. IRRIGATION CONTROLLER EQUAL TO HUNTER PRO-C + SOLAR SYNC WEATHER-BASED CONTROLLER. MOUNTED TO INTERIOR GARAGE WALL. LOCATION T.B.D.
4. NO POTABLE WATER SHALL BE APPLIED DURING AND WITHIN 48 HOURS FOLLOWING MEASURABLE RAINFALL
5. IRRIGATION SYSTEM SHALL BE INSPECTED REGULARLY FOR LEAKS, MISALIGNED HEADS AND BAD VALVES, BROKEN EQUIPMENT SHALL BE REPAIRED PROMPTLY WITH IDENTICAL OR EQUIVALENT EQUIPMENT, AND WATERING SCHEDULES SHALL BE ADJUSTED TO REFLECT VARIATIONS IN WATER NEED BASED ON SEASON OR PLANT MATURITY.
6. LOCATE EQUIPMENT IN NEAREST ADJACENT PLANTERS AS FEASIBLE AND INDICATE EXACT LOCATION ON RECORD DRAWINGS.

mbLA
megan bishop
LANDSCAPE ARCHITECTURE
po box 328 aptos, ca 95001
(831) 818-9227
www.mb-landarch.com

LICENSED LANDSCAPE ARCHITECT
MEGAN BLENCOWE BISHOP
No. 5706
Exp. 4/11/26
STATE OF CALIFORNIA

THIS SHEET TO BE PRINTED AT 24" X 36"

BALD FAMILY RESIDENCE
210 FANMAR WAY
CAPITOLA, CA
APN#035-151-14

NORTH

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

PLAN REVISIONS

1	3/25/2024	PLANNING

DATE = 9/19/2023

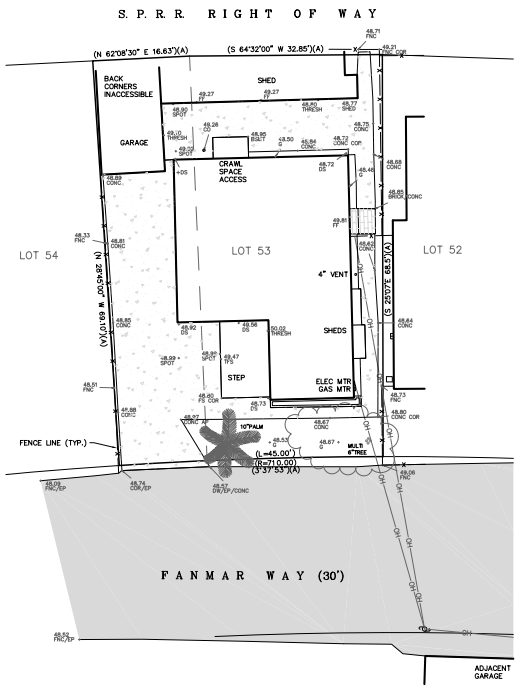
JOB # 2305

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

L1.0



PARCEL DATA:

APN: 035-151-14

AREA: 3,245 SF +/-

ELEVATION DATUM

ELEVATIONS ARE DERIVED FROM A GPS READING AND BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988. ELEVATIONS HAVE NOT BEEN TIED TO A PUBLISHED BENCHMARK.

REFERENCES

(A) DOC# 2014-0038720

(B) UNFILED MAP OF FANMAR TERRACE A56-002

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE NORTHERN LINE OF FANMAR WAY AS SHOWN ON THAT UNFILED MAP OF FANMAR TERRACE FILED WITH THE COUNTY SURVEYOR AS MAP A56-002

NOTES

A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY. EASEMENTS SHOWN, IF ANY, ARE COMPILED FROM RECORD MAPS AND THE CURRENT DEED FOR THE PROPERTY. THERE MAY BE ADDITIONAL EASEMENTS THAT BURDEN OR BENEFIT THE SUBJECT PROPERTY THAT WOULD ONLY BE REVEALED ON A TITLE REPORT.

SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LICENSED LAND SURVEYOR JEAN-PAUL HAPPEE 8807 STATE OF CALIFORNIA

JEAN-PAUL HAPPEE, PLS 8807

ALPHA LAND SURVEYS, INC.

4444 SCOTTS VALLEY DR. #7 SCOTTS VALLEY, CA 95066 (831) 438-4453	P.O. BOX 1146 MORGAN HILL, CA 95038 (831) 438-4453	SITE MAP OF 210 FANMAR WAY CITY OF CAPITOLA SANTA CRUZ COUNTY	SHEET 1 OF ONE
1" = 10'	DATE: 4/25/2022	JOB#: 2022-047	

City of Capitola
Minor Modification Application Form

Minor Modification Summary

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

We are requesting a 10% increase in the allowed depth of a second-floor balcony, increasing the allowed depth from 6'-0" to 6'-6". We are also requesting a 10% reduction to the side yard setback for second-floor balconies to reduce this from 10'-0" to 9'-0".

Required Findings

Please provide the reasons you believe the following findings can be made to support your Minor Modification 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. The modification will be compatible with adjacent structures and uses and is consistent with the character of the neighborhood or district where it is located.

The 10% modifications requested are very modest. There are multiple instances along Fanmar Way of 2nd floor balconies that do not comply with this ordinance. 108,110,112, 202, 306, & 308 Fanmar all have 2nd flr. balconies in close proximity to their side yards with 202 & 308 exceeding the depth req.

B. The modification will not adversely impact neighboring properties or the community at large.

Steps have been taken to direct the balcony views towards the street and away from the neighbors Wing walls have been provided a the edges of the balcony to help provide addtional privacy from the neighbors

C. The modification is necessary due to unique characteristics of the subject property, structure, or use.

The lot is substandard and has a very narrow lot width witch limits the area available for a second floor balcony

D. The modification will be consistent with the purpose of the zoning district, the general plan, local coastal program, and any adopted area or neighborhood plan.

The balcony is in line with the existing development patterns of the neighborhoods and its size of similar scale to the other balconies as outlined in the single family zoning standards.

E. The modification is consistent with the general plan, local coastal program, and any applicable specific plan or area plan adopted by the city council.

Increasing the usability of the balcony will help to foster neighborhood interaction.

F. The modification will not establish a precedent.

As mentioned in section 'A.' above this second balcony will not be the first in this area, not the largest or closest in proximity to the side yard. there is no precedented being set.

G. The modification will not adversely impact coastal resources.

Coastal resources will be unaffected by these modifications.

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: May 2, 2024

From: Community Development Department

Address: 602 El Salto Drive

Project Description: Application #23-0543. APN: 036-142-03. Design Permit for first- and second-story additions to an existing two-story single-family residence, including an attached accessory dwelling unit. The project is located within the R-1 (Single-Family Residential) zoning district.
This project is in the Coastal Zone and requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
Environmental Determination: Categorical Exemption

Recommended Action: Consider Application #23-0543 and approve the project based on the attached Conditions and Findings for Approval.

Property Owner: Hadden Family Trust

Representative: Derek Van Alstine Residential Design, Inc., Filed: 12.22.23

Background: In 1985, the Planning Commission approved a variance to allow construction into the side yard setback under permit #85-53, which enabled the circular tower staircase to encroach into the required street side setback along Sacramento Avenue.

On November 3, 2022, the Planning Commission approved an application to demolish the existing single-family residence and construct a new single-family residence with a detached garage. The project was not constructed, and the property was subsequently sold.

On February 28, 2024, Development and Design Review Staff reviewed the application and provided the applicant with the following direction:

Public Works Representative, Erika Senyk: Noted that an encroachment permit would be needed for the flatwork improvements along Sacramento Avenue.

Building Official, Eric Martin: Discussed the level of demolition with the applicant and noted if further demolition work was necessary, the building permit would be classified as new construction, which affects applicable building code requirements and fees.

Associate Planner, Sean Sesanto: Discussed placement concerns of the proposed generator along the rear property line adjacent to the neighboring resident at 208 Sacramento, further noting that generators may only be active for emergencies and maintenance. The applicant described placement limitations and stated that products would be selected to limit noise. Also discussed were necessary site plan changes and the need for additional information, such as a survey and proposed changes to the site trees. Based on information provided by the applicant, Mr. Sesanto did not believe any new trees would be required, even with the removal of some existing trees. The applicant also informed staff that they were working on a survey, landscape plan, and tree plan.

Following the Development and Design Review meeting, the applicant resubmitted the application with the required changes and included a survey, landscape plan, tree plan, and product specifications on the proposed generator and siding materials.

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

Development Standards				
Building Height				
R-1 Regulation	**Existing**			**Proposed**
25 ft.	24 ft. 9 in.			24 ft. 10 in.
Floor Area Ratio (FAR)				
	Existing			**Proposed**
Lot size	9,108 sq. ft.			9,108 sq. ft.
Maximum FAR	48% (Max 4,372 sq. ft.)			48% (Max 4,372 sq. ft.)
First Story Floor Area	Primary: 2,171 sq. ft.			Primary: 2,235 sq. ft. ADU: 788 sq. ft.
Second Story Floor Area	1,610 sq. ft. *150 sq. ft. (deck exemption)*			2,123 sq. ft. *150 sq. ft. (deck exemption)*
Total FAR	41.5% (3,781 sq. ft.)			*Without ADU:* 47.8% (4,358 sq. ft.) *56.5% (5,140 sq. ft.) Guaranteed Allowance ADU*
Setbacks				
	R-1 regulation		**Existing**	**Proposed**
Front Yard 1st Story	15 ft.		42 ft. 3 in.	42 ft. 3 in.
Front Yard 2nd Story	20 ft.		42 ft. 3 in.	42 ft. 3 in.
Interior Side Yard 1st Story	10% lot width	7 ft. min.	7 ft. 4 in.	Primary: 16 ft. 4 in. ADU: 4 ft.
Interior Side Yard 2nd Story	15% of width	10 ft. min	7 ft. 4 in.	16 ft. 3 in.
Exterior Side Yard 1st and 2nd Story	10 ft.		7 ft. 2 in.	First Story: 20 ft. Second Story New: 10 ft. 2 in. Second Story: 7 ft. 2 in. **Existing Variance**
Rear Yard 1st Story	10% of adjacent parcel width	6 ft. 5 in. min.	17 ft.	Primary: 11 ft. 4 in. ADU: 11 ft. 8 in.
Rear Yard 2nd Story			22 ft. 11 in.	22 ft. 6 in.
Encroachments				Generator
Parking				
Residential (2,601 sq. ft. or more)	**Required**			**Proposed**
	4 spaces total 1 covered 3 uncovered			4 spaces total 2 covered 2 uncovered
Underground Utilities: Required with 25% increase in area				Required

Discussion: The existing property is on the corner of El Salto Drive and Sacramento Avenue within the Depot Hill neighborhood, surrounded by one- and two-story single-family residences. The existing residence was constructed around 1986 and is not listed as a historic structure.

On corner lots, the narrowest street frontage is considered the front parcel line; therefore, El Salto Drive is considered the front for the purposes of determining setbacks. Corner lots have decreased rear yard setbacks, with the rear yard setback being equal to the side yard setback of the adjacent property. The

parcel has historically had driveway access from Sacramento Avenue, and the current application keeps the same orientation with the main entrance and driveway along Sacramento Avenue.

Design Permit: The applicant is proposing substantial renovations to the existing single-family residence, including a new attached ADU. The project rearranges the internal layout of the dwelling with expansion towards the center of the lot, resulting in an increase of 577 square feet. A large second-story terrace will be removed from the west side of the home and replaced with a smaller balcony off the master bedroom. Improvements also include a new 788 square-foot accessory dwelling unit on the back of the home. The ADU is only subject to limited standards and is eligible for the guaranteed allowance, exceeding the maximum Floor Area Ratio equal to the size of the ADU, up to 800 square feet. Egress is possible both through the primary dwelling and along the side yard.

The remodel seeks to retain some of its mid-century influence while utilizing modern materials. The project preserves the prominent circular staircase tower, round living room, and flat roofs. The new exterior utilizes a combination of concrete paneling, composite shiplap, and stucco siding. Cladding is not separated by floor but instead is used to create added relief and variation between architectural elements and massing.

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 is included as Attachment #3.

> 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 Comment:** The design includes three second-story decks; two rear-facing decks and a larger deck in the front yard facing El Salto Drive. All three proposed decks have been designed to comply with development standards for upper-story decks and minimize privacy impacts on 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.
> **Staff Comment**: The proposed emergency generator is located along the rear property line which is the side property line for the adjacent neighbor at 208 Sacramento near an adjacent residential use. Staff believes the added condition of approval will mitigate noise impacts. The generator is discussed further below.

Parking and Driveway: The project exceeds 2,600 square feet and must provide four on-site parking spaces, one of which must be covered. The proposal includes four full-size parking spaces: two in the driveway and two in the garage.

Emergency Generator: The application includes a permanent generator located 18 inches from the rear property line. CMC Section 17.96.190 outlines the development standards and regulations for generators. The standards are listed below followed by staff analysis:

> Home generators to provide backup electricity in case of a power outage must comply with the following:

A. Noise. Generators may not exceed noise levels of sixty-five dBA as measured from the property line of a residentially zoned property or a residential use.
Staff Analysis: The generator will not exceed the maximum noise level of sixty-five dBA. Condition of approval #24 has been added, stating "At time of building permit, the applicant must provide documentation demonstrating the emergency generator does not exceed noise levels of sixty-five dBA as measured from the property line." The applicant is also proposing a sound enclosure to mitigate the noise from generator.

B. Allowed Use. Other than periodic testing as required by the manufacturer, a generator may be operated only in case of a power outage or emergency,
Staff Analysis: Condition of approval #25 has been added, stating "The generator may be operated only in case of a power outage or emergency or for periodic testing as required by the manufacturer. The generator may be tested only during the hours of eight a.m. and eight p.m."

C. Testing Hours. A generator may be tested only during the hours of eight a.m. and eight p.m.
Staff Analysis: This standard is covered within condition of approval #25, as stated above.

D. Placement on Lot.
1. Generators are prohibited in required front and side setback areas.
2. A generator may project a maximum of five feet into a rear setback if necessary to locate the generator behind the rear wall of the home.

Staff Analysis: As previously noted, staff notified the applicant of concerns related to the proposed generator's proximity to a shared residential property line. The minimum required rear setback for the corner lot is six-feet, five-inches. The code allows a generator to project five feet into a rear setback if necessary to locate the generator behind the rear wall of a home. This standard allows the generator to be within 18 inches of the rear property line. The applicant is proposing the generator be located 2-feet, 6-inches from the rear property line. The reason for the request is limited space between rear wall of the home and the property line, required building code separation standards from the ADU doorway, and optimal proximity to the electric panel. The applicant is also including a sound enclosure to further reduce noise impacts.

Landscaping and Trees: Pursuant to CMC Section 12.12.190(C), applications for major remodels trigger a canopy coverage review, which requires that the site maintain or provide a tree canopy coverage of fifteen percent of lot area. One cherry tree and two small palm trees would be unavoidably impacted by the additions and are proposed for removal. The applicant provided a canopy coverage analysis demonstrating a post-removal canopy to exceed 30 percent of the lot size. Staff notes the high number of existing and remaining trees and has not required plantings in the conditions of approval. Additionally, the applicant is removing considerable hardscape in the front and back yards and intends to preserve as much of the existing mature vegetation as feasible.

CEQA: Section 15301(3) of the CEQA Guidelines exempts minor alterations of existing private structures involving negligible or no expansion of existing or former use. This project involves additions to an existing single-family residence that will not result in an increase of more than 50 percent of floor area or 2,500 square feet.

Design Permit Findings:

A. The proposed project is consistent with the general plan, local coastal program, and any applicable specific plan, area plan, or other design policies and regulations adopted by the city council.
Community Development Staff and the Planning Commission have reviewed the project. The proposed single-family remodel and attached accessory dwelling unit complies with the development standards of the R-1 (Single-Family Residential) zoning district. The project secures the purpose of the General Plan, and Local Coastal Program, and design policies and regulations adopted by the City Council.

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

C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).
Section §15301(3) of the CEQA Guidelines exempts minor alterations of existing private structures involving negligible or no expansion of existing or former use and is subject to Section 753.5 of Title 14 of the California Code of Regulations. The exemption includes single-family residential additions that do not result in an increase of more than 50 percent of floor area or 2,500 square feet. The project involves additions to a single-family residence and a new accessory dwelling unit that will result in an increase of 36 percent or 1,365 square feet. The project is located within the R-1 (Single-Family Residential) zoning district. No adverse environmental impacts were discovered during review of the proposed project.

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

E. The proposed project complies with all applicable design review criteria in Section 17.120.070 (Design review criteria).
The Community Development Staff and the Planning Commission have reviewed the application. The proposed remodel and attached accessory dwelling unit complies with all applicable design review criteria in Section 17.120.070.

F. The proposed project maintains the character, scale, and development pattern of the neighborhood.
Community Development Staff and the Planning Commission have all reviewed the application for additions to the single-family residence and new ADU. The remodeled structure replaces much of the existing stucco siding to include modern alternatives such as concrete panels, composite shiplap. Some signature elements of the original structure are preserved, including the circular staircase tower, round living room, and flat parapet roof. Larger volumes are located towards the street and away from adjacent lots. The project introduces a contemporary style while maintaining the overall character and scale of the neighborhood.

<u>Limited Standards ADU Permit Findings:</u>

A. The ADU provides a minimum rear and side setback of four feet.
The proposed ADU is four feet from the nearest side property line and more than 11 feet from the rear property line.

B. The ADU does not exceed eight hundred square feet in size.
The proposed ADU is 788 square feet.

C. The ADU has a maximum height of sixteen feet.
The proposed ADU does not exceed sixteen feet in height.

Coastal Development Permit Findings:

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

B. **The project maintains or enhances public views.**
The proposed project is located on private property at 602 El Salto Drive. The project will not negatively impact public landmarks and/or public views.

C. **The project maintains or enhances vegetation, natural habitats and natural resources.**
The residential project is not located in an area with natural habitats or natural resources. The project will maintain or enhance vegetation consistent with the allowed use and will not have an effect on natural habitats or natural resources.

D. **The project maintains or enhances low-cost public recreational access, including to the beach and ocean.**
The project involves the remodel of a single-family residence and new accessory dwelling unit will not negatively impact low-cost public recreational access.

E. **The project maintains or enhances opportunities for visitors.**
The project involves the remodel of a single-family residence and new accessory dwelling unit and will not negatively impact visitor serving opportunities.

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

Conditions of Approval:

1. The project approval includes the renovation and addition of 577 square-feet to the existing primary dwelling and a new 788 square-foot attached accessory dwelling unit. The maximum Floor Area Ratio for the 9,108 square foot property is 48% (4,372 square feet). The total FAR of the project is 56.5% with a total of 5,146 square feet. The project is subject to the guaranteed allowance for the 788 square-foot ADU. The effective FAR is 47.8% with a total of 4,358 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on May 2, 2024, except as modified through conditions imposed by the Planning Commission during the hearing.

2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans.

3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.

4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.

5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.

6. Prior to issuance of building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.

7. Prior to issuance of a Certificate of Occupancy, the applicant shall complete landscape work to reflect the approval of the Planning Commission. Specifically, required landscape areas, all required tree plantings, privacy mitigations, erosion controls, irrigation systems, and any other required measures shall be addressed to the satisfaction of the Community Development Director.

8. Prior to issuance of building permit, all Planning fees associated with permit #23-0543 shall be paid in full.

9. Prior to issuance of building permit, the developer shall pay Affordable housing impact fees as required to assure compliance with the City of Capitola Affordable Housing Impact Fee Ordinance.

10. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.

11. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.

12. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).

13. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.

14. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.

15. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B

16. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.

17. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.

18. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.

19. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

20. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.

21. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.

22. Outdoor lighting shall comply with all relevant standards pursuant to Municipal Code Section 17.96.110, including that all outdoor lighting shall be shielded and directed downward such that the lighting is not directly visible from the public right-of-way or adjoining properties.

23. At time of submittal for demolition and/or building permit review, the applicant shall include a demolition work of scope statement and a demolition plan clearly identifying all areas of walls and floors to be demolished. The City may require a letter from a structural engineer. Any modifications to the demolition plans, including modifications to the scope of work, means and methods of demolition/construction, or changes to the framing, windows, or any other exterior elements shall be submitted to the Building Department for review and approval prior to proceeding with demolition and/or construction. In the course of construction, the City may require additional plans as they deem necessary.

24. At time of building permit, the applicant must provide documentation demonstrating the emergency generator does not exceed noise levels of sixty-five dBA as measured from the property line.

25. The generator may be operated only in case of a power outage or emergency or for periodic testing as required by the manufacturer. The generator may be tested only during the hours of eight a.m. and eight p.m.

26. Before obtaining a building permit for an accessory dwelling unit, the property owner shall file with the county recorder a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:
    a. The accessory dwelling unit may not be used for vacation rentals; and
    b. The accessory dwelling unit shall not be sold separately from the primary dwelling; and
    c. The deed restriction shall lapse upon removal of the accessory dwelling unit.

Attachments:

1. 602 El Salto Drive – Plan Set
2. 602 El Salto Drive – Material and Generator Details
3. Design Review Criteria

Report Prepared By: Sean Sesanto, Associate Planner

Reviewed By: Austin Westly, Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director

HADDEN RESIDENCE

NOTES

DEFERRED SUBMITTALS:

1. PHOTOVOLTAIC SYSTEM TO BE SUBMITTED SEPARATELY AS A DEFERRED SUBMITTAL.
2. ENGINEERING FOR SKYLIGHTS TO BE SUBMITTED SEPARATELY AS A DEFERRED SUBMITTAL.
3. 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 AND ARE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING.

   THE 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 CHARD 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, AND CUT SHEETS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM TO THE AGENCY OF REFERENCE FOR APPROVAL. INSTALLATION SHALL FOLLOW OUR GUIDE SHEET. CUT SHEETS SHALL INCLUDE, BUT NOT LIMITED TO PIPING, VALVES,GAUGES, & SPRINKLER HEADS.

AN UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING MUST BEPREPARED BY THE DESIGNER/INSTALLER. THE PLANS SHALL COMPLY WITH THE UNDERGROUND FIRE PROTECTION SYSTEMINSTALLATION POLICY. UNDERGROUND PLAN SUBMITTAL AND PERMIT WILL BE ISSUED TO A CLASS C-16 OR C-38 CONTRACTOR ORBY AN OWNER/BUILDER OF AN OWNER-OCCUPIED SINGLE-FAMILY DWELLING.

ALL UNDERGROUND PIPING SYSTEMS SHALL COMPLY WITH THE COUNTY STANDARD PFD-005 & SHALL REQUIRE PLAN SUBMITTAL & PERMIT APPROVAL PRIOR TO INSTALLATION.

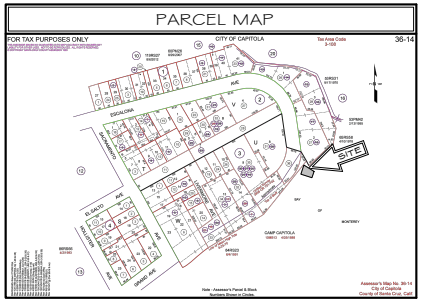
JOB COPIES OF BUILDING & FIRE SYSTEMS PLANS & PERMITS MUST BE ON-SITE DURING INSPECTIONS

ALL WORK TO COMPLY WITH:

GEOTECHNICAL REPORT:
DEES & ASSOCIATES, INC.
PROJECT NO. SCR-1655
DATED JULY 2021

VICINITY MAP

PARCEL MAP



PROJECT DATA

SETBACKS		REQUIRED	EXISTING	PROPOSED
FRONT YARD				
	GARAGE	20'-0"	20'-0"	20'-0"
	1st STORY	20'-0"	42'-6"	42'-6"
	2nd STORY	20'-0"	42'-6"	42'-6"
REAR YARD				
	1st STORY	6'-5"	17'- 1"	12'-0"
	2nd STORY	6'-5"	19'- 0"	11'- 7"
SIDE YARD				
	1st STORY	7'-6"(L) & 10'-0"(R)	7'-3"(L) & 10'-0"(R)	10'-10"(L) & 10'-0"(R)
	2nd STORY	11'-4"(L) & 10'-0"(R)	13'-4"(L) & 10'-0"(R)	16'-4"(L) & 10'-0"(R)
HEIGHT		25'-0"	24'-4"	24'-10"

FLOOR AREA RATIO	LOT SIZE	MAX (48%)	EXISTING (33%)	PROPOSED (47.9%)
	9,108 sq.ft.	4,371.84 sq.ft.	3,044 sq.ft.	4,369.18 sq.ft.

	HABITABLE SPACE	SECOND FLOOR DECKS	GARAGE	TOTAL
ADU	792.60 sq.ft.			792.60 sq.ft.
MAIN LEVEL	1,729.16 sq.ft. *** -44.00 sq.ft.		522.04 sq.ft.	2207.20 sq.ft.
UPPER LEVEL	2,161.98 sq.ft.	** 149.44 sq.ft.		2161.98 sq.ft.
(P) TOTAL				4369.18 sq.ft.

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

PARKING	REQUIRED	PROPOSED
	3 SPACES, ONE OF WHICH MUST BE COVERED	2 COVERED SPACES 2 UNCOVERED
TOTAL	3 SPACES	4 SPACES

BUILDING INFORMATION

PROJECT DESCRIPTION:

PARTIAL DEMOLITION OF AN EXISTING TWO-STORY SINGLE-FAMILY DWELLING OF APPROXIMATELY 3,044 SQUARE FEET. CONSTRUCTION OF A NEW AND REMODELED TWO-STORY SINGLE-FAMILY DWELLING OF 4,380 SQUARE FEET INCLUSIVE OF A 522 SQUARE FOOT TWO CAR GARAGE; TWO UNCOVERED PARKING SPACES; AND AN ACCESSORY DWELLING UNIT OF 793 SQUARE FEET.

PROJECT ADDRESS:

602 EL SALTO DRIVE
CAPITOLA, CA 95010

PARCEL NUMBER:

042-051-04

ZONING DESIGNATION:

R1

OCCUPANCY CLASSIFICATION:

R-3

CONSTRUCTION TYPE:

TYPE V-B SPRINKLERED

CODE NOTE:

THESE PLANS CONFORM TO THE 2022 CALIFORNIA RESIDENTIAL, BUILDING, MECHANICAL, PLUMBING, ELECTRICAL & ENERGY CODE. STRUCTURAL ENGINEERING SHALL CONFORM TO 2022 CALIFORNIA BUILDING CODE. AS AMENDED BY THE STATE OF CALIFORNIA.

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

CONTACTS

OWNERS:

SAINA & JOE DAVID HADDEN
24874 OLIVE TREE LANE
LOS ALTOS HILLS, CA 94024
415-215-3930

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

STRUCTURAL ENGINEER:

REDWOOD ENGINEERING LEONARD WILLIS, P.E.
1535 SEABRIGHT AVE SUITE 200
SANTA CRUZ, CA 95062
PH: (831) 426-8444
LEONARD@REDWOODENGINEERING.NET

GEOTECHNICAL ENGINEER:

ROCK SOLID ENGINEERING
YVETTE M. WILSON, P.E.
1100 MAIN STREET, SUITE A
WATSONVILLE, CA 95076
PH: (831) 724-5868

DRAWING INDEX

BUILDING DESIGN

T1	TITLE SHEET
	SURVEY
L1	TREE CANOPY STUDY
A1	EXISTING SITE PLAN
A2	PROPOSED SITE PLAN
A3	EXISTING/DEMO LOWER FLOOR PLAN
A4	EXISTING/DEMO UPPER FLOOR PLAN
A5	EXISTING EXTERIOR ELEVATIONS
A6	EXISTING EXTERIOR ELEVATIONS
A7	PROPOSED FIRST FLOOR PLAN
A8	PROPOSED SECOND FLOOR PLAN
A9	PROPOSED ROOF PLAN
A10	PROPOSED EXTERIOR ELEVATIONS
A11	PROPOSED EXTERIOR ELEVATIONS
A12	PROPOSED EXTERIOR RENDERINGS
A13	PROPOSED EXTERIOR RENDERINGS

CIVIL DRAWINGS

C1.0	COVER SHEET
C1.1	NOTES
C2.0	SITE PLAN
C3.0	GRADING
C3.1	SECTIONS
C4.0	DETAILS
C5.0	EROS
C5.1	EROS NOTES

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
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HADDEN RESIDENCE
602 EL SALTO DRIVE
CAPITOLA, CA 95010

APN: 042-051-04

ISSUE DESCRIPTION	
SCHEMATIC DESIGN	JAN. 11, 2024
DESIGN DEVELOPMENT	FEB. 1, 2024
PLANNING SUBMITTAL	DEC. 1, 2023
PLAN. COMMISSION:	MAY 2, 2024
PRELIM BID SET:	MAR. 15, 2024
BUILDING SUBMITTAL:	
REVISIONS:	
	FEB. 14, 2024 PLANNING PRELIM. COMMENTS

TITLE SHEET

T1

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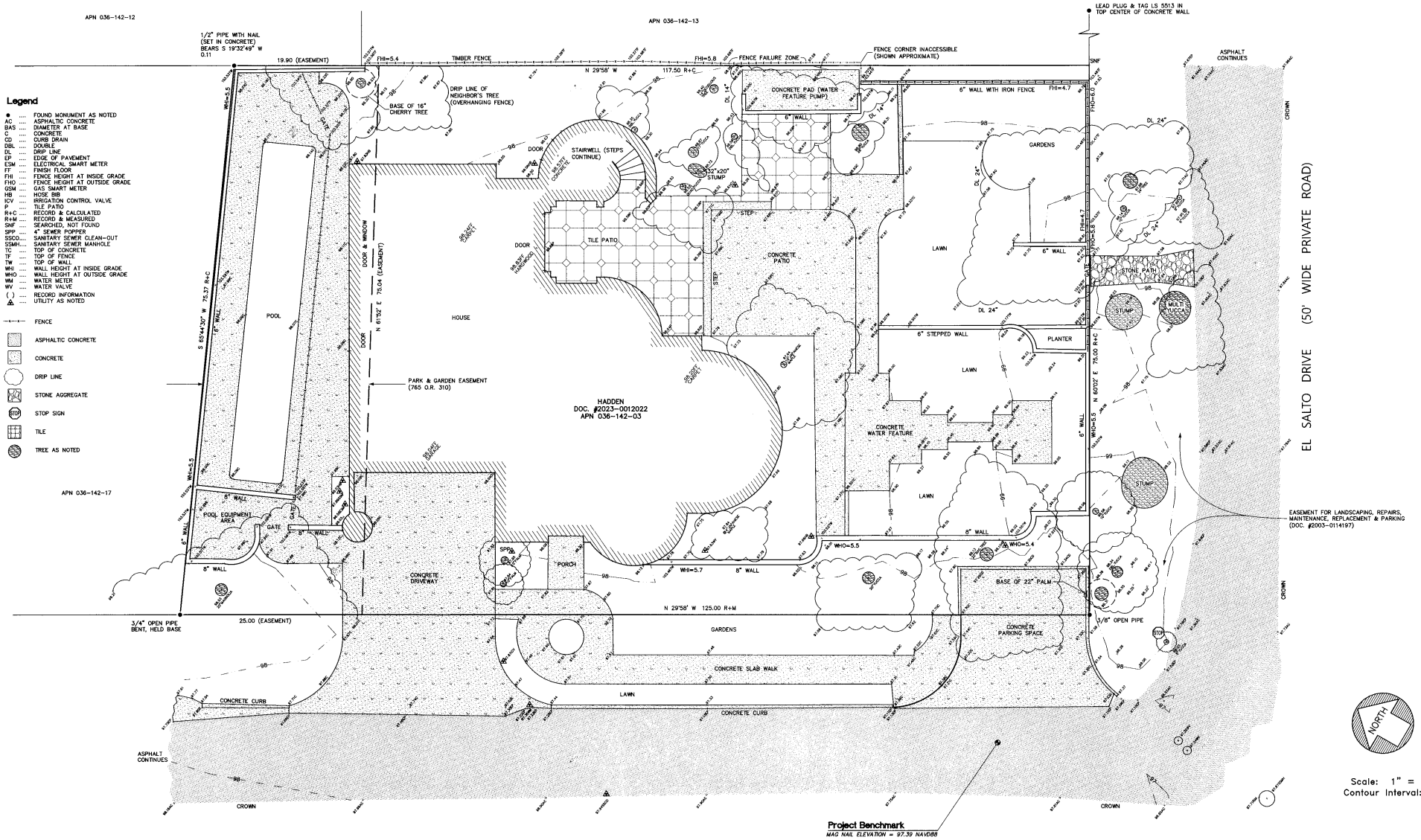


Legend

- ● .... FOUND MONUMENT AS NOTED
- AC .... ASPHALTIC CONCRETE
- BAS .... DIAMETER AT BASE
- C .... CONCRETE
- CD .... CURB DRAIN
- DBL .... DOUBLE
- DL .... DRIP LINE
- EP .... EDGE OF PAVEMENT
- ESM .... ELECTRICAL SMART METER
- FF .... FINISH FLOOR
- FHI .... FENCE HEIGHT AT INSIDE GRADE
- FHO .... FENCE HEIGHT AT OUTSIDE GRADE
- GSM .... GAS SMART METER
- HB .... HOSE BIB
- ICV .... IRRIGATION CONTROL VALVE
- P .... TILE PATIO
- R+C .... RECORD & CALCULATED
- R+M .... RECORD & MEASURED
- SNF .... SEARCHED, NOT FOUND
- SPP .... 4" SEWER POPPER
- SSCO.... SANITARY SEWER CLEAN-OUT
- SSMH.... SANITARY SEWER MANHOLE
- TC .... TOP OF CONCRETE
- TF .... TOP OF FENCE
- TW .... TOP OF WALL
- WHI .... WALL HEIGHT AT INSIDE GRADE
- WHO .... WALL HEIGHT AT OUTSIDE GRADE
- WM .... WATER METER
- WV .... WATER VALVE
- ( ) .... RECORD INFORMATION
- △ .... UTILITY AS NOTED

- FENCE
- ASPHALTIC CONCRETE
- CONCRETE
- DRIP LINE
- STONE AGGREGATE
- STOP SIGN
- TILE
- TREE AS NOTED

NOTES

Distances are in feet and decimals thereof.
All data points are on the ground unless otherwise noted.
House trim located. Foundation lines may be different.
Trees larger than 6 inches (at breast height) located.
All walls shown are masonry stucco.
Easements shown as per Preliminary Report prepared by Fidelity National Title Company dated June 9, 2023, Title No. FSBC-0282200579-DG

LICENSED LAND SURVEYOR
ANDREW J. BRIDGETTE
No. 7389
3-13-24
STATE OF CALIFORNIA

Topographic Map

prepared for: HADDEN
602 EL SALTO DRIVE, CAPITOLA, CA 95010
SANTA CRUZ COUNTY, CALIFORNIA
APN: 036 – 142 – 03

BRIDGETTE LAND SURVEYING
80 ASPEN WAY, SUITE A, WATSONVILLE CA 95076
tel 831.722.5800 fax 831.722.8077 bridgettelandsurveying.com
March 2024 Job: 24–08 Scale 1"=6' Sheet 1 of 1

NOTES

Protective Tree Fencing

Tree protection fencing shall be 6'-0" high chain link fencing, mounted on two-inch diameter galvanized iron posts driven into the ground to a depth of at least two (2) feet at no more than 10-foot spacing. For paving area that will not be demolished and when stipulated in the arborist report, posts may be supported by a concrete base.

The chain link fencing shall be located as indicated on the Grading and Drainage Plan. Caution shall be used to avoid damaging any bark or branches. The dripline shall not be altered in any way so as to increase the encroachment of the construction.

Fencing shall be erected before demolition, grading or construction begins and remain in place until final landscaping is required. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.

Tree fencing shall prevent excavation, grading, drainage and leveling within the dripline of the tree unless approved by the project arborist. Fencing shall further prevent disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree.

Mulching

All trees to be protected shall be mulched before the protective fencing is put in place with a 3" layer of redwood bark mulch.

Trenching

No trenching for utilities shall take place within the driplines of the protected trees without the project arborist on site.

Tree Pruning

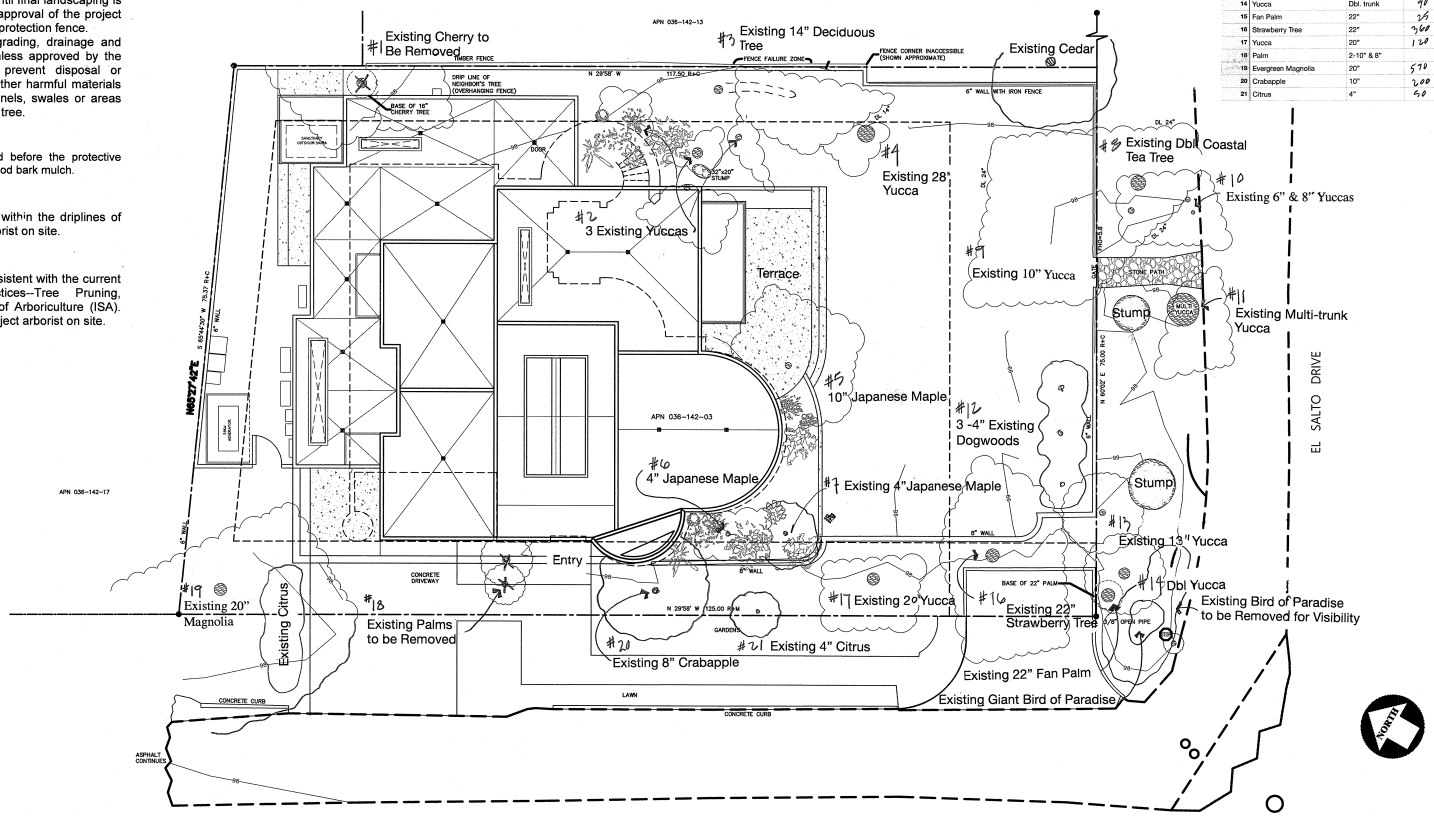
All pruning of protected trees shall be consistent with the current edition of Best Management Practices–Tree Pruning, established by the International Society of Arboriculture (ISA). No pruning shall take place without the project arborist on site.

Canopy Coverage

Total Lot Square Footage	9108
Total Frontage Square Footage	
El Salto Drive & Sacramento Ave.	1033
Total	10,041
Canopy Coverage Sq Ft	3530
Canopy Coverage %	34%

Existing Trees

Tree #	Species Common Name	DBH	Canopy Coverage ⌀	Status
1	Cherry	16"		Remove
2	Yucca	3- Various	75	
3	Deciduous Tree	14"	200	
4	Yucca	28"	75	
5	Japanese Maple	10"	450	
6	Japanese Maple	4"	198	
7	Japanese Maple	4"	200	
8	Coastal Tea Tree	Dbl trunk 24"	590	
9	Yucca	10"	70	
10	Yucca	2- 8" & 6"	60	
11	Yucca	Multi. trunk	85	
12	Dogwood	3-4"	100	
13	Yucca	13"	90	
14	Yucca	Dbl. trunk	90	
15	Fan Palm	22"	25	
16	Strawberry Tree	22"	360	
17	Yucca	20"	120	
18	Palm	2-10" & 8"		Remove
19	Evergreen Magnolia	20"	570	
20	Crabapple	10"	200	
21	Citrus	4"	60	



Note:
All bushes and trees within 15' of the curb area on both El Salto Dr. & Sacramento are to be less than 32" high or trimmed/limbed to be over 8' tall for visibility purposes.

Tree Removal, Preservation, Protection and Canopy Plan

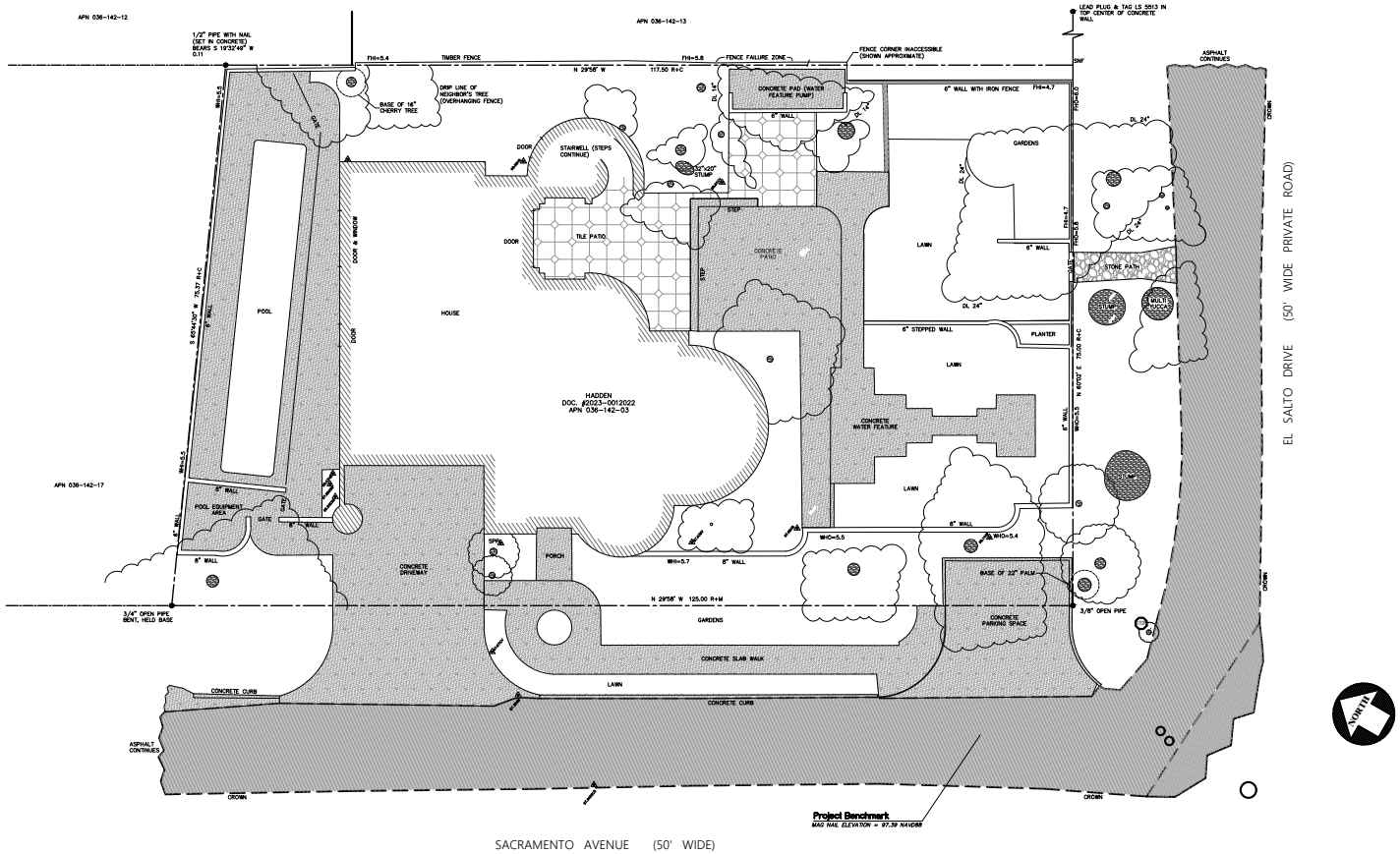
Ellen Cooper
Landscape Architect
Ca. Lic. #2937
831 426-6845

Hadden
602 El Salto Drive
Capitola, Ca. 95010

APN 036-142-03

DESCRIPTION
SCHEMATIC DESIGN
DESIGN DEVELOPMENT
PLANNING SUBMITTAL
BUILDING SUBMITTAL
REVISIONS:

L1



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

3/25/2024 2:13 PM

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
1133 SEABRIGHT AVENUE SUITE 320, SANTA CRUZ, CALIFORNIA
(831) 426-5800 PHONE (831) 426-8446 FAX

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JOB NO. 042-05 | -04

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FEB. 1, 2024
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PLAN. COMMISSION:
MAY 2, 2024
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MAR. 15, 2024
BUILDING SUBMITTAL:
REVISIONS:
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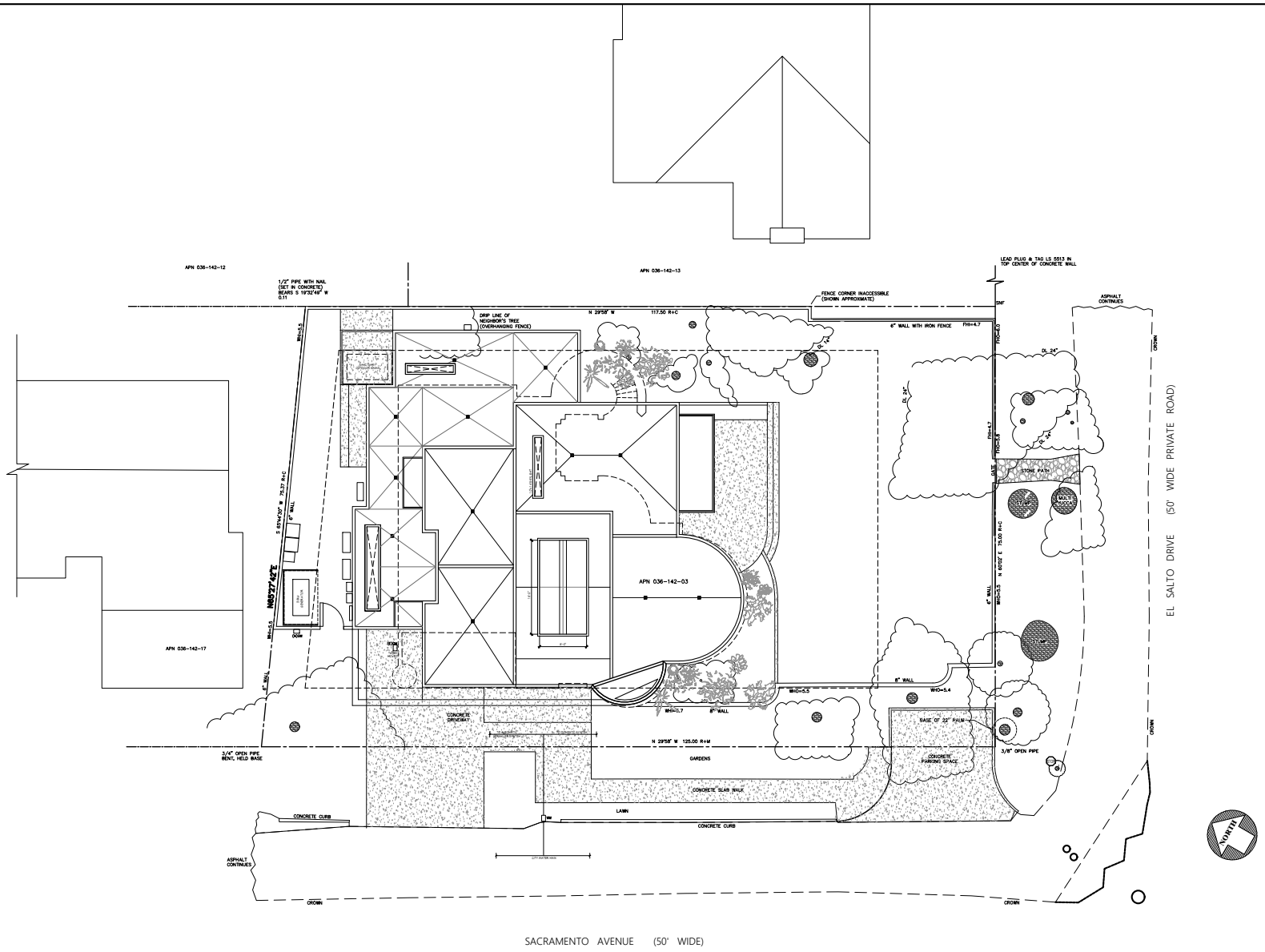
EXISTING SITE PLAN

A1



SACRAMENTO AVENUE (50' WIDE)

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

3/25/2024 2:56 PM

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REVISIONS:	
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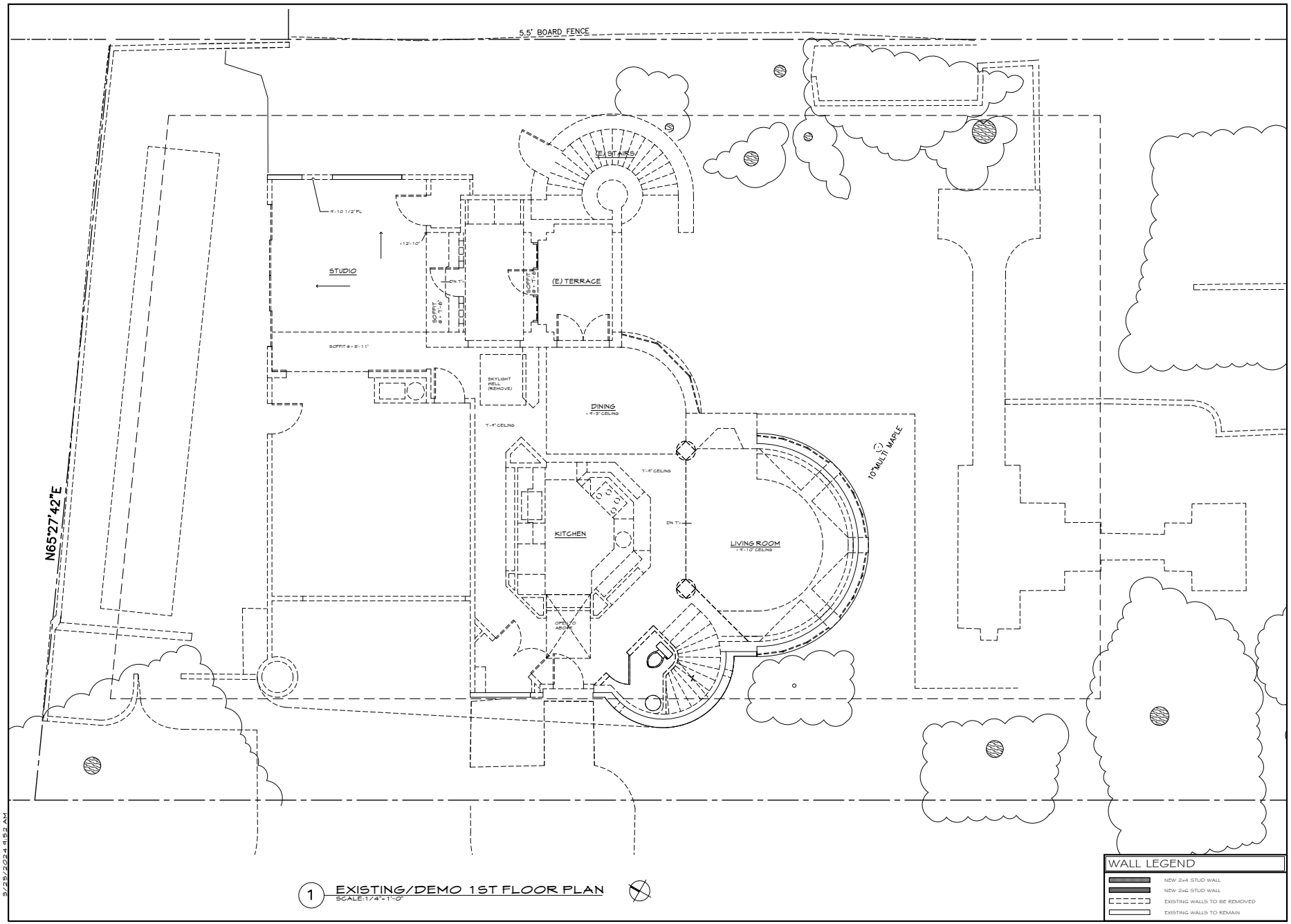
PROPOSED SITE PLAN

A2



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

9/25/2024 9:52 AM

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1535 SEABRIGHT AVENUE SUITE 200, SANTA CRUZ, CALIFORNIA
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042-051-04

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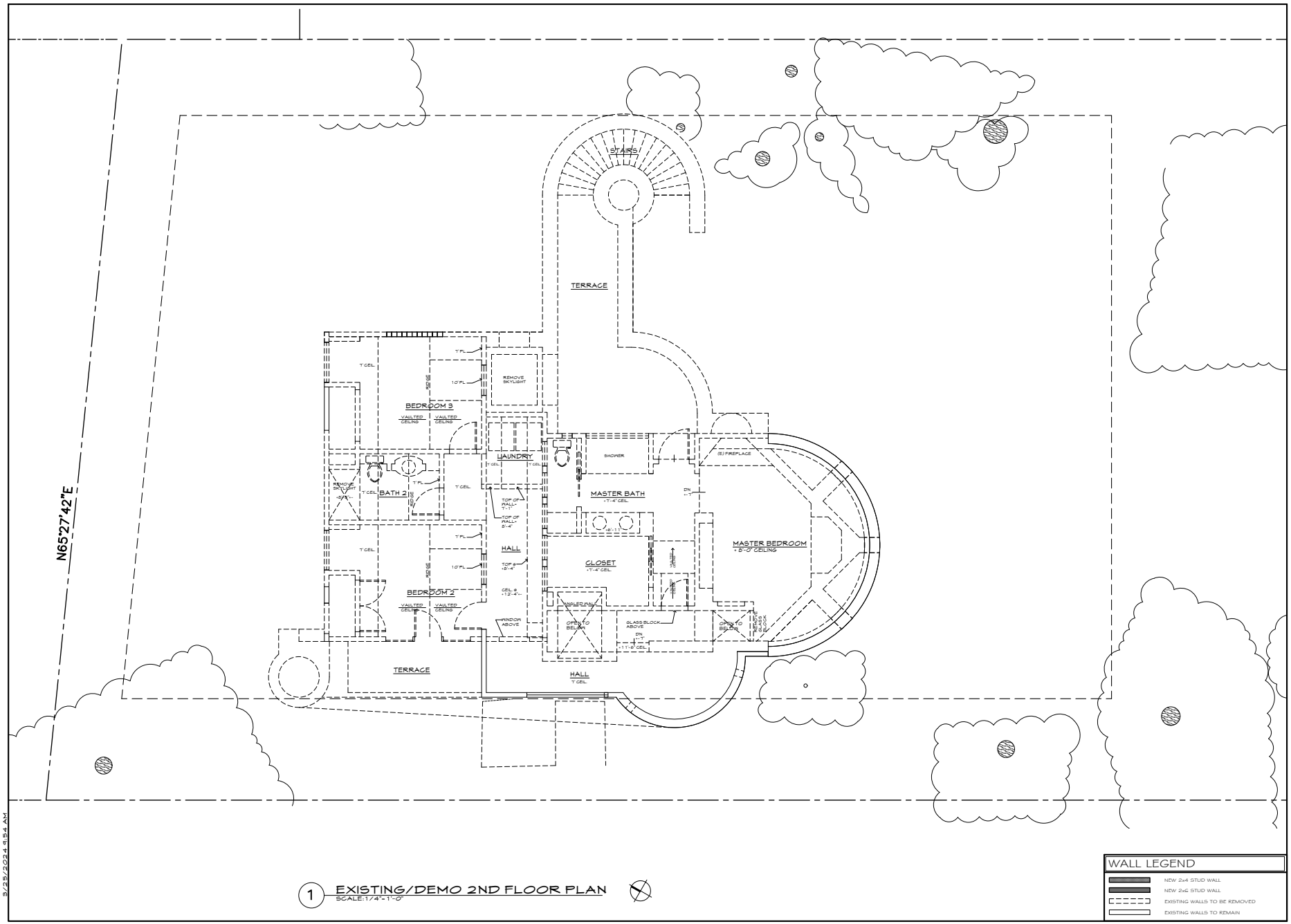
MAR. 15, 2024
BUILDING SUBMITTAL:
REVISIONS:
FEB. 14, 2024 PLANNING PRELIM COMMENTS

EXISTING LOWER FLOOR PLAN

A3



1 EXISTING/DEMO 2ND FLOOR PLAN
SCALE: 1/4"=1'-0"

WALL LEGEND

- NEW 2x4 STUD WALL
- NEW 2x6 STUD WALL
- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
1535 SEABRIGHT AVENUE SUITE 200, SANTA CRUZ, CALIFORNIA
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REVISIONS:
FEB. 14, 2024 PLANNING PRELIM COMMENTS

EXISTING UPPER FLOOR PLAN

A4

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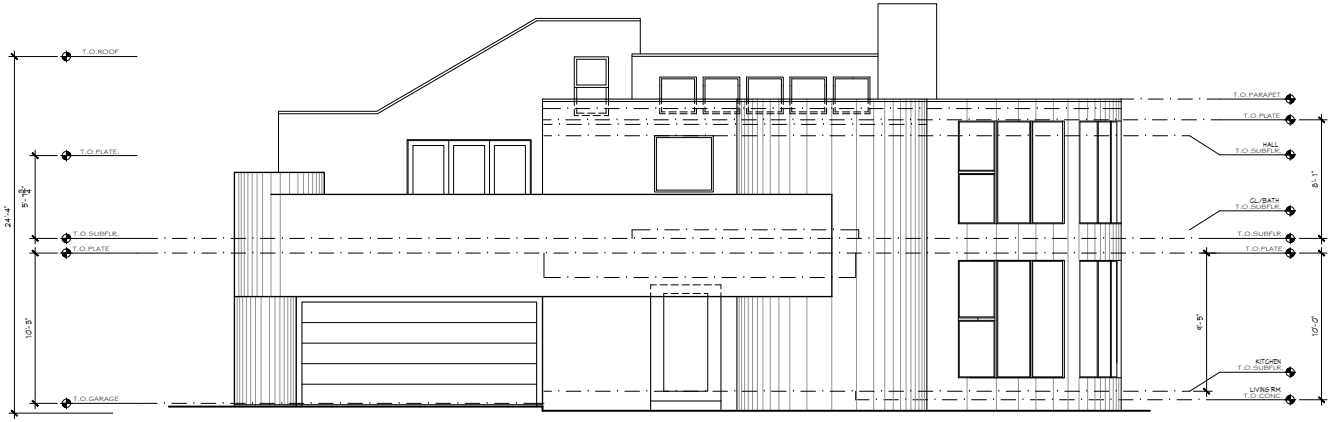

2 EXISTING SOUTHWEST (SIDE) ELEVATION
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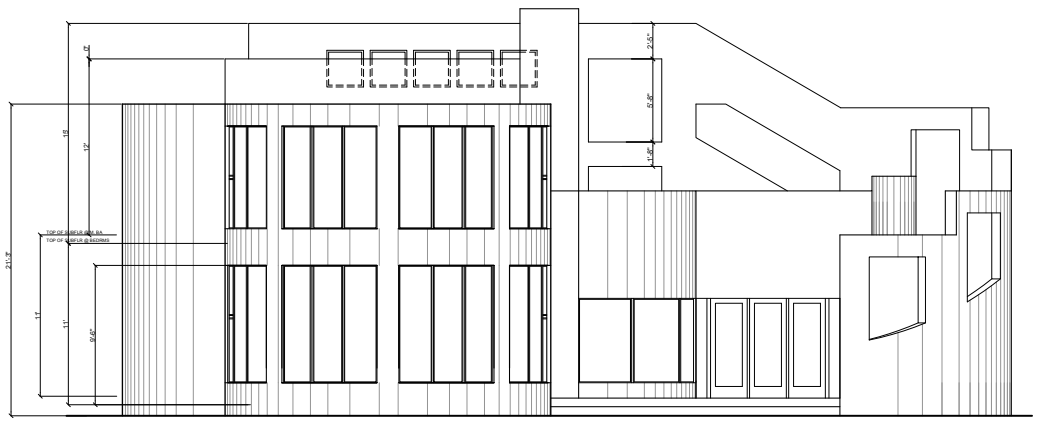

1 EXISTING SOUTHEAST (FRONT) ELEVATION
SCALE:1/4"=1'-0"

3/25/2024 9:57 AM

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
1535 SEABRIGHT AVENUE SUITE 200, SANTA CRUZ, CALIFORNIA
(831)426-8402 PHONE (831)426-8446 FAX

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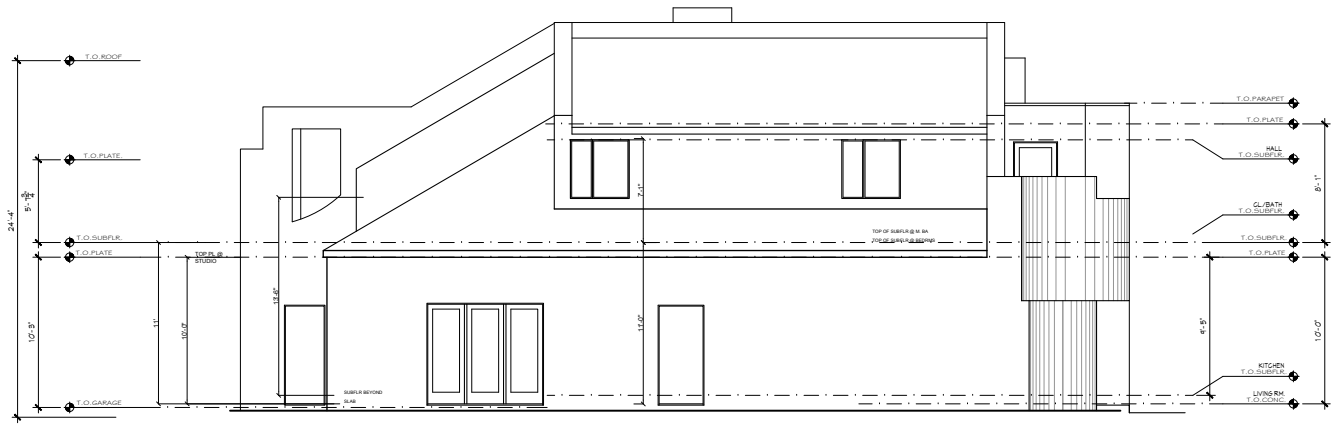
HADDEN RESIDENCE
602 EL SALTO DRIVE
CAPITOLA, CA 95010

JOB NO. 042-051-04

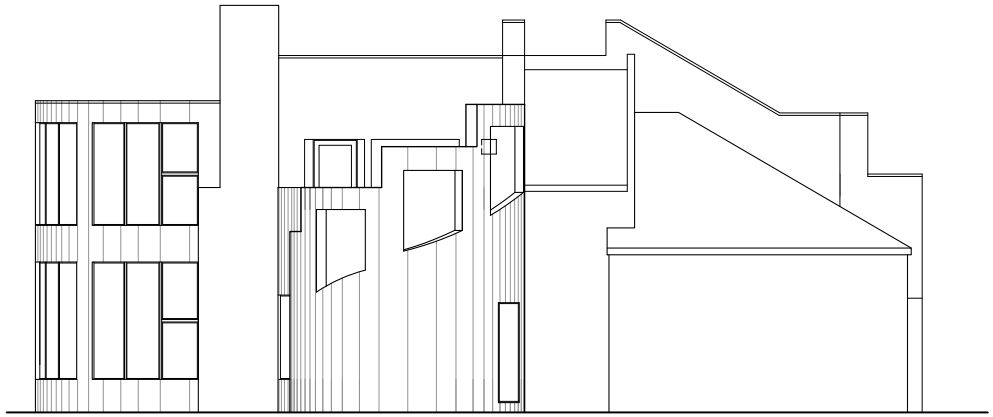
ISSUE DESCRIPTION
SCHEMATIC DESIGN
JAN. 11, 2024
DESIGN DEVELOPMENT
FEB. 1, 2024
PLANNING SUBMITTAL:
DEC. 1, 2023
PLAN. COMMISSION:
MAY 2, 2024
PRELIM BID SET:
MAR. 15, 2024
BUILDING SUBMITTAL:
REVISIONS:
FEB. 14, 2024 PLANNING PRELIM COMMENTS

EXISTING EXTERIOR ELEVATIONS

A5



2 EXISTING NORTHWEST (REAR) ELEVATION
SCALE:1/4"=1'-0"



1 EXISTING NORTHEAST (SIDE) ELEVATION
SCALE:1/4"=1'-0"

3/25/2024 4:57 AM

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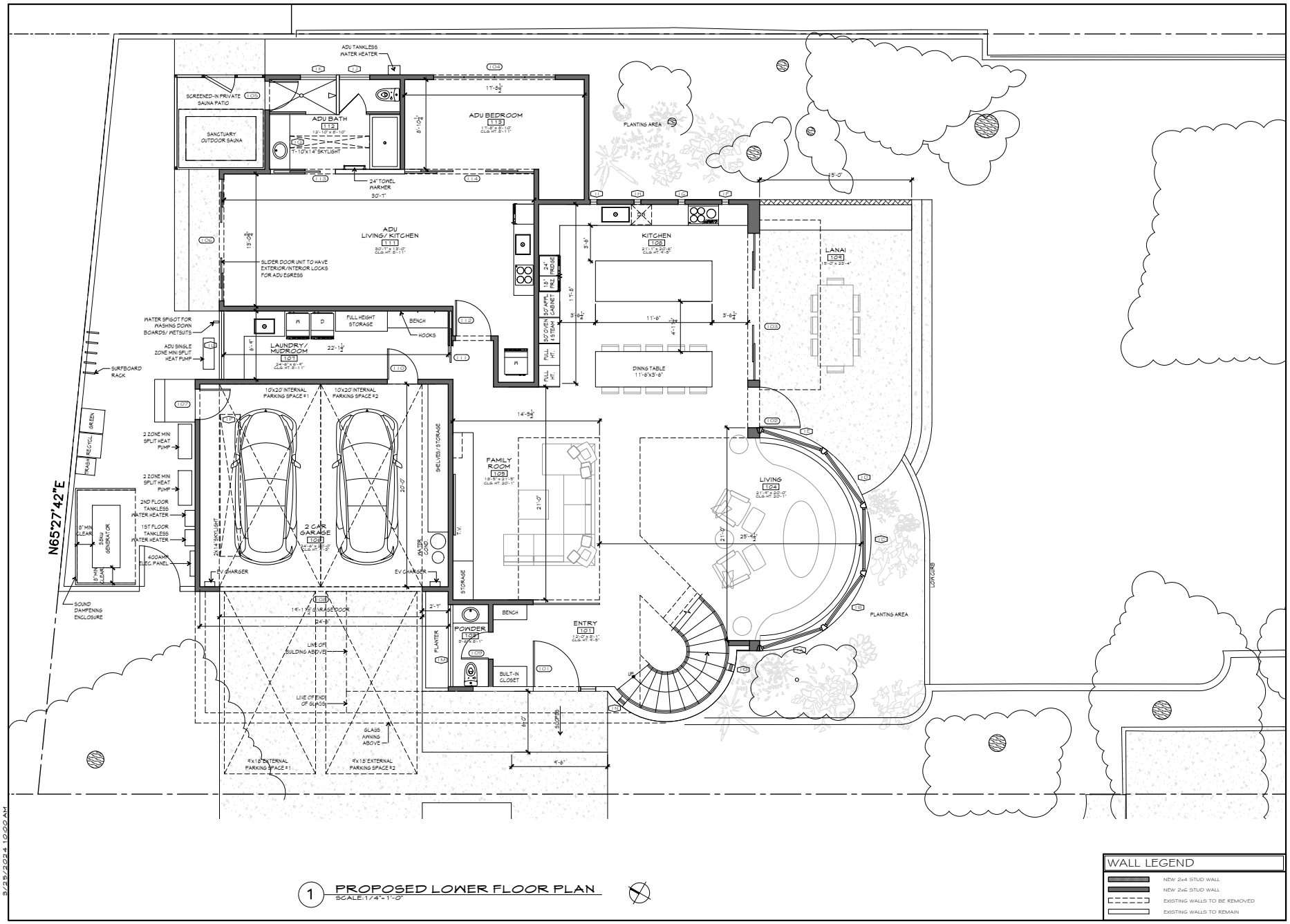
FEB. 14, 2024 PLANNING PRELIM COMMENTS

EXISTING EXTERIOR ELEVATIONS

A6



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

9/25/2024 10:00 AM

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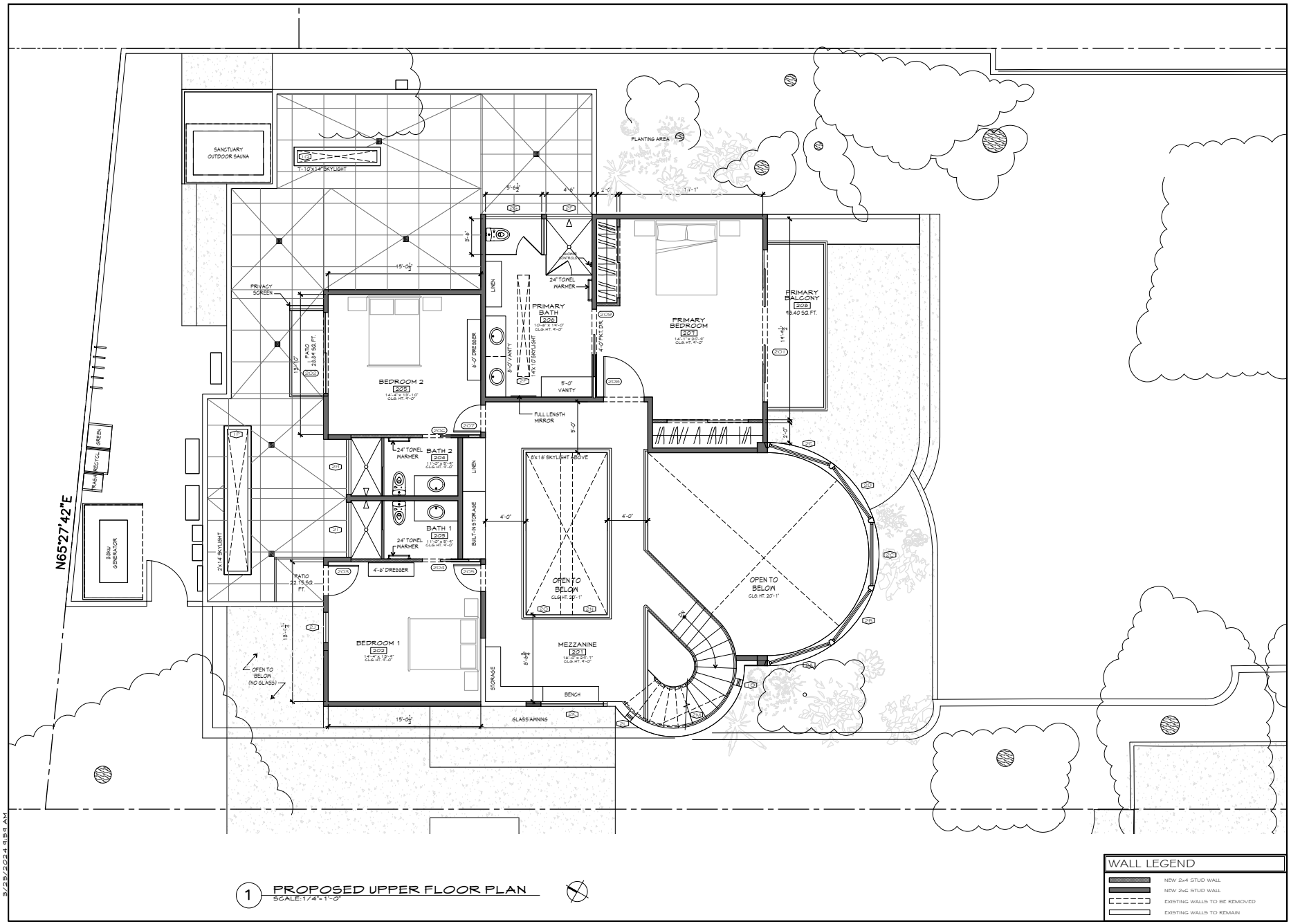
BUILDING SUBMITTAL:	
REVISIONS:	
FEB. 14, 2024 PLANNING PRELIM COMMENTS	

LOWER FLOOR PLAN

A7



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

WALL LEGEND
NEW 2x4 STUD WALL
NEW 2x6 STUD WALL
EXISTING WALLS TO BE REMOVED
EXISTING WALLS TO REMAIN

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JOB NO.	042-051-04
ISSUE DESCRIPTION	
SCHEMATIC DESIGN	JAN. 11, 2024
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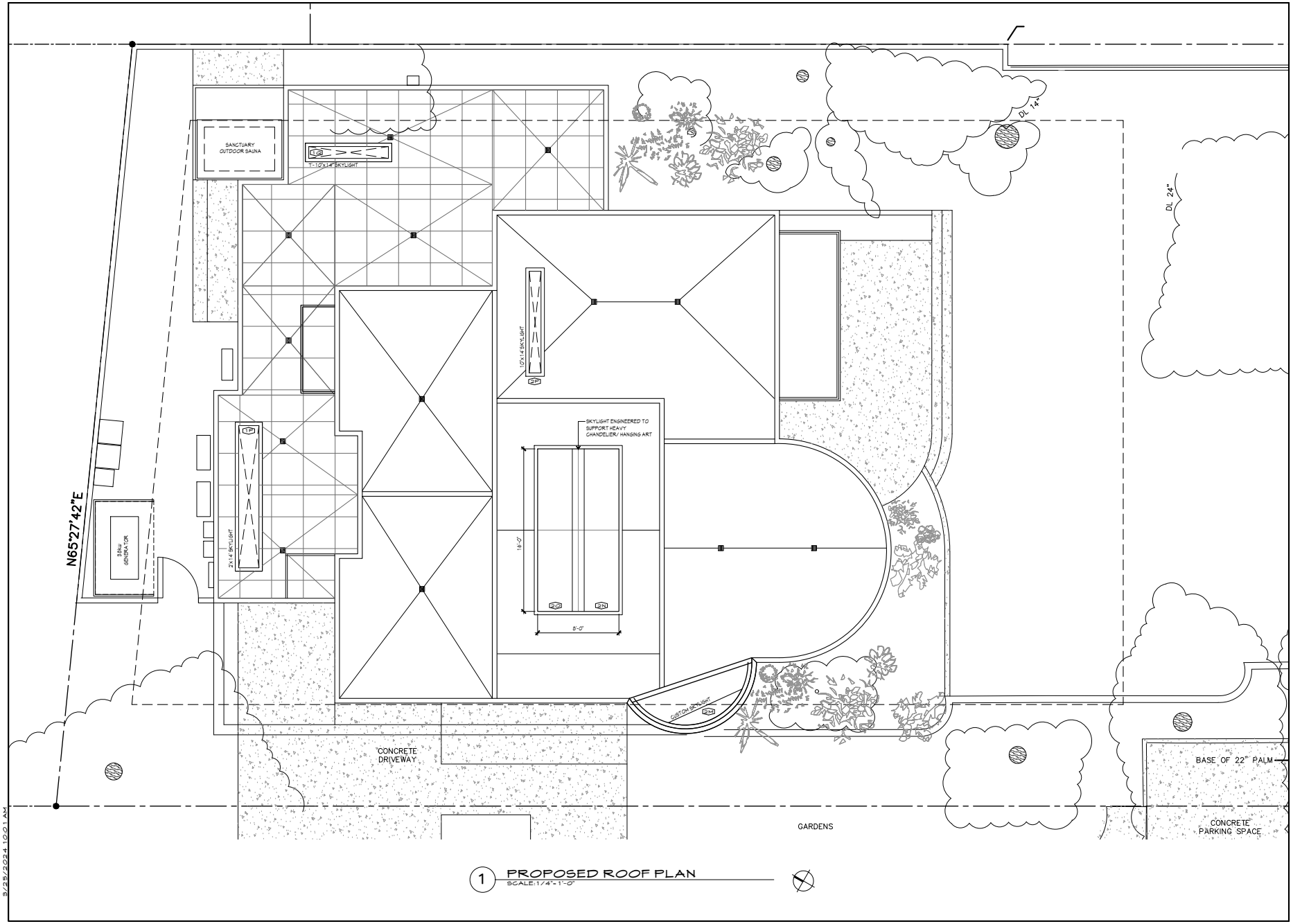
PRELIM BID SET	MAR. 15, 2024
BUILDING SUBMITTAL	
REVISIONS:	FEB. 14, 2024 PLANNING PRELIM COMMENTS

UPPER FLOOR PLAN

A8

9/25/2024 4:54 AM



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

9/25/2024 10:01 AM

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042-051-04

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MAR. 15, 2024	
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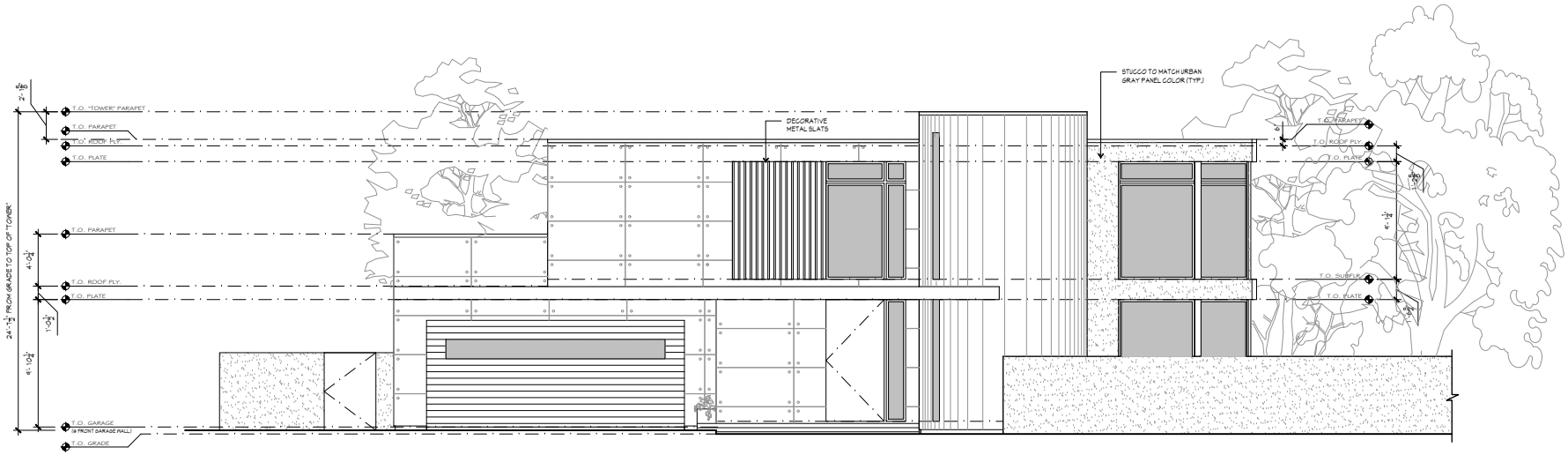
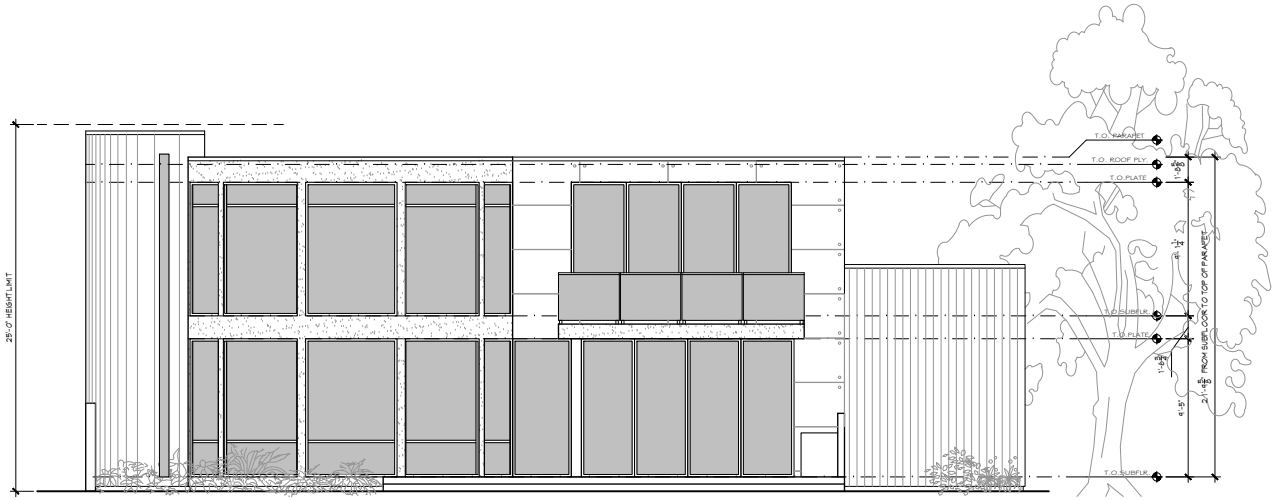
REVISIONS:	
FEB. 14, 2024 PLANNING PRELIM COMMENTS	

ROOF PLAN

A9



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



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

3/25/2024 11:43 AM

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JOB NO. 042-051-04

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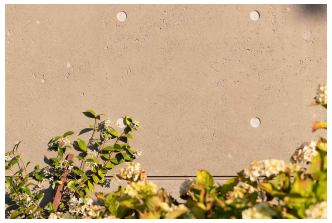
BUILDING SUBMITTAL:
REVISIONS:
FEB. 14, 2024 PLANNING PRELIM COMMENTS

EXTERIOR ELEVATIONS

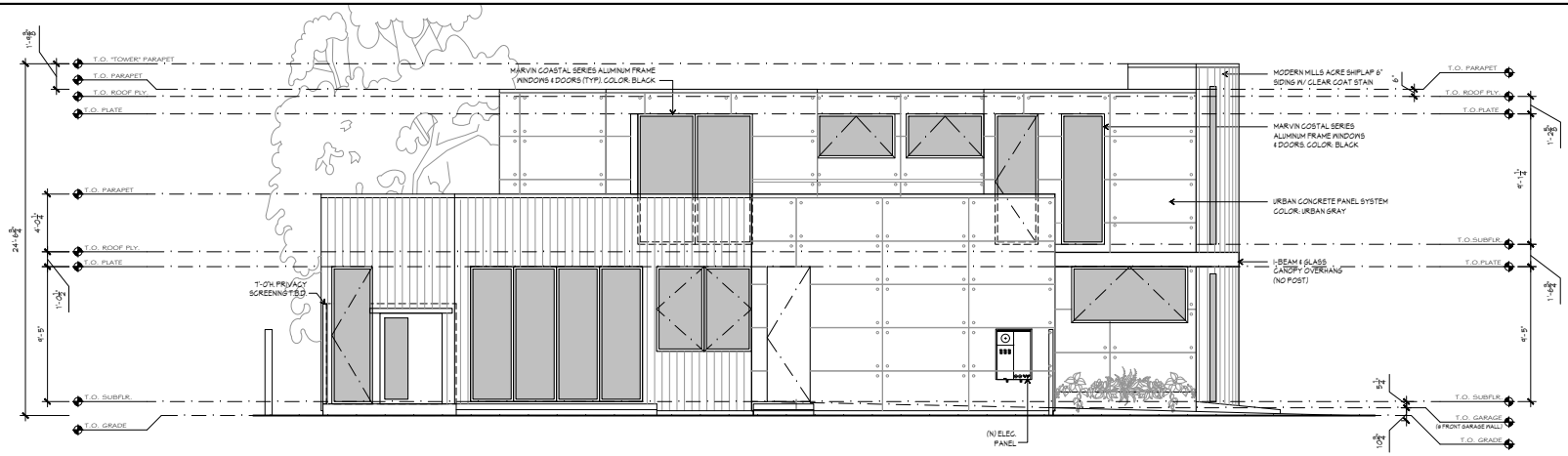
A10

MODERN MILLS ACRE SHIPLAP SIDING
COLOR: NATURAL STAIN

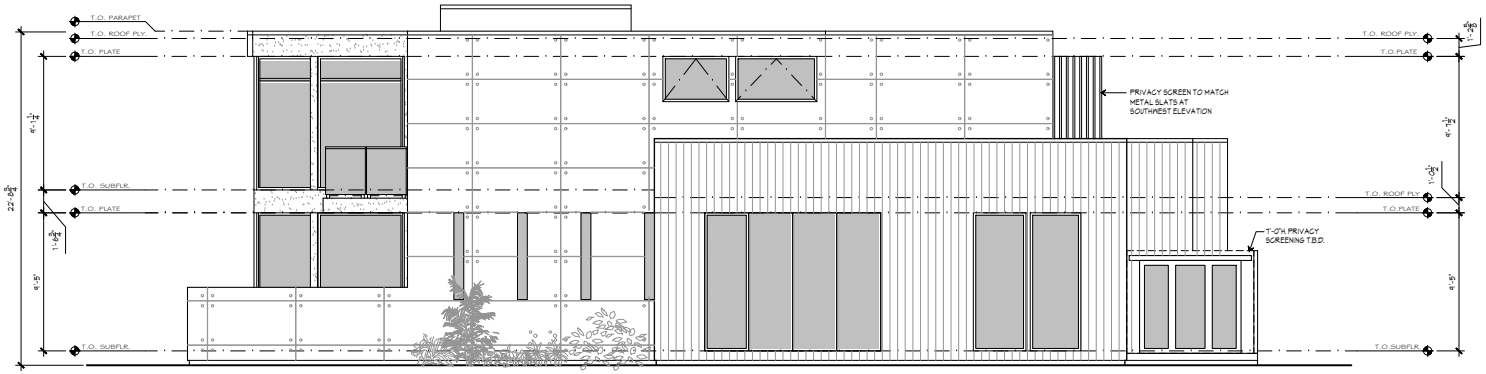


URBAN CONCRETE PANEL SYSTEM
COLOR: URBAN GRAY

SMOOTH STUCCO
COLOR: TO MATCH URBAN GRAY



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



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

3/25/2024 11:45 AM

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FEB. 14, 2024 PLANNING PRELIM COMMENTS

EXTERIOR ELEVATIONS

A11

2 PROPOSED SOUTHWEST (ENTRY SIDE) RENDERING
SCALE: N.T.S.

1 PROPOSED SOUTHEAST (FRONT) RENDERING
SCALE: N.T.S.

3/25/2024 12:15 PM

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
1539 SEABRIGHT AVENUE SUITE 200, SANTA CRUZ, CALIFORNIA
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JOB: 042-051-04

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BUILDING SUBMITTAL:
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FEB. 14, 2024 PLANNING PRELIM COMMENTS

EXTERIOR RENDERINGS

A12

2 PROPOSED NORTHWEST (REAR) RENDERING
SCALE: N.T.S.

1 PROPOSED NORTHEAST (SIDE) RENDERING
SCALE: N.T.S.

3/25/2024 12:15 PM

DEREK VAN ALSTINE
RESIDENTIAL DESIGN INC.
1133 SEABRIGHT AVENUE SUITE 320, SANTA CRUZ, CALIFORNIA
(831) 426-8400 PHONE (831) 426-8446 FAX

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CAPITOLA, CA 95010

JOB NO. 042-05 | -04

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MAR. 15, 2024
BUILDING SUBMITTAL:
REVISIONS:
FEB. 14, 2024 PLANNING PRELIM COMMENTS

EXTERIOR RENDERINGS

A13

IMPROVEMENT PLANS

FOR

HADDEN RESIDENCE

602 EL SALTO DRIVE

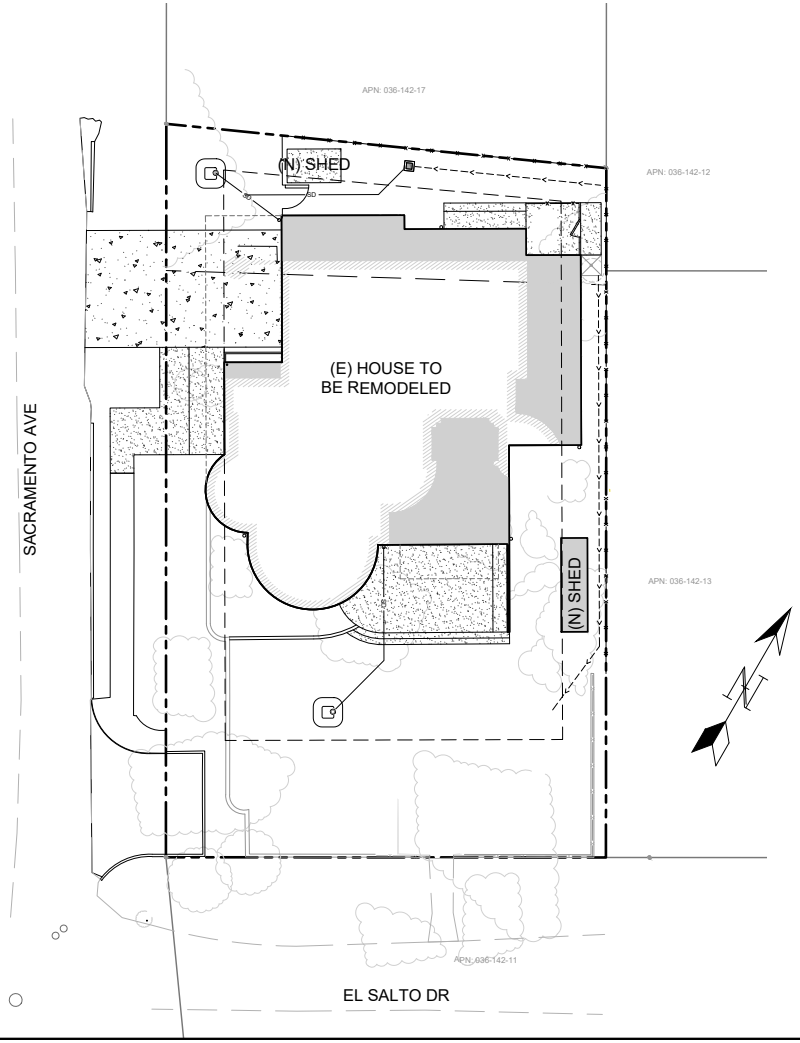
CAPITOLA, SANTA CRUZ COUNTY, CALIFORNIA, 95010

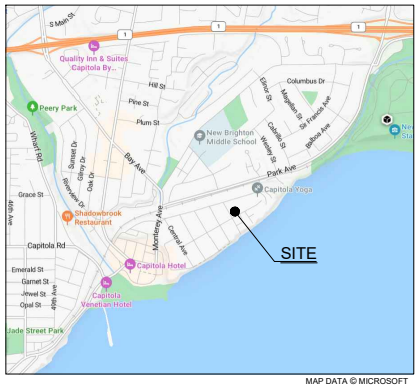
ABBREVIATIONS

AB	AGGREGATE BASE	JT	JOINT TRENCH
AC	AIR CONDITIONER UNIT	L	LANDING
ADU	ACCESSORY DWELLING UNIT	LF	LINEAR FOOT
APN	ASSESSORS PARCEL NUMBER	LIP	LIP OF GUTTER
ARV	AIR-RELEASE VALVE	LOG	LIMIT OF GRADING
BF	BASEMENT FLOOR	LP	LOW POINT
BFP	BACKFLOW PREVENTER	MH	MANHOLE
BO	BLOW-OFF VALVE	MIN	MINIMUM
BRW	FG AT BOTTOM OF RETAINING WALL	N	NORTH
BSW	BACK OF SIDEWALK	NE	NORTHEAST
BVC	BEGIN VERTICAL CURVE	NTS	NOT TO SCALE
BW	BOTTOM OF WALL	NW	NORTHWEST
CATV	CABLE TELEVISION	OC	ON CENTER
CB	CATCH BASIN	OCEW	ON CENTER, EACH WAY
CBC	CALIFORNIA BUILDING CODE	OH	OVERHEAD
CI	CURB INLET	PCC	PORTLAND CEMENT CONCRETE
CIP	CAST IRON PIPE	POC	POINT OF CONNECTION
CL	CENTERLINE	PP	POWER POLE
CMP	CORRUGATED METAL PIPE	PL	PROPERTY LINE
CMU	CONCRETE MASONRY UNIT	PRC	POINT OF REVERSE CURVE
CO	CLEANOUT	PS	PLANTING STRIP
CONC	CONCRETE	PSE	PUBLIC SERVICE EASEMENT
COTG	CLEANOUT TO GRADE	PIV	POST-INDICATOR VALVE
DIP	DUCTILE IRON PIPE	PV	PAVEMENT
DS	DOWNSPOUT	PVC	POLYVINYL CHLORIDE PIPE
DTL	DETAIL	R	RADIUS
DWG	DRAWING	RC	RELATIVE COMPACTION
DWY	DRIVEWAY	RCP	REINFORCED CONCRETE PIPE
E	EAST, ELECTRICAL	ROW	RIGHT-OF-WAY
EG	EXISTING GROUND	RPPB	REDUCE PRESSURE PRINICIPLE BACKFLOW
EP	EDGE OF PAVEMENT	RSB	REAR SETBACK
(E)	EXISTING	RW	RECYCLED WATER
EQ	EQUAL	S	SOUTH, SLOPE
EX.	EXISTING	SD	STORM DRAIN
FC	FACE OF CURB	SE	SOUTHEAST
FDC	FIRE DEPARTMENT CONNECTION	SDMH	STORM DRAIN MANHOLE
FG	FINISH GRADE	SDE	STORM DRAIN EASEMENT
FF	FINISH FLOOR	SHT	SHEET
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOWLINE	SSB	SIDE SETBACK
FNC	FENCE	SSE	SANITARY SEWER EASEMENT
FO	FIBER OPTIC	SSMH	SANITARY SEWER MANHOLE
FS	FINISHED SURFACE	STA	STATION
FSB	FRONT SETBACK	STD	STANDARD
FT	FOOT/FEET	SW	SIDEWALK, SOUTHWEST
FW	FIRE WATER	SWE	SIDEWALK EASEMENT
G	GAS	T	TELEPHONE
GB	GRADE BREAK	TC	TOP OF CURB
GF	GARAGE FLOOR	TH	THRESHOLD
HT	HEIGHT	TRAN	TRANSFORMER
HDPE	HIGH-DENSITY POLYETHYLENE	TRW	FG AT TOP OF RETAINING WALL
HP	HIGH POINT	TW	TOP OF WALL
INT	INTERSECTION	USA	UNDERGROUND SERVICE ALERT
INV	INVERT	W	WEST, WATER
IRR	IRRIGATION	WH	WATER HEATER
JB	JUNCTION BOX	WM	WATER METER
		WV	WATER WALVE

LEGEND

- PROPERTY LINE
- PROPERTY LINE -ADJACENT
- PROPOSED EASEMENT
- FENCE
- E — ELECTRICAL LINE
- FO — FIBER OPTIC LINE
- FW — FIRE WATER LINE
- G — GAS LINE
- IRR — IRRIGATION LINE
- JT — JOINT TRENCH LINE
- OH — OVERHEAD LINE
- RW — RECYCLED WATER LINE
- SD — STORM DRAIN LINE
- PERFORATED PIPE
- SS — SANITARY SEWER LINE
- T — TELEPHONE LINE
- CATV — CABLE TV LINE
- W — WATER LINE
- SWALE
- LOG — LIMIT OF GRADING
- WATTLE — FIBER ROLLS
- AIR RELEASE VALVE
- BLOW-OFF VALVE
- CATCH BASIN
- CURB INLET
- CLEANOUT STRUCTURE
- FIRE HYDRANT
- GUY ANCHOR
- MANHOLE STRUCTURE
- WATER METER
- WATER VALVE
- WATER THRUST BLOCK
- FLOW DIRECTION





MAP DATA © MICROSOFT

VICINITY MAP

N.T.S.

SURVEY

SURVEY FOR THIS PROJECT PROVIDED BY BRIDGETTE LAND SURVEYING, JOB NO. 24-08, DATED MARCH 2024.

BENCHMARK

ELEVATIONS ARE BASED ON THE MAG NAIL ON THE SOUTHWEST SIDE OF THE PROPERTY ON SACRAMENTO AVE.

ELEVATION = 97.39' (NAVD88) = PROJECT BENCHMARK

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C1.0	COVER SHEET
C1.1	NOTES
C2.0	SITE PLAN
C3.0	GRADING AND DRAINAGE PLAN
C3.1	SECTIONS
C4.0	DETAILS
C5.0	EROSION CONTROL PLAN & DETAILS

GRAPHIC SCALE: 1 INCH = 10 FEET

Know what's below. Call before you dig.

RAMSEY CIVIL ENGINEERING INC

CIVIL ENGINEERING
LAND PLANNING
PROJECT MANAGEMENT
CONSTRUCTION SUPPORT
QSD AND QSP SERVICES

2905 KRISTIE COURT
SANTA CRUZ, CA 95065
TEL (831) 462-2905
www.ramseycivilengineering.com

NOT FOR CONSTRUCTION

DAVID RAMSEY DATE
RCE# 73735

APN# 042-051-04

PLAN TYPE
RESIDENTIAL

COVER SHEET

HADDEN RESIDENCE

602 EL SALTO DRIVE, CAPITOLA, CA, 95010

NUMBER	BY	DESCRIPTION	DATE

REVISION BLOCK

DRAWN BY:	MG
DESIGNED BY:	DMR
DATE:	03/18/2024
SCALE:	AS NOTED
PROJECT NO:	24-011
SHEET:	C1.0

DEMOLITION NOTES:

1. BUILDINGS, OR PORTIONS OF BUILDING TO BE DEMOLISHED WILL BE VACATED AND THEIR USE DISCONTINUED BEFORE START OF THE WORK.
2. OWNER ASSUMES NO RESPONSIBILITY FOR BUILDINGS AND STRUCTURES TO BE DEMOLISHED.
3. BUILDINGS IMMEDIATELY ADJACENT TO DEMOLITION AREA WILL BE OCCUPIED. CONDUCT BUILDING DEMOLITION SO OPERATIONS OF OCCUPIED BUILDINGS WILL NOT BE DISRUPTED.
4. PROVIDE NOT LESS THAN 72 HOURS' NOTICE OF ACTIVITIES THAT WILL AFFECT OPERATIONS OF ADJACENT OCCUPIED BUILDINGS.
5. MAINTAIN ACCESS TO EXISTING WALKWAYS, EXITS, AND OTHER FACILITIES USED BY OCCUPANTS OF ADJACENT BUILDINGS.
6. DO NOT CLOSE OR OBSTRUCT WALKWAYS, EXITS, OR OTHER FACILITIES USED BY OCCUPANTS OF ADJACENT BUILDINGS WITHOUT WRITTEN PERMISSION FROM AUTHORITIES HAVING JURISDICTION.
7. PROMPTLY REPAIR DAMAGE TO ADJACENT BUILDINGS CAUSED BY DEMOLITION OPERATIONS.
8. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY BUILDING DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE BUILDING DEMOLITION OPERATIONS BEGIN.
9. SITE ACCESS AND TEMPORARY CONTROLS: CONDUCT BUILDING DEMOLITION AND DEBRIS REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
10. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, WALKWAYS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY AUTHORITIES HAVING JURISDICTION.
11. PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, AND LANDSCAPING TO REMAIN.
12. ERECT A PLAINLY VISIBLE FENCE AROUND DRIP LINE OF INDIVIDUAL TREES OR AROUND PERIMETER DRIP LINE OF GROUPS OF TREES TO REMAIN.
13. PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
14. PROTECT WALLS, WINDOWS, ROOFS, AND OTHER ADJACENT EXTERIOR CONSTRUCTION THAT ARE TO REMAIN AND THAT ARE EXPOSED TO BUILDING DEMOLITION OPERATIONS.
15. USE WATER MIST AND OTHER SUITABLE METHODS TO LIMIT SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL-PROTECTION REGULATIONS. DO NOT USE WATER WHEN IT MAY DAMAGE ADJACENT CONSTRUCTION OR CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS, SUCH AS ICE, FLOODING, AND POLLUTION
16. REMOVE TEMPORARY BARRIERS AND PROTECTIONS WHERE HAZARDS NO LONGER EXIST. WHERE OPEN EXCAVATIONS OR OTHER HAZARDOUS CONDITIONS REMAIN, LEAVE TEMPORARY BARRIERS AND PROTECTIONS IN PLACE.
17. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE STARTING DEMOLITION OPERATIONS.
18. EXISTING UTILITIES: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES SERVING BUILDINGS AND STRUCTURES TO BE DEMOLISHED. DO NOT START DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
19. OWNER WILL ARRANGE TO SHUT OFF UTILITIES WHEN REQUESTED BY CONTRACTOR.
20. ARRANGE TO SHUT OFF UTILITIES WITH UTILITY COMPANIES.
21. EXISTING UTILITIES SERVING ADJACENT BUILDINGS: MAINTAIN UTILITY SERVICES TO REMAIN AND PROTECT FROM DAMAGE DURING DEMOLITION OPERATIONS.
22. IF REMOVAL, RELOCATION, OR ABANDONMENT OF UTILITY SERVICES WILL AFFECT ADJACENT OCCUPIED BUILDINGS, THEN PROVIDE TEMPORARY UTILITIES THAT BYPASS BUILDINGS AND STRUCTURES TO BE DEMOLISHED AND THAT MAINTAIN CONTINUITY OF SERVICE TO OTHER BUILDINGS AND STRUCTURES.
23. DO NOT INTERRUPT EXISTING UTILITIES SERVING ADJACENT OCCUPIED OR OPERATING FACILITIES UNLESS AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
24. PROVIDE AT LEAST 72 HOURS' NOTICE TO OCCUPANTS OF AFFECTED BUILDINGS IF SHUTDOWN OF SERVICE IS REQUIRED DURING CHANGEOVER.
25. STRENGTHEN OR ADD NEW SUPPORTS WHEN REQUIRED DURING PROGRESS OF DEMOLITION.
26. GENERAL: DEMOLISH INDICATED EXISTING BUILDINGS COMPLETELY AND SITE IMPROVEMENTS ACCORDING TO CIVIL DRAWINGS. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS.
27. DO NOT USE CUTTING TORCHES UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS. MAINTAIN PORTABLE FIRE-SUPPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS.
28. MAINTAIN FIRE WATCH DURING FLAME CUTTING OPERATIONS AND FOR A PERIOD AFTER CUTTING OPERATIONS ACCORDING TO OWNER'S INSURANCE AND LOCAL FIRE MARSHALL REQUIREMENTS.
29. MAINTAIN ADEQUATE VENTILATION WHEN USING CUTTING TORCHES.
30. EXPLOSIVES: USE OF EXPLOSIVES IS NOT PERMITTED.
31. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER TO GROUND BY METHOD SUITABLE TO MINIMIZE GROUND IMPACT AND DUST GENERATION.
32. HAZARDOUS MATERIALS: IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY OWNER. HAZARDOUS MATERIAL WILL BE REMOVED BY OWNER UNDER A SEPARATE CONTRACT.
33. BELOW-GRADE CONSTRUCTION: DEMOLISH FOUNDATION WALLS AND OTHER BELOW-GRADE CONSTRUCTION.
34. BELOW-GRADE AREAS: ROUGH GRADE BELOW-GRADE AREAS READY FOR FURTHER EXCAVATION OR NEW CONSTRUCTION. DO NOT DISTURB GRADE BELOW LEVEL OF NEW FOUNDATIONS.
35. ON-SITE STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS IS NOT PERMITTED.
36. UNLESS OTHERWISE INDICATED, DEMOLITION WASTE BECOMES PROPERTY OF CONTRACTOR.
37. REMOVE DEMOLITION WASTE MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
38. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.
39. REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
40. DO NOT BURN DEMOLISHED MATERIALS.
41. HISTORIC ITEMS, RELICS, ANTIQUES, AND SIMILAR OBJECTS INCLUDING, BUT NOT LIMITED TO, CORNERSTONES AND THEIR CONTENTS, COMMEMORATIVE PLAQUES AND TABLETS, AND OTHER ITEMS OF INTEREST OR VALUE TO OWNER THAT MAY BE UNCOVERED DURING DEMOLITION REMAIN THE PROPERTY OF OWNER.CAREFULLY SALVAGE IN A MANNER TO PREVENT DAMAGE AND PROMPTLY RETURN TO OWNER.

SANTA CRUZ COUNTY SANITATION DISTRICT GENERAL NOTES

1. NO CHANGES IN THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS.
2. INSTALL SEWER SYSTEM AND CONNECTIONS IN ACCORDANCE WITH ALL REQUIREMENTS OF THE SANTA CRUZ COUNTY SANITATION DISTRICT.
3. ALL SEWER INSTALLATIONS SHALL CONFORM TO THE COUNTY OF SANTA CRUZ DESIGN CRITERIA.
4. A SANITARY SEWER PERMIT SHALL BE REQUESTED FROM PUBLIC WORKS - SANITATION EITHER BY PHONE, 831-454-2160, OR EMAIL DPW.LATERALPROGRAM@SANTACRUZCOUNTY.US FOR THE NEW SANITARY SEWER LATERAL AND CONNECTION TO SANITATION DISTRICT MAIN PRIOR TO ANY WORK. EITHER C36, C42, OR CLASS A CONTRACTOR LICENSING IS REQUIRED FOR ALL WORK WITHIN THE RIGHT-OF-WAY WITH RESPECT TO THE SEWER IMPROVEMENTS. INSPECTIONS SHALL BY REQUIRED.
5. THE CONTRACTOR SHALL NOTIFY THE SANITATION DISTRICT INSPECTOR (831-454-2160 OR LEAVE MESSAGE AT 831-454-2895) BEFORE 9:00 A.M. AT LEAST 24 HOURS PRIOR TO THE CONNECTION OF ANY BUILDING SEWER TO THE SEWER LATERAL, OR TO THE ABANDONMENT THEREOF (IN THE CASE OF ABANDONMENT, NO DEMOLITION PERMITS WILL BE ISSUED UNTIL SAID SEWER LINE HAS BEEN ABANDONED).
6. EACH NEW SANITARY SEWER LATERAL NOT IMMEDIATELY CONNECTED TO A BUILDING SHALL BE MARKED WITH A 2" X 4" X 5' REDWOOD STAKE MARKER, TO 12" ABOVE FINISH GRADE, AT THE END OF EACH NEW LATERAL STUB OUT. AN 'S' SHALL BE PAINTED ON THE MARKER AND THE END OF EACH LATERAL SHALL BE PROPERLY CAPPED. ALL LATERALS INSTALLED IN NEW DEVELOPMENTS SHALL ALSO BE MARKED BY STAMPING AN "S" IN THE CURB JUST ABOVE THE LATERAL.
7. INSULATED COPPER WIRE (NO. 10) SHALL BE PLACED ALONG TOP OF ALL GRAVITY AND FORCE MAINS. THE WIRE SHALL RUN BETWEEN MANHOLES, CLEANOUTS, OR OTHER APPROPRIATE FACILITIES, BROUGHT TO THE SURFACE AND BOLTED OR OTHERWISE SECURELY AFFIXED TO THE MANHOLE OR CLEANOUT COVER OR OTHER APPROPRIATE METAL STRUCTURE.

CITY OF CAPITOLA GENERAL NOTES

1. ALL CONSTRUCTION ACTIVITIES SHALL COMPLY WITH THE LATEST APPLICABLE REQUIREMENTS PROVIDED BY THE CITY OF CAPITOLA.
2. 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. §9.12.010B.
3. 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.
4. NO CHANGES IN THE APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS.
5. 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 DIRECTOR. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. UNLESS OTHERWISE NOTED, THE TERMS "INSTALL", "CONSTRUCT" AND "NEW (N)" INDICATE THAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIALS, PRODUCTS, EQUIPMENT, AND LABOR FOR SAID INSTALLATION AND CONSTRUCTION.
11. 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.
12. 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.
13. 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.
14. 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.
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.

ESTIMATED EARTHWORK QUANTITIES

83	CUBIC YARDS EXCAVATION
40	CUBIC YARDS EMBANKMENT
43	CUBIC YARDS EMBANKMENT

NOTES

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

RAMSEY CIVIL ENGINEERING NOTES:

1. SITE PLAN BASED ON TOPOGRAPHIC SURVEY, PERFORMED BY KEVIN SMITH LAND SURVEYING, JOB NO. K23041, DATED SEPTEMBER 2023.
2. ALL GRADING WORK AND CONSTRUCTION OF IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE CBC 2022 AND THE LATEST CITY OF CAPITOLA STANDARDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS PRIOR TO PERFORMING ANY WORK ON SITE.
4. NO CHANGES ON THESE PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF RAMSEY CIVIL ENGINEERING, INC.
5. EROSION CONTROL PLANS SHALL BE PERMITTED AND FILED WITH THE APPLICABLE AGENCIES PRIOR TO ANY CONSTRUCTION OR GRADING OPERATIONS.
6. 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.
7. ROOF DOWNSPOUTS SHALL DISCHARGE AWAY FROM BUILDING FOUNDATION PER 2022 CBC, AND DIRECTED TO GRADE TO DRAIN.
8. ALL COMPACTION TO BE DETERMINED USING THE LATEST EDITION OF ASTM D1557.
9. 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 ANYTIME 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.
10. 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.
11. 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.
12. CONTRACTOR SHALL GRADE EVENLY BETWEEN SPOT ELEVATIONS.
13. 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.
14. ALL GRADING, TRENCHING, SHORING, PAVING, AND CONSTRUCTION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE O.S.H.A REGULATIONS.
15. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF THE CONSTRUCTION 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.

IMPERVIOUS AREA BREAKDOWN

ONSITE	EXISTING (SF)	NEW/REPLACED (SF)
BUILDING AREA	2,242	963
CONCRETE	2,776	1,573
ASPHALT	0	0
TILE	302	0
TOTAL	5,320	2,536

PER THE CITY OF CAPITOLA STORMWATER TECHNICAL GUIDE FOR TIER 1 PROJECTS, DATED MARCH 2014, THIS PROJECT IS CONSIDERED A TIER 1 PROJECT, AS IT CREATES/REPLACES >2,500 SF OF IMPERVIOUS SURFACES.

NOTES:
1. DOWNSPOUTS DRAIN TO CONCRETE SPLASH BLOCKS AND ADJACENT LANDSCAPING, AWAY FROM FOUNDAITON, PER CBC 2022, PRIOR TO LEAVING SUBJECT PARCEL

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CONSTRUCTION SUPPORT
QSD AND QSP SERVICES
2905 KRISTIE COURT
SANTA CRUZ, CA 95065
TEL (831) 462-2905
www.ramseycivilengineering.com

NOT FOR CONSTRUCTION

DAVID RAMSEY DATE
RCE# 73735

APN# 042-051-04

PLAN TYPE
RESIDENTIAL

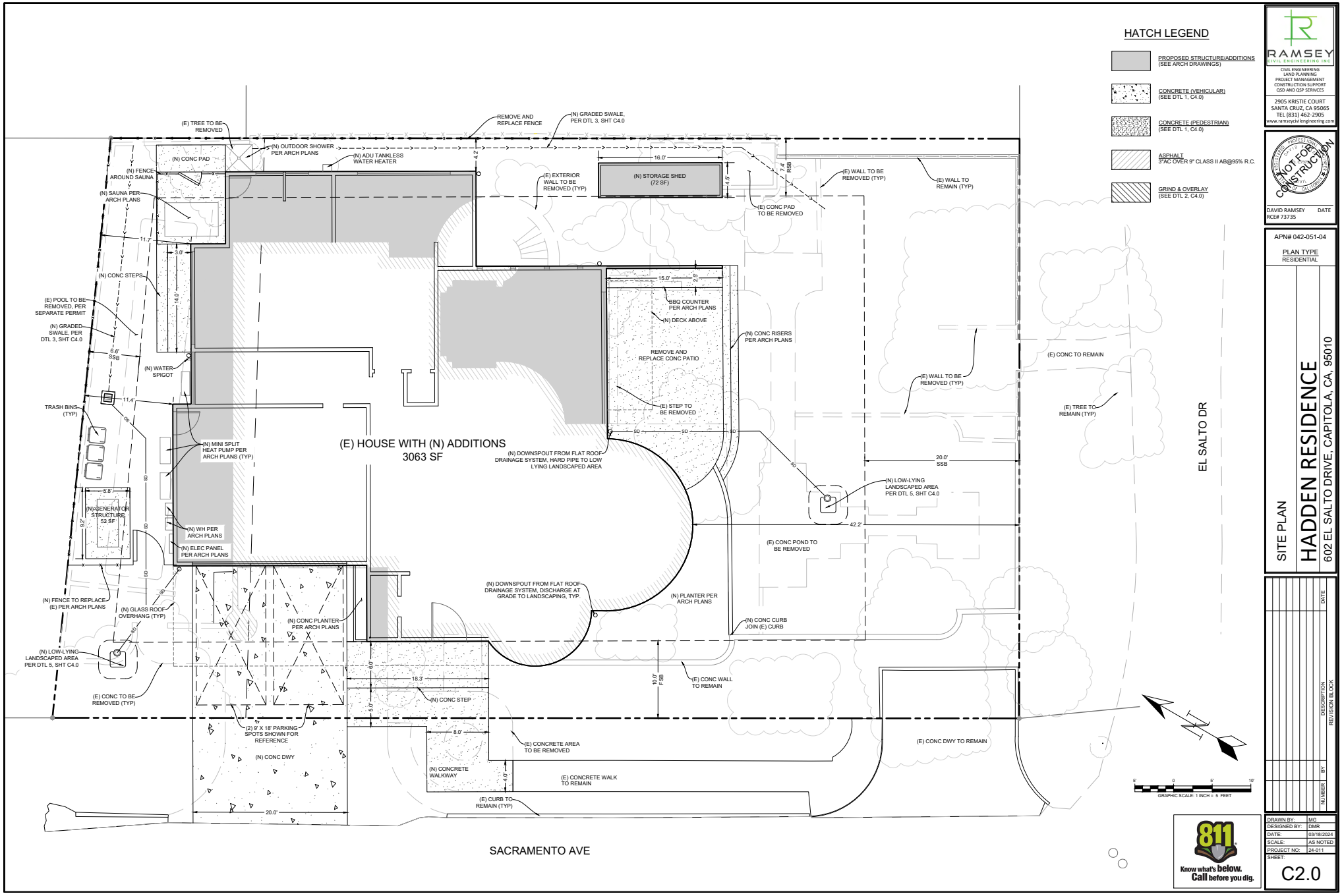
NOTES

HADDEN RESIDENCE
602 EL SALTO DRIVE, CAPITOLA, CA, 95010

NUMBER	BY	DESCRIPTION	DATE

REVISION BLOCK

DRAWN BY:	MG
DESIGNED BY:	DMR
DATE:	03/18/2024
SCALE:	AS NOTED
PROJECT NO:	24-011
SHEET:	C1.1



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DAVID RAMSEY DATE
RCE# 73735

APN# 042-051-04

PLAN TYPE
RESIDENTIAL

SITE PLAN

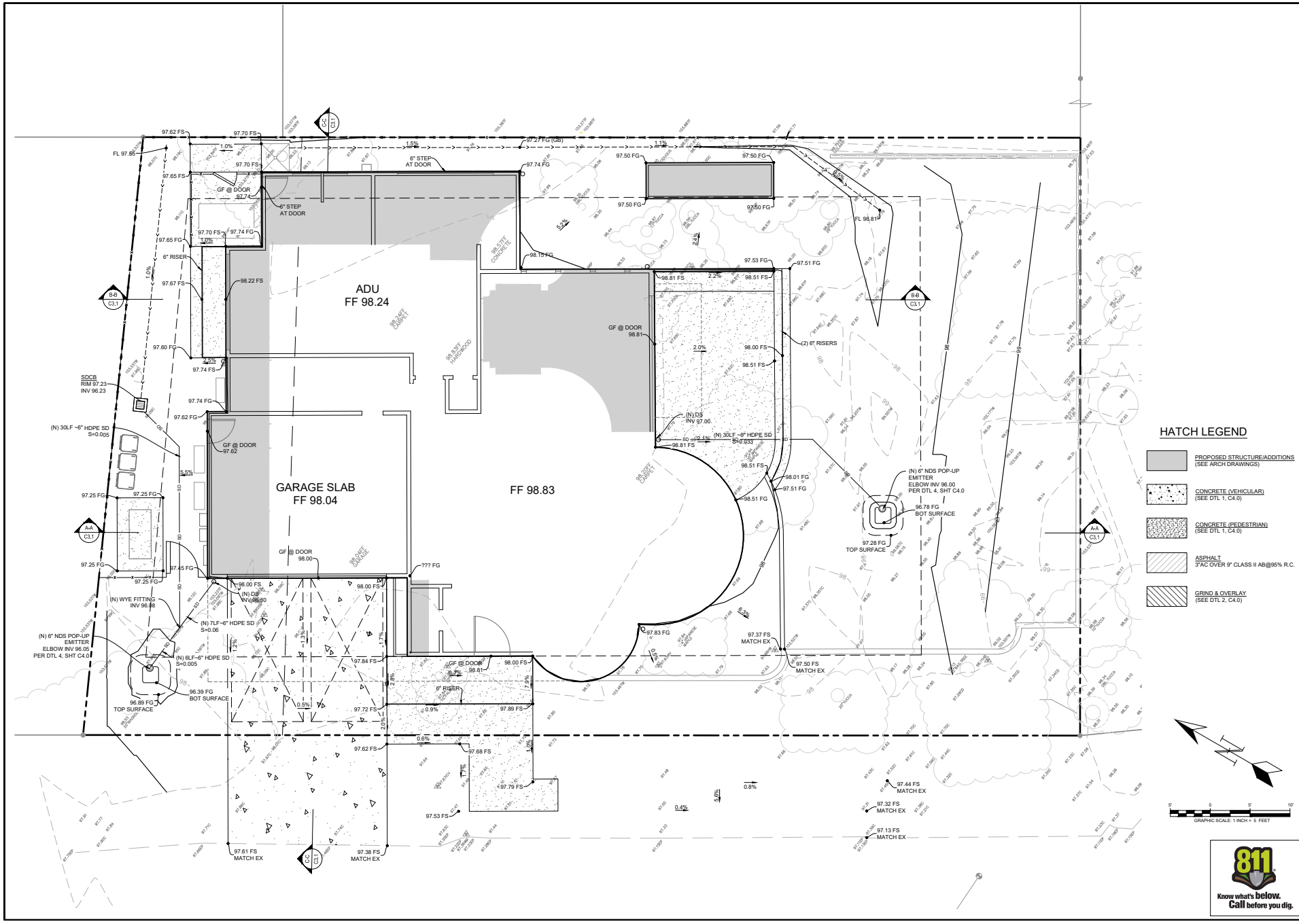
HADDEN RESIDENCE

602 EL SALTO DRIVE, CAPITOLA, CA, 95010

NUMBER	BY	DESCRIPTION	DATE

REVISION BLOCK

DRAWN BY:	MG
DESIGNED BY:	DMR
DATE:	03/18/2024
SCALE:	AS NOTED
PROJECT NO:	24-011
SHEET:	C2.0



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DAVID RAMSEY DATE
RCE# 73735

APN# 042-051-04

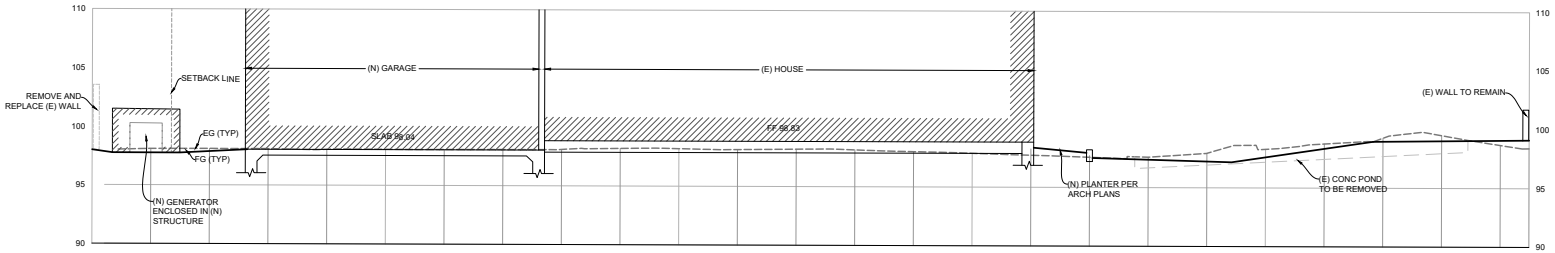
PLAN TYPE
RESIDENTIAL

GRADING & DRAINAGE PLAN
HADDEN RESIDENCE
602 EL SALTO DRIVE, CAPITOLA, CA, 95010

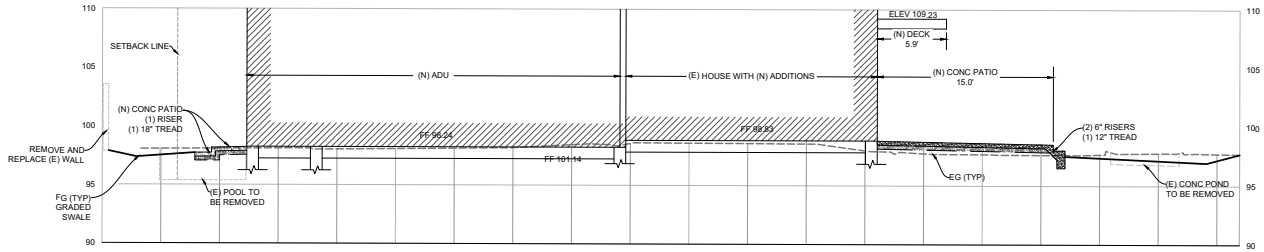
NUMBER	BY	DESCRIPTION	DATE

REVISION BLOCK

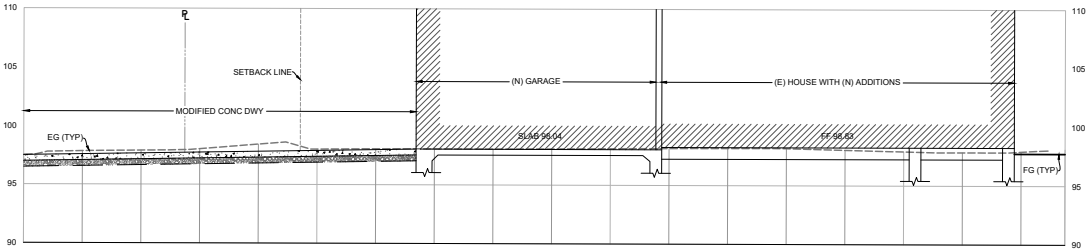
DRAWN BY:	MG
DESIGNED BY:	DMR
DATE:	03/18/2024
SCALE:	AS NOTED
PROJECT NO:	24-011
SHEET:	C3.0



SECTION A-A
1"=10' (H)
1"=10' (V)



SECTION B-B
1"=10' (H)
1"=10' (V)



SECTION C-C
1"=10' (H)
1"=10' (V)

5' 0 5' 10'
GRAPHIC SCALE: 1 INCH = 5 FEET

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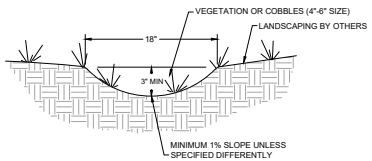
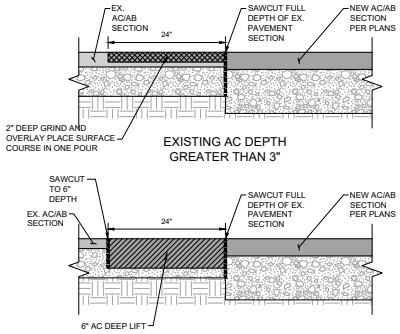


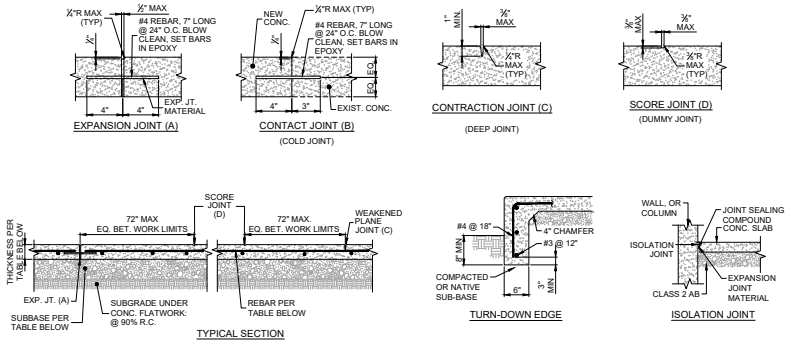
GRADED SWALE
NTS

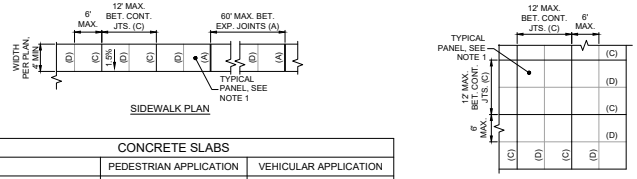
3



NEW TO EXISTING AC INTERFACE
NTS

2



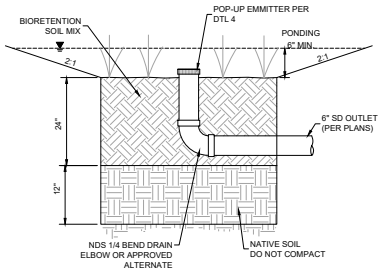


CONCRETE SLABS		
	PEDESTRIAN APPLICATION	VEHICULAR APPLICATION
CONCRETE THICKNESS	4" PCC	6" PCC
SUBBASE	4" CLASS II AB @ 95% R.C.	6" CLASS II AB @ 95% R.C.
REBAR REQUIREMENT	#4 @ 24" O.C.E.W	#4 @ 24" O.C.E.W.

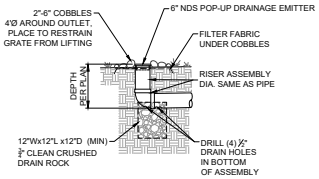
NOTES:
1. USE CLASS A PORTLAND CEMENT
2. ALL PANELS SHOULD BE SQUARE OR RECTANGULAR WITH A MAX. RECOMMENDED ASPECT RATIO OF 1.5:1 AND A MAX. RECOMMENDED AREA OF 50 SQUARE FEET.
3. SUBGRADE PREPARATION AND COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE GEOTECHNICAL REPORT.

CONCRETE FLATWORK DETAIL
NTS

1



BIORETENTION AREA
NTS



POP-UP EMITTER OUTLET
NTS

4

BIORETENTION NOTES

1. SURFACE OF THE PLANTING BED SHALL BE RELATIVELY LEVEL BUT MAY HAVE A SLIGHT SLOPE TO DISTRIBUTE WATER THROUGHOUT SURFACE AREA.

OVERFLOW
1. INSTALL WATERPROOFING AS NECESSARY TO PROTECT ADJACENT BUILDING WALLS.
2. TO AVOID CLOGGING, FILTER FABRIC SHALL NOT BE USED IN OR AROUND THE THE UNDER DRAIN OR BETWEEN THE BIOTREATMENT SOIL MIX AND THE DRAIN ROCK. IF DESIRED, A 2 INCH PEA GRAVEL LAYER MAY BE USED BETWEEN THE BIOTREATMENT SOIL MIX AND THE DRAIN ROCK.

SOIL REQUIREMENTS
1. PLANTING SOILS SHALL MEET THE BIOTREATMENT SOIL MIX SPECIFICATIONS APPROPRIATE FOR THE JURISDICTION. A MINIMUM INFILTRATION RATE OF 5 IN/HR AND A MAXIMUM INFILTRATION RATE OF 10 IN/HR ARE REQUIRED.

VEGETATION
1. PLANT SPECIES SELECTED SHALL BE SUITABLE FOR BIORETENTION AREA LOCATION, BIOTREATMENT SOILS AND OCCASIONAL INUNDATION.
2. VEGETATION SHOULD NOT BLOCK INFLOW, CREATE SAFETY ISSUES OR OBSTRUCT FACILITIES.
3. PLANTING SELECTIONS ARE SUBJECT TO THE LANDSCAPING REQUIREMENTS OF THE LOCAL JURISDICTION AND SHALL BE SELECTED BY A LICENSED LANDSCAPE ARCHITECT OR ARCHITECT.

CONSTRUCTION REQUIREMENTS
1. BIORETENTION AREAS ARE NOT INTENDED TO WORK AS CONSTRUCTION PHASE BMP'S. PROTECT THE AREA FROM CONSTRUCTION SITE RUNOFF; DIVERT RUNOFF FROM UNSTABILIZED AREAS AWAY FROM COMPLETED BIORETENTION AREAS.

MAINTENANCE
1. CONDUCT BIANNUAL EVALUATION OF THE HEALTH OF THE VEGETATION AND REMOVE AND REPLACE DEAD OR DYING PLANTS.
2. MAINTAIN VEGETATION AND THE IRRIGATION SYSTEM.
3. AVOID THE USE OF PESTICIDES AND QUICK RELEASE SYNTHETIC FERTILIZERS.
4. BEFORE THE WET SEASON BEGINS, VERIFY THAT THERE IS SUFFICIENT BIOTREATMENT SOIL MEDIA TO EFFECTIVELY FILTER STORMWATER. REMOVE ACCUMULATIONS OF SEDIMENT, LITTER AND DEBRIS AS NECESSARY.
5. PERIODICALLY CHECK DOWNSPOUTS, INLETS AND OVERFLOW PIPING. REMOVE DEBRIS AND REPAIR/REPLACE DAMAGED OR DISCONNECTED PIPES.

5

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TEL (831) 462-2905
www.ramseycivilengineering.com

REGISTERED PROFESSIONAL ENGINEER
DATE SIGNED
CIVIL
STATE OF CALIFORNIA
NOT FOR CONSTRUCTION

DAVID RAMSEY
RCE# 73735
DATE

APN# 042-051-04

PLAN TYPE
RESIDENTIAL

DETAILS

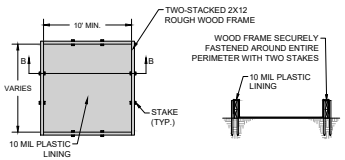
HADDEN RESIDENCE

602 EL SALTO DRIVE, CAPITOLA, CA, 95010

NUMBER	BY	DESCRIPTION	DATE

REVISION BLOCK

DRAWN BY:	MG
DESIGNED BY:	DMR
DATE:	03/18/2024
SCALE:	AS NOTED
PROJECT NO:	24-011
SHEET:	C4.0



OPTION #1
ABOVE GRADE
(WOOD PLANKS)

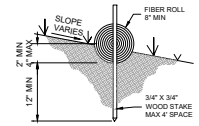
SECTION B - B

NOTE:
ACTUAL LAYOUT DETERMINED IN THE FIELD. ALTERNATIVE WASHOUTS AVAILABLE, CONFIRM WITH ENGINEER PRIOR TO INSTALLATION

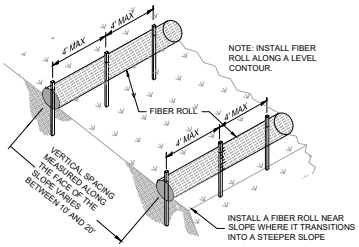
INSPECTION AND MAINTENANCE

1. THE CONTRACTORS WATER POLLUTION CONTROL (WPCM) MANAGER SHALL MONITOR ON SITE CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES AT LEAST WEEKLY.
2. THE WPCM SHALL MONITOR CONCRETE WORKING TASKS, SUCH AS SAW CUTTING, CORING, GRINDING AND GROOVING DAILY TO ENSURE PROPER METHODS ARE EMPLOYED AS DIRECTED BY THE ENGINEER.
3. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 4 INCHES FOR ABOVE GRADE FACILITIES AND 12 INCHES FOR BELOW GRADE FACILITIES. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION. HARDENED CONCRETE SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR.
4. EXISTING FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.
5. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE INSPECTED FOR DAMAGE (I.E. TEARS IN POLYETHYLENE LINER, MISSING SANDBAGS, ETC.). DAMAGED FACILITIES SHALL BE REPAIRED.

CONCRETE WASHOUT
NTS



ENTRENCHMENT DETAIL



TYPICAL INSTALLATION

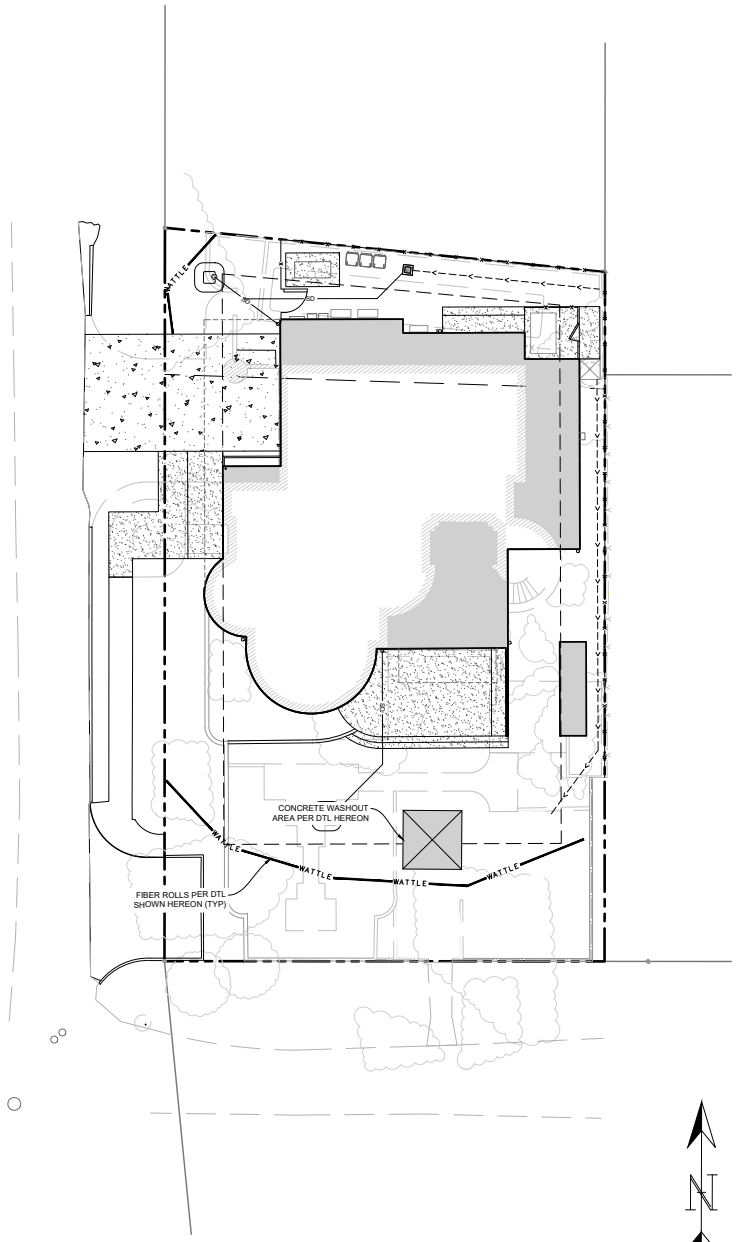
FIBER ROLLS CONSTRUCTION SPECIFICATIONS

1. PREPARE SLOPE BEFORE THE FIBER ROLL PROCEDURE IS STARTED. SHALLOW GULLIES SHOULD BE SMOOTHED AS WORK PROGRESSES.
2. DIG SMALL TRENCHES ACROSS SLOPE ON CONTOUR, TO PLACE FIBER ROLLS IN. THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE FIBER ROLL. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE FIBER ROLL 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE. IT IS CRITICAL THAT FIBER ROLLS ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.
3. START BUILDING TRENCHES AND INSTALL FIBER ROLLS FROM THE BOTTOM OF THE SLOPE AND WORK UP.
4. CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF THREE TO EIGHT FEET APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES.
5. LAY THE FIBER ROLL ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE FIBER ROLL. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE FIBER ROLL AND INTO THE SOIL FOR THE WOODEN STAKES.
6. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE FIBER ROLL. IF USING WILLOW STAKES REFER TO USDA SOIL CONSERVATION SERVICE TECHNICAL GUIDE, BIOENGINEERING, FOR GUIDELINES TO PREPARING LIVE WILLOW MATERIAL.
7. INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH FIBER ROLL. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWNSLOPE SIDE OF THE TRENCHES ON HIGHLY EROSIVE OR VERY STEEP SLOPES.

INSTALLATION AND MAINTENANCE

8. INSPECT THE FIBER ROLL AND THE SLOPES AFTER SIGNIFICANT STORMS. MAKE SURE THE FIBER ROLLS ARE IN CONTACT WITH THE SOIL.
9. REPAIR ANY RILLS OR GULLIES PROMPTLY.
10. RESEED OR REPLANT VEGETATION IF NECESSARY UNTIL THE SLOPE IS STABILIZED.

FIBER ROLLS
NTS



EROSION CONTROL NOTES

1. THE EROSION CONTROL PLANS IN THIS SET SHALL BE REVIEWED AND IMPLEMENTED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK.
2. THE CONTRACTOR SHALL ENSURE ALL MONITORING AND INSPECTIONS ARE PERFORMED AS REQUIRED ONSITE THROUGHOUT CONSTRUCTION.
3. NO LAND CLEARING, GRADING OR EXCAVATION SHALL BE DONE BETWEEN OCTOBER 15TH AND APRIL 15TH. ANY DEVIATION FROM THIS CONDITION REQUIRES REVIEW AND APPROVAL OF A SEPARATE WINTER EROSION CONTROL PLAN BY ENVIRONMENTAL PLANNING PRIOR TO BEGINNING CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
4. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM ANY ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED BY THE PLANNING DIRECTOR AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
5. PRIOR TO ANY FORECAST RAIN AND ANYTIME BETWEEN OCTOBER 15 AND APRIL 15, AT THE END OF EACH WORKDAY, AT THE END OF EACH WORKWEEK, THE DEVELOPER SHALL IMPLEMENT ALL TEMPORARY MEASURES NECESSARY TO PREVENT EROSION AND SILTATION, UNTIL THE PROJECT HAS BEEN FINALIZED. THESE MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, DIRECT SEEDING OF THE AFFECTED AREAS, STRAW MULCHING, AND/OR INSTALLATION OF STRAW BALES DAMS/SILT FENCES.
6. DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO LEAVE THE SITE. USE OF SILT AND GREASE TRAPS, FILTER BERMS, HAY BALES OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
7. ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR SEEDING WITH ANNUAL WINTER BARLEY.
8. ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.
9. ANY MATERIAL STOCKPILED, FOR LONGER THAN 14 DAYS, DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
10. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY REVEGETATED PER LANDSCAPING PLAN. THE PROTECTION SHALL BE INSTALLED PRIOR TO CALLING FOR FINAL APPROVAL OF THE PROJECT AND AT ALL TIMES BETWEEN OCTOBER 15 AND APRIL 15. SUCH PROTECTION SHALL BE MAINTAINED FOR AT LEAST ONE WINTER UNTIL PERMANENT PROTECTION IS ESTABLISHED.
11. EXPOSED SOIL ON SLOPES GREATER THAN 20% SHALL BE SEEDED, COVERED WITH 2 INCHES OF STRAW, AND AN EROSION CONTROL BLANKET. THE EROSION CONTROL BLANKET SHALL BE STAKED IN PLACE.
12. IT IS THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES, NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
13. ALL SPILLS AND/OR LEAKS SHALL BE IMMEDIATELY CLEANED UP AND MITIGATED PER THE CONTRACTORS O&M STANDARDS.

STORMWATER O&M PLAN

1. STORMWATER MAINTENANCE AGREEMENT SHALL TRANSFER WITH OWNERSHIP
2. BELOW MAINTENANCE SPECIFICATIONS REFER TO POST-CONSTRUCTION REQUIREMENTS, REFER TO THE PROJECT EROSION CONTROL PLAN (THIS SHEET) FOR MAINTENANCE REQUIREMENTS DURING THE CONSTRUCTION PHASE OF THE PROJECT.
3. MAINTENANCE AGREEMENT REFERS TO ALL PRIVATELY OWNED STORMWATER FACILITIES.
4. SUMMARIZED MAINTENANCE REQUIREMENTS FOR DRAINAGE FACILITIES:
   - 4.1. ROOF DOWNSPOUTS:
     - 4.1.1. ALL DOWNSPOUTS AND ROOF GUTTERS SHALL BE INSPECTED YEARLY FOR SEDIMENT AND/OR TRASH BUILD-UP. ALL SEDIMENT AND TRASH SHALL BE REMOVED AND PROPERLY DISPOSED OF.
   - 4.2. GRADED SWALES & PERVIOUS DRIVEWAY/PEDESTRIAN SLAB AREAS:
     - 4.2.1. ROUTINE MAINTENANCE ON AN ANNUAL BASIS SHALL INCLUDE TRASH AND DEBRIS REMOVAL, AND REMOVAL OF LEAVES DURING AND AFTER FALL LEAF DROP.
     - 4.2.2. RECOMMENDED INSPECTIONS ON AN ANNUAL BASIS INCLUDE:
       - 4.2.2.1. ENSURE INFLOW AND OUTFLOW AREAS ARE SECURE AND NO EROSION HAS OCCURRED. ADD ROCK DISSIPATION PADS OR CHECK DAMS AS NECESSARY TO REDUCE FLOWS AND ELIMINATE EROSION.
       - 4.2.2.2. IF VISIBLE SEDIMENT EXIST AT BOTTOM OF FACILITY OR WITHIN GAPS OF SLABS, SEDIMENT SHALL BE REMOVED TO ENSURE PROPER FLOW THROUGH.
       - 4.2.2.3. IF EXCESSIVE PONDING OF WATER IS OCCURRING (2-3 DAYS AFTER THE END OF A STORM) CONFIRM LEAF, DEBRIS OR SEDIMENT BUILD-UP IS NOT IMPEDING FLOW, REMOVE AS NECESSARY.
       - 4.2.2.4. IF VEGETATED ENSURE ALL VEGETATION IS HEALTHY. REMOVE AND REPLACE ALL DEAD OR DYING VEGETATION.

SOURCE CONTROL MEASURES

BELOW ARE THE MEANS AND METHODS TO CONTROLLING POLLUTING ACTIVITIES:

- INDOOR & STRUCTURAL PEST CONTROL - ALL PEST CONTROL MEASURES SHALL BE PERFORMED TO PREVENT ANY DISCHARGES INTO THE STORM DRAIN SYSTEM.
- LANDSCAPE/OUTDOOR PESTICIDE USE - PESTICIDES SHALL BE USED ONLY IF NECESSARY AND SHALL BE LIMITED TO REQUIRED TREATMENT AREA. SPOT TREATMENT WITH HANDHELD SPRAYER SHALL BE USED IN LOW QUANTITIES.
- OUTDOOR STORAGE OF EQUIPMENT OR MATERIALS - ALL MATERIALS, CONSTRUCTION OR OTHER, SHALL BE STORED INDOORS OR WITHIN A COVERED (PROTECTED) AREA.
- UNAUTHORIZED NON-STORMWATER DISCHARGES - ALL UNAUTHORIZED NON-STORMWATER DISCHARGES, DURING AND AFTER CONSTRUCTION, SHALL BE REPORTED TO THE COUNTY OF SANTA CRUZ. DISCHARGES SHALL BE MITIGATED PER COUNTY GUIDANCE.
- BUILDING & GROUND MAINTENANCE - ANY ROUTINE MAINTENANCE PERFORMED SHALL BE COMPLETED TO REDUCE OR ELIMINATE ANY NON-STORMWATER DISCHARGES FROM THE SITE.

20' 0 10' 20' 40'
GRAPHIC SCALE: 1 INCH = 20 FEET

811 Know what's below. Call before you dig.

RAMSEY CIVIL ENGINEERING INC
CIVIL ENGINEERING
LAND PLANNING
PROJECT MANAGEMENT
CONSTRUCTION SUPPORT
QSD AND QSP SERVICES
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SANTA CRUZ, CA 95065
TEL (831) 462-2905
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NOT FOR CONSTRUCTION

DAVID RAMSEY DATE
RCE# 73735

APN# 042-051-04
PLAN TYPE
RESIDENTIAL

EROSION CONTROL PLAN AND DETAILS
HADDEN RESIDENCE
602 EL SALTO DRIVE, CAPITOLA, CA, 95010

NUMBER	BY	DESCRIPTION	DATE
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DRAWN BY:	MG
DESIGNED BY:	DMR
DATE:	03/18/2024
SCALE:	AS NOTED
PROJECT NO:	24-011
SHEET:	C5.0

◆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

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

Removal of Surface Coatings

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

Clean Up of Surface Coatings

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

Disposal of Surface Coatings

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

◆Roadwork & Paving

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

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

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

◆Earth Moving Activities & Heavy Equipment

Soil excavation and grading operations loosen large amounts of soil that can be transported into storm drains when handled improperly. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow 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

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

Practices During Construction

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

Spill Clean Up

- ☐ Maintain a spill clean-up kit on site.
- ☐ Clean up spills immediately. Use dry cleanup methods if possible.
- ☐ Never hose down (dirty 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.
- ☐ Sweep up spilled dry materials immediately. Never attempt to wash them away with water or bury them.
- ☐ Use as little water as possible for dust control. If water is used, ensure it does not leave silt or discharge to storm drains.
- ☐ Call 911 for significant spills. If the spill poses a significant hazard to human health and safety, you must also report it to the State Office of Emergency Services.

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- ☐ 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.
- ☐ If portable toilets are used, ensure that the leasing company properly maintains the toilets and promptly makes repairs. Conduct visual inspections for leaks.
- ☐ Protect vegetation and trees from accidental damages from construction activities by surrounding them with fencing or tree armoring.

Advanced Planning

- ☐ Site development shall be fitted to the topography and soils in order to minimize the potential for erosion.
- ☐ 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 disturbances and exposure prior to construction.
- ☐ Schedule excavation and grading activities for dry weather periods. To reduce soil erosion, plant temporary vegetation or place other erosion controls before rain begins.
- ☐ Conduct grading operations in phases in order to reduce the amount of disturbed areas and exposed soil at any one time. Unless specifically approved on the project's drainage plan, grading, sediment and erosion control plan, clearing, excavation and grading shall not be conducted during rainy weather. All rainy season grading shall be in accordance with Capitola Municipal Code Chapter 15.28.
- ☐ Control the amount of runoff crossing your site especially during excavation by using berms or temporary drainage ditches or bio-swales to divert water flow around the site. Reduce stormwater runoff velocities by constructing temporary check dams or berms where appropriate.

Materials & Waste Handling

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

◆Landscaping, 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 exterior amenities such as ponds, pools and spas require regular maintenance using chlorine and/or copper based algaecides. Water treated with these chemicals is toxic to aquatic life and should never be discharged to the storm drain.

Landscaping & Garden Maintenance

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

Ponds/Fountains/Pool/Spa Maintenance

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

◆Preventing Water & Sediment Runoff

Effective erosion and sediment control measures must be implemented and maintained on all disturbed areas in order to prevent a net increase of sediment 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).

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Stormwater Pollution Prevention and Protection for Construction Projects

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

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

In addition to the following mandatory BMPs, the Central Coast Regional Water Quality Control Board (Regional Water Board) under the State Water Resources Control Board (State Water Board) requires coverage under and adherence to the Construction Activities Storm Water General Permit, or CGP, to regulate storm water runoff from construction sites. In general, any construction or demolition activity, including, but not limited to, 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 waiver sites) must be done by a qualified SWPPP developer (QSD), respectively. More information on the CGP and QSD/QSPs may be found at http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

◆General Construction & Site Supervision

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

General Principles

- ☐ Keep an orderly site and ensure good housekeeping practices are used.
- ☐ Maintain equipment properly.
- ☐ Cover materials when they are not in use.
- ☐ Keep materials away from streets, gutters, storm drains and drainage channels.
- ☐ Ensure dust control water does not leave the site or discharge to storm drains.
- ☐ Train your employees on these BMPs and familiarize them with storm water issues prior to beginning work. Inform your subcontractors about storm water requirements and be sure that they also abide by these BMPs.
- ☐ Refer to the following approved references for BMP selection, implementation, and on-site management (most recent versions unless otherwise noted):
  - *Erosion & Sediment Control Field Manual*, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition August 2002.
  - *Manuel of Standards for Erosion and Sediment Control Measures*, Association of Bay Area Governments (ABAG)
  - *Construction Best Management Practices (BMPs) Handbook*, California Stormwater Quality Association (CASQA)
  - *Construction Site Best Management Practices (BMPs) Manual*, Storm Water Quality Handbooks, Caltrans

Good Housekeeping Practices

- ☐ Designate one area of the site located away from storm drains, drainage swales, and creeks for auto parking and heavy equipment storage, vehicle refueling and routine equipment maintenance.
- ☐ To prevent off-site tracking of dirt, provide site entrances with stabilized aggregate surfaces or provide a tire wash area on the site, but away from storm inlets or drainage channels. Mud, dirt, gravel, sand and other materials tracked or dropped on city streets must be cleaned up to prevent washing into the storm drains.
- ☐ Keep materials and soil stockpiles out of the rain and prevent runoff contamination from the site. Store materials, stockpiles and excavation soils under cover and protected from wind, rain, and runoff. Cover exposed piles of construction materials or soil with plastic sheeting or temporary roofs. Before rainfall events, sweep and remove material from surfaces that drain to storm inlets and/or drainage channels.
- ☐ Place trash cans around the site to reduce litter. Dispose of non-hazardous construction wastes in covered dumpsters or recycling receptacles.
- ☐ Keep dumpster lids closed and secured. For dumpsters or bins that don't have a lid, cover them with tarps or plastic sheeting, secured around the exterior of the dumpster or place them under temporary roofs. Never clean out a dumpster by hosing it down on the construction site.

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

POST CONSTRUCTION STORMWATER REQUIREMENTS

The Central Coast Regional Water Quality Control Board (Water Board) has implemented Post Construction Requirements or "PCRs" for all new development and redevelopment projects located within the jurisdiction of a small Municipal Separate Storm Sewer System (MS4) that is subject to the Phase II Statewide permit. The City of Capitola is one such jurisdiction.

◆**Application**. All applicants to the Community Development and/or Building Departments are required to complete the Storm Water Project Permit Application (SWPPA) form if planning a development or redevelopment project to identify the necessity and level of compliance with PCRs. Projects include single family homes, duplex and multi-family units, commercial buildings, and industrial facilities, among other projects. The PCR compliance criteria are provided, as follows:

Tier*	Detached Single Family Homes	All Others (Commercial, Industrial, Two- & Multi-Family Homes)
Exempt	New/Replaced impervious area < 2,500 sf	
Tier 1	New/Replaced impervious area ≥ 2,500 sf	New/Replaced impervious area ≥ 2,500 sf
Tier 2		*Net* impervious area ≥ 5,000 sf
Tier 3	*Net* impervious area ≥ 15,000 sf	New/Replaced impervious area ≥ 15,000 sf

Notes:

* *Tier numbers correspond to "Performance Requirements" identified in the Water Board resolution for PCRs.*

1. *Impervious area = includes structures, pavement, hardscaping – essentially any surface that will not allow water to infiltrate into the ground.*
2. *Net impervious area = the difference between post-project and pre-project impervious areas.*
3. *sf = square feet*

◆**Technical Guide.** Development and/or redevelopment projects require a certain measure of consideration when planning the site layout/design, preparing the construction documents, and preparing for long-term maintenance of storm water facilities that may be needed. For projects that are not exempt, site design must incorporate PCRs in accordance with one of the City's stormwater technical guidance documents for PCRs. For Tier 1 projects, refer to the "Tier 1 Stormwater Technical Guidance for Post Construction Requirements." For Tier 2 and Tier 3 projects, refer to the "Tier 2 and Tier 3 Stormwater Guidance for Post Construction Requirements."

Both documents are available at the Community Development and Building Departments and can also be downloaded from the City's website: *http://www.cityofcapitola.org/*

These guidance documents include reference links and jurisdictional resources, stormwater control plan templates, and template operations and maintenance form(s); permit application checklists are also included in the guidance documents to ensure the applicant provides the proper documentation required toward satisfying the PCRs upon application submittal to the City.

◆**Design Standards.** Specific storm water design standards, including bioretention swales, detention facilities, etc. may be found in the most recent versions for the California Stormwater Quality Association (CASQA) "Stormwater Best Management Practice Handbooks" for:

- New Development and Redevelopment
- Industrial and Commercial
- Municipal

The City accepts best management practices, design standards, and site design measures detailed in these references for implementation on certain projects within the City's jurisdiction, as long as the practices, standards, and measures are suitable for the intended application. The intended application will be described in detail in the guidance document(s).

◆**Fees.** Fees associated with reviews pertaining to storm water management are available at the City Planning Department.

◆**Enforcement.** Storm water management enforcement is described in Chapter 13.16 of the City's Municipal Code.

NOT TO SCALE | DRAWN BY: M.P. | CHECKED BY: S.E.J. | STANDARD DRAWINGS FOR **STORMWATER POLLUTION PREVENTION AND PROTECTION** | STEVEN JESSBERG, PUBLIC WORKS DIRECTOR | DRAWN: 3/14 | REV: | DRAWING No. STRM-PCR-1

◆Concrete, Cement, & Masonry Products

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

◆Site Clean Up

- ☐ Clean up by sweeping instead of hosing down whenever possible. Dispose of litter and debris in the garbage.
- ☐ The street, sidewalk and other paved areas may not be cleaned by washing or by directing sediment, concrete, asphalt, or other particles into the storm drain system. If water is used to flush sediment or particles from pavement, the water must be directed to a landscaped or grassy area large enough to absorb all the water.
- ☐ If conducting road or sidewalk work, materials stockpiles must be removed and cleaned up by the end of each work day.
- ☐ Discarded building materials and demolition wastes must never be left in a street, 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

Signed: _____ Date:_____

Print Name: _____

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

811 Know what's below. Call before you dig.

RAMSEY CIVIL ENGINEERING INC
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SANTA CRUZ, CA 95065
TEL (831) 462-2905
www.ramseycivilengineering.com

NOT FOR CONSTRUCTION

DAVID RAMSEY | DATE
RCE# 73735

APN# 042-051-04

PLAN TYPE
RESIDENTIAL

BMP & PCR NOTES

HADDEN RESIDENCE

602 EL SALTO DRIVE, CAPITOLA, CA, 95010

NUMBER	BY	DESCRIPTION	DATE

REVISION BLOCK

DRAWN BY:	MG
DESIGNED BY:	DMR
DATE:	03/18/2024
SCALE:	AS NOTED
PROJECT NO:	24-011
SHEET:	C5.1

APN: 036-142-03

ADDRESS: 602 El Salto Drive

WATER SUPPLY FIXTURE COUNT

Fixture Description	*Private*	SFD	ADU	*Public*	*COM*	Sub-Total
Bathtub or Combination Bath/Shower	4	0	1	4		4
3/4" Bathtub Fill Valve	10			10		
Bidet	1			0		
Clothes Washer	4	1	1	4		8
Dental Unit, cuspidor	0			1		
Dishwasher, domestic	1.5	1	0	1.5		1.5
Drinking Fountain or Water Cooler	0.5			0.5		
Hose Bibb	2.5	1	1	2.5		5
Hose Bibb, each additional	1	3	0	1		3
Lavatory	1	5	1	1		6
Lawn Sprinkler, each head	1			1		
Mobile Home, each *(minimum)*	6			0		
Sink - Bar	1			2		
Sink - Clinic Faucet	0			3		
Sink - Clinic Flushometer Valve with or without faucet	0			8		
Sink - Kitchen, domestic with or without dishwasher	1.5	1	1	1.5		3
Sink - Laundry	1.5	1	0	1.5		1.5
Sink - Service or Mop Basin	1.5			3		
Sink - Washup, each set of faucets				2		
Shower, per head	2	3	1	2		8
Urinal, 1.0 GPF Flushometer Valve	See 610.10			See 610.10		
Urinal, greater than 1.0 GPF Flushometer Valve	See 610.10			See 610.10		
Urinal, flush tank	2			2		
Wash Fountain, circular spray	0			4		
Water Closet, 1.6 GPF Gravity Tank	2.5	4	1	2.5		12.5
Water Closet, 1.6 GPF Flushometer Tank	See 610.10			See 610.10		
Water Closet, greater than 1.6 GPF Gravity Tank	3			5.5		
					TOTAL	52.5

Source: 2016 California Plumbing Code - Table 610.3 Water Supply Fixture Units (WSFU) and Minimum Fixture Branch Pipe Sizes

ACRE™ BY MODERN-MILL

SHIPLAP SIDING

ACRE Shiplap Siding is a sustainable, durable alternative with the genuine look and feel of real wood. ACRE is lightweight, strong, water-resistant and guaranteed not to rot or splinter.

ACRE is easy to cut, fasten without pre-drilling, rout, thermoform and accepts paint or stain without primer.

Best of all, ACRE is made without harming a single tree, in a zero-waste environment in the U.S.A. ACRE helps protect your home and our world.

SHIPLAP SIDING PROFILE DETAILS

Nominal Size	Actual	Actual Width (B)	Reveal (C)	Tongue (D)	Gap (E)	Lengths
1"x6"	3/4"	5-7/16"	4-1/2"	1-3/16"	1/4"	12', 16', 20'
1"x8"	3/4"	7-3/16"	6-1/4"	1-3/16"	1/4"	12', 16', 20'
1"x10"	3/4"	9-3/16"	8-1/4"	1-3/16"	1/4"	12', 16', 20'

- Locking tongue and groove application for a flat and straight install
- Allows for blind fastening with no need for filling holes or extra finishing steps

AESTHETIC

ACRE Grain

Embossed

WORKS LIKE WOOD – BUT BETTER!

Paintable and stainable. No primer necessary

Easy to route, cut and sand in the field with regular wood working tools

Easy on tools. Minimal melting or static-charged dust

No harmful dust or residue

Pre-drilling not required. Screws and nails will not mushroom.

Uniform texture throughout and finish-ready, no need to seal or treat ends

NATURAL BEAUTY

Genuine warm look and feel of wood

Natural-looking grain

Endless finish options with water-based paints or stains. See Coatings Guide for important information

Thermoform for folded corners, curves and creative shapes

Digitally print directly on ACRE's surface

UNMATCHED DURABILITY

- 100% resistant to water, weather, rot and pests – even termites!
- Guaranteed not to splinter or crack
- Smooth screw application close to edges, and into sides without splitting
- Suitable for ground and water contact
- Sturdy, resists breakage and job site damage
- Debris from cutting will fall and brush off surfaces and clothing (less static cling than traditional PVC)
- Easy on tools when routing, cutting and screwing
- Strong screw and nail retention. Superior bond with a wide range of glues and construction adhesives
- No special maintenance or cleaning methods needed
- Virtually no moisture absorption so paint lasts longer than on wood
- Less expansion and contraction than competitive PVC products
- Lightweight, yet strong and straight

SUSTAINABLE INNOVATION

- Made in the U.S.A.
- 100% tree-free
- Upcycled natural fibers from discarded rice hulls, a rapidly renewable resource
- Free of phenol, formaldehyde and adhesives
- Zero-waste manufacturing
- 100% recyclable

FIRST TIME USING ACRE PRODUCTS?

Visit our website for important Tech & Training Resources including our Coatings Guide.

ACRE contains PVC and requires coatings with a light reflective value (LRV) of 55 or greater to avoid heat build up or changes to physical properties.

Consult with Modern Mill for more information.

EXTREME HEAT WARNING

Be aware of excess heat on ACRE surfaces such as but not limited to fire, direct or reflective sunlight, reflective sunlight from energy-efficient window products. Low-emissivity (Low-E) glass can harm ACRE products because Low-E glass products are designed to prevent passive heat gain within a structure and can cause unusual heat build up on exterior surfaces from sunlight reflection. The extreme rise of surface temperatures can create an environment which exceeds normal exposures and may create scenarios which can cause ACRE products to melt, sag, warp, discolor, expand and contract beyond acceptable tolerances or accelerate weathering.

MODERN·MILL

www.modern-mill.com
601-869-5050

PRODUCT DETAILS

INTRODUCTION

The material here provides installation guidelines for the Urban Concrete® Panel System by Urban Concrete®. Urban Concrete®'s ultra-lightweight panel was inspired by the architectural need to provide an alternative to "cast in place" methods. The aesthetic, surface characteristics, and weight savings make our GFRC panels ideal for a wide variety of applications, providing a leading alternative for concrete design elements that are non-structural. Urban Concrete® Panel System features interior/exterior applications for commercial and residential purposes — benefiting the client with low maintenance, customizability, and easy installation of contemporary design panels. Create various design styles: panels can be cut and installed in any direction and pattern. The guidance and instructions in these documents generally apply to the Concrete® Panel System. They are not intended to replace the specifications and instructions supplied by a qualified Architect or Designer for your project. The Architect or Designer is responsible for using Urban Concrete® Panel System in compliance with local laws, building codes, and other requirements on moisture management, energy efficiency, or structural integrity.

IMPORTANT

Failure to follow Concrete® Panel System written installation instructions and comply with applicable building codes may violate local laws, affect building envelope performance, and may affect warranty coverage.

Failure to comply with all health and safety regulations when cutting and installing this product may result in personal injury. Before installation, confirm you are using the correct product instructions by visiting the website or calling 1-250-681-0913.

If you are a specifier or other responsible party for a project, ensure the information in these specifications is appropriate for the application you are planning and that you undertake the specific design and detailing for areas that fall outside the scope of these specifications.

MATERIAL

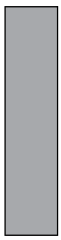
MATERIAL DESCRIPTION

What is GFRC panel?
GFRC panels are comprised of composite glass fiber concrete skin that is mechanically attached by flexible steel pins to a sturdy steel frame or wood structure.

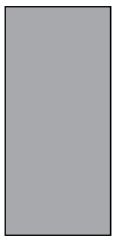
What is GFRC made of?
GFRC stands for Glass Fiber Reinforced Concrete. It is a composite comprised of Portland cement, fine aggregate, water, acrylic co-polymer, alkali resistant glass fiber reinforcement and additives.

- Interior or exterior application
- Weight 3.5lbs/sq ft
- Standard Thickness: 0.5in (1/16" – 3/16" tolerance)
- Noncombustible

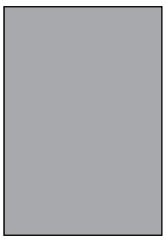
SIZES 12"X72"



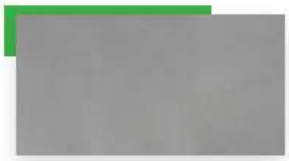
SIZES 24"X72"



SIZES 36"X72"



BOARD FORM
Combines the rustic grain and texture of natural wood telegraphed onto the surface of the concrete. The final result exhibits a recognizable wood grain finish resembling natural wood.



CLASSIC
The Classic finish delivers a clean, modern, smooth look to any surface.

MOUNTAINEER
The Mountaineer finish is a distinctively beautiful concrete surface that showcases porosity and patina you would find in naturally aged concrete.

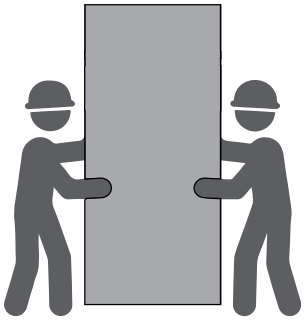
CABLE
An industrial look with imitation cone ties in each corner. The holes emulate the holes left behind after wooden forms and steel rod support were removed from conventional "cast-in-place."

CUSTOM
Customized veneers can be tailored to many sizes, shapes, textures, and colors to meet your specifications.

Premium panels are available in 3 colours.

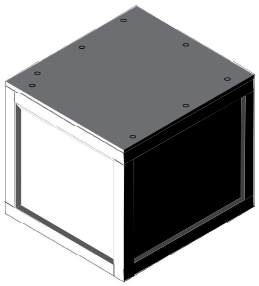
TRANSPORTATION AND STORAGE

TRANSPORTATION
Urban Panel weighs 3.5lbs./sq ft. A 3 ft x 6 ft panel weighs 63 lbs; we recommend that two people carry and install panel products. Workers should hold the panel near each end and along the edge (vertically). Carry panels on their side, not flat. Corners and edges are fragile before installation.



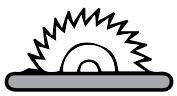
Panel should not be rolled-off or dumped-off of the truck or delivery vehicle during delivery to the job site. We recommend using a forklift to offload material or unloading by hand.

STORAGE
The panel should be stored flat and kept dry in its original packaging in a garage, shed, or in some other covered area protected from the weather whenever possible. Keep the product covered on a pallet off the ground; never store in direct contact with the ground. Panels should always be covered from moisture and rain. Water or moisture between stacked panels will cause etching or staining of the face of the panel. Panels must be kept dry and clear of any water/moisture.

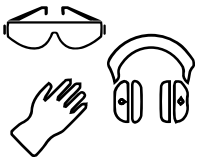


TOOLS AND EQUIPMENT

CUTTING TOOLS

	**CARBIDE BLADE FOR CONCRETE**

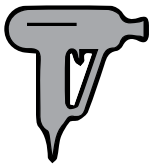
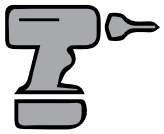
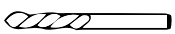
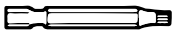
PROTECTION TOOLS

	**PPE REQUIRED TOOLS**

FASTENERS

	EXPOSED FASTENERS FOR WOOD 2" x 0.189"x 0.472" 10-12 SS, T20W Torx Pan Head #8 GRK or equivalent **FOR STEEL** 1.25"X0.189" T20W Torx Panhead **COUNTERSUNK FASTENERS FOR WOOD** 1 5/8" x 0.39" 316 SS, bulge head square drive **FOR STEEL** 1 5/8" x 0.39" 410 SS, bulge head #2 square drive

OTHER TOOLS

	**PNEUMATIC FINISH PIN NAILER** To Steel furring only
	**DRILL**
	**DRILL BIT**
	**T-20 TORX** For exposed fasteners **#2 SQUARE** For Countersunk fasteners

INSTALLATION PROCESS

WALLS AND CEILINGS

WALL PREPARATION
Structural attachment of furring, as the fastening substrate, is the design professional's responsibility. Design alternatives such as attachment to structural horizontal girts must maintain the minimum Urban Panel fastener schedule requirement. Before installing the panel, review and comply with all local building codes and regulations regarding wall construction.

Do not install siding over questionable wall construction. Irregularities in framing may become visible in the finished application. To minimize the effect of unevenness, shim the wall as necessary.

Structural Sheathing & Non-Structural Sheathing
Install pressure treated furring over plywood, OSB, or other approved rigid sheathing. Furring must be attached to structural framing to withstand all applicable loads.

Concrete Block (CMU) Walls
Follow local building codes for water-resistive barrier requirements. Attachment of furring direct to block requires suitable widths to accommodate joint and fastener locations. If shimming of furring cannot re-establish a suitable flat plane, then furring may be installed on horizontal girt secured to CMU.

Continuous Foam Insulation Sheathing
Where foam sheathing is used, furring must be secured to the framing structure and by design specifications to manage dead loads and traverse loads of the system.

CEILINGS
Space joists, rafters, and fasteners must be a maximum of 24" (600 mm) O.C. Fasten panels perpendicular to joists to ensure that stress is distributed crosswise.

CUTTING

CUTTING PANELS
Measure and cut panels square and plumb with a tolerance of (+/-)1/16 in
NEVER grind or cut with a power saw indoors. NEVER dry sweep dust; use wet dust suppression or vacuum to collect dust.

For best performance when cutting, use a circular saw with a continuous diamond concrete blade. When cutting panels, use a “track saw guide” to prevent the face of the panel from being scratched.

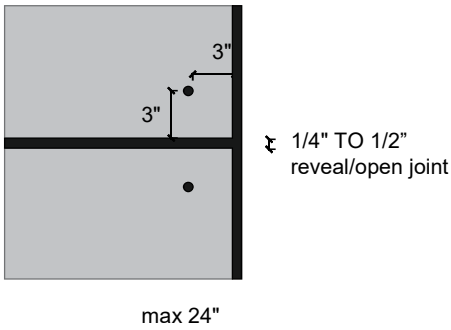
The pattern layout can be achieved using: a Snap ‘blue’ chalk line grid over panels, a peg board template, and T-square to make markings.

SILICA WARNING:
DANGER: inhaling dust from the product may cause cancer. Causes damage to the lungs and respiratory system thro prolonged or repeated inhalation of dust from the product. Refer to the current product Safety Data Sheet before use.

ATTACHMENT TECHNIQUES

EXPOSED FASTENING

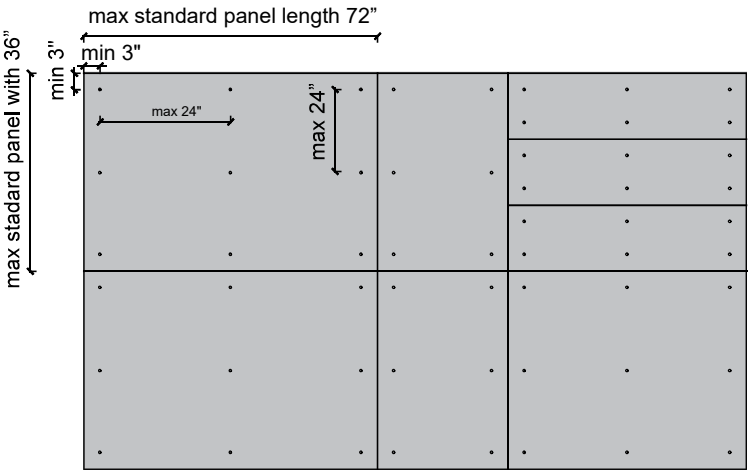
- Drive fasteners perpendicular and snug to siding and framing.
- Fasteners position may be no closer than 3" in from panel edge.
- Do not over-drive panel screws or drive at an angle. Fastener heads should fit snug against siding (no air space). Adjust fastening tools accordingly.
- If the fastener breaks, add a fastener near to site and use a cementitious compound to fill the hole.
- For exposed fastening, Pre-drill a larger hole. Pre-drill holes that are 5/64" (2 mm) larger than the diameter of the screws that will be used.



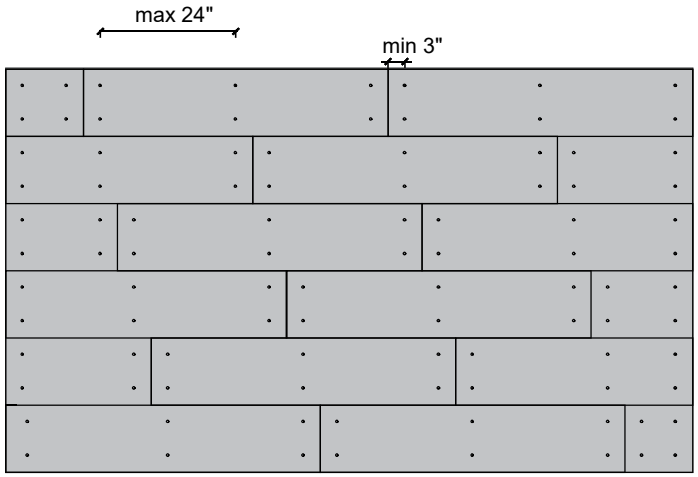
Max spacing between screws 24'' (609 mm)

Example of fastening layout with

Panels layout



Staggered layout

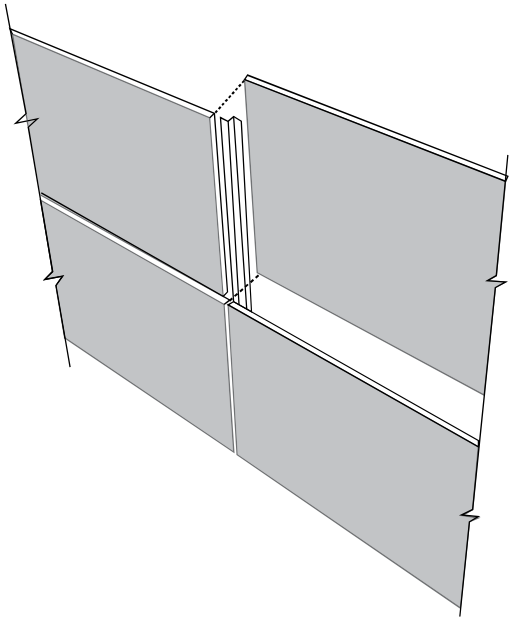


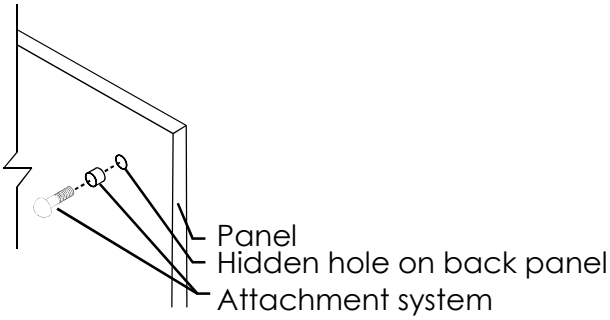
NOTE: The configurations shown above are for illustrative purposes only.
Fastener schedule must meet configuration minimums as prescribed in the wind load tables applicable to your project.

CONCEALED ANCHORING SYSTEM

Surface mounting by stainless steel screws. Opt for a touch-sensitive finish with flared screws or with round head screws. Fasteners are required at 600mm (24" O.C.) intervals.

Recommended attachment system:
- Gridworx https://gridworxwalls.com/
- Keil System http://keilanchor.com/





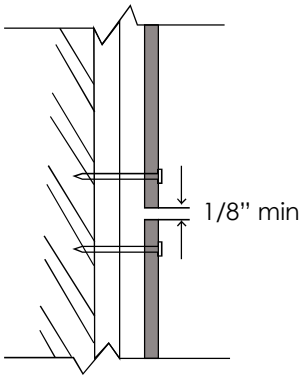
ADHESIVE FASTENING

- Ensure panels are free from dust.
- Use a generous amounts of PL Fast Grab or M1 Polyether Adhesive-Chem Link or Stronghold Foam Adhesive.
- Use 2"x2" Plywood with screw thru middle for applying/holding the panel on the wall.
- Use color matched silicone at joint. Recommended Mapesil-T by Mapei or equivalent.

PANEL JOINT

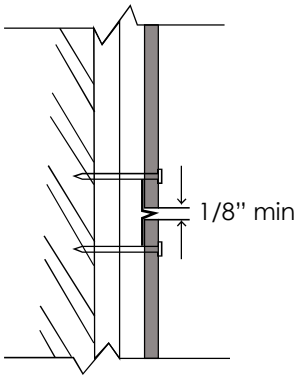
Always leave a space for expansion. Leave a minimum space of 1/8" to 1/2" (3mm to 13mm) between panels. If a flexible adhesive sealant is used, leave a minimum space of 1/16" (2 mm) along the width and along the length of the panels.

Open Joint



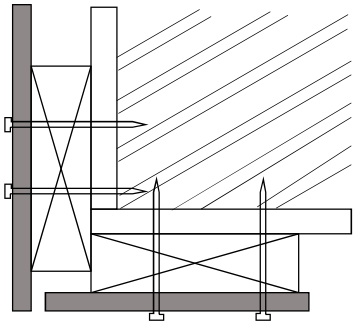
Leave a minimum space of 1/8" (3 mm) between panels.

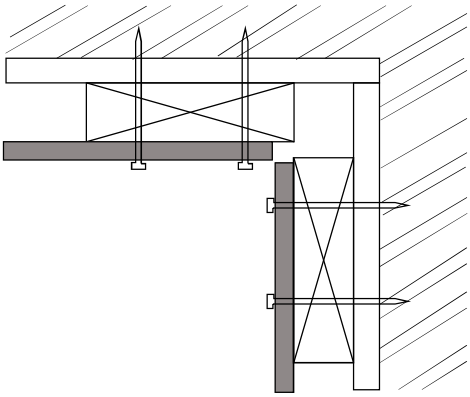
With flashing



4" to 6" flashing behind joint

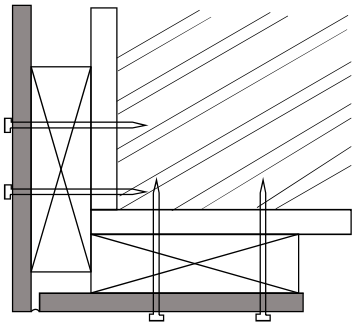
Outside / inside Corner with open joint



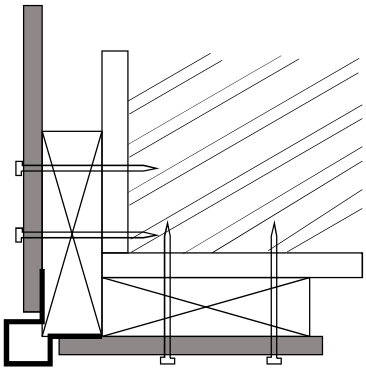


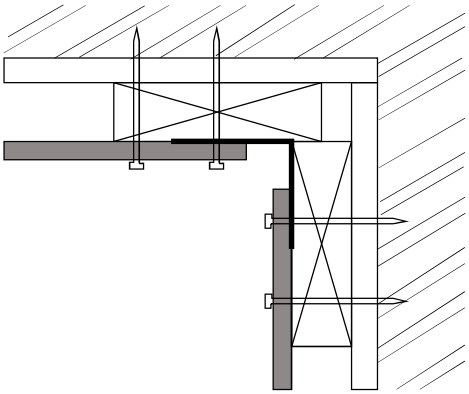
Leave a minimum space of 2 mm between panels.

Butt joint



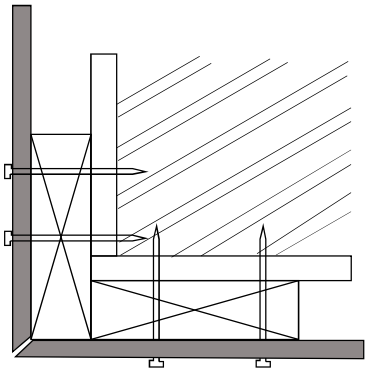
Outside / inside Corner with corner profile



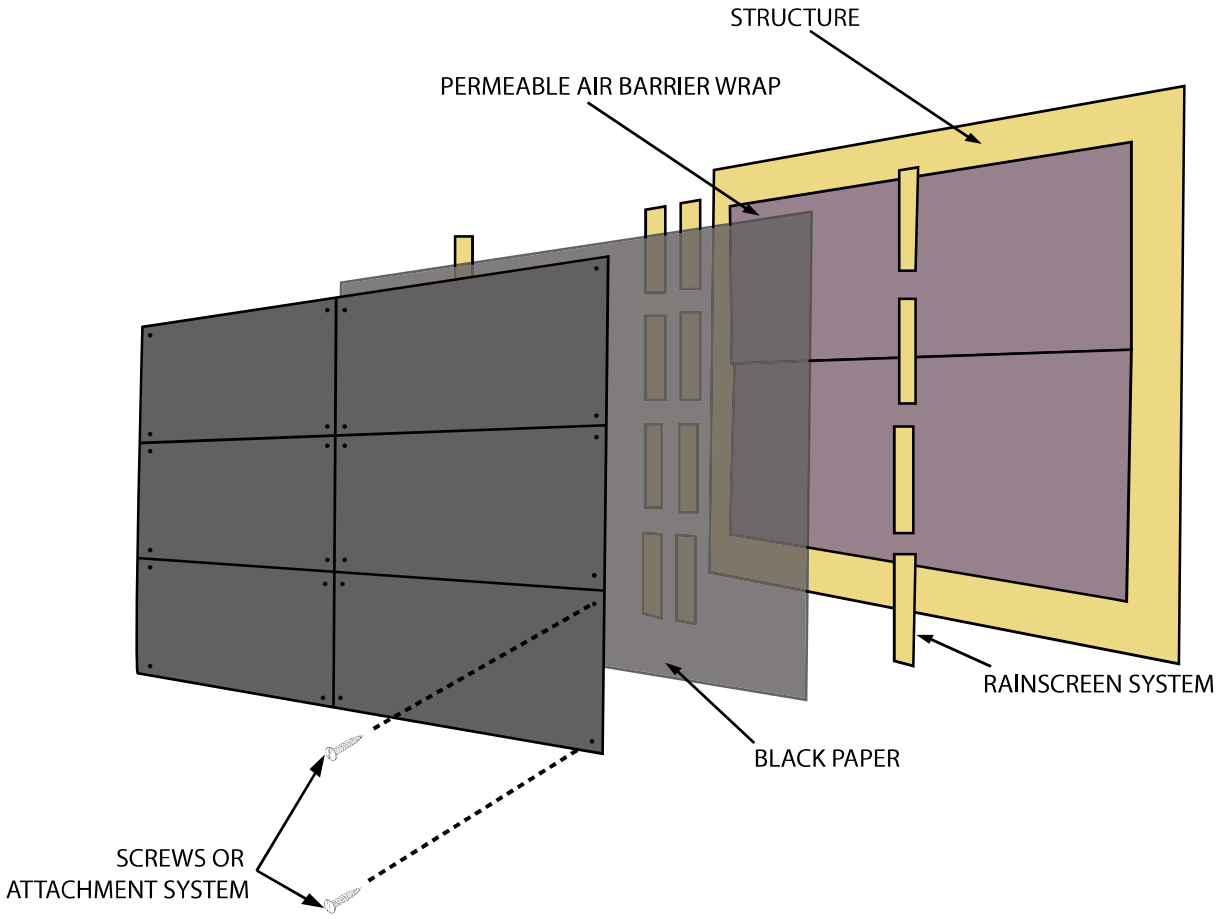


Leave a minimum space of 2 mm between panels.

Mitered joint

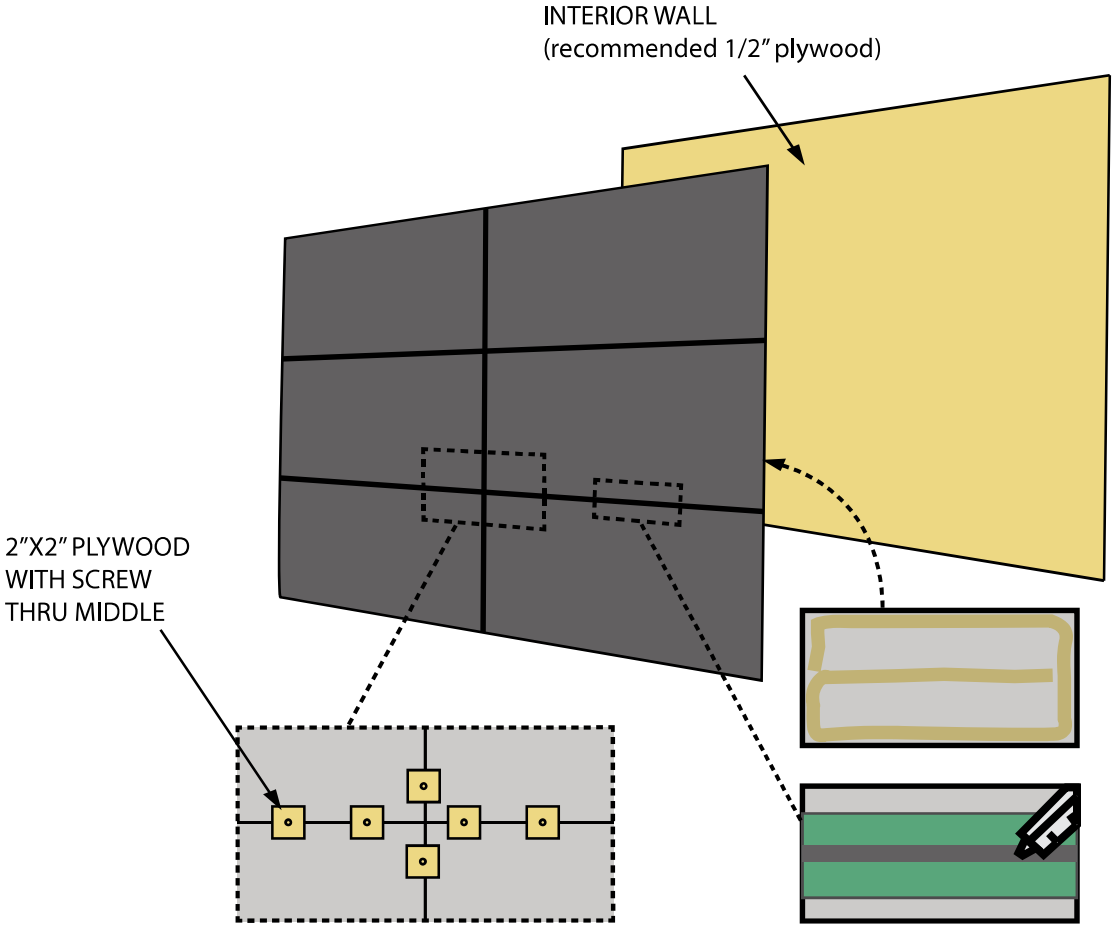


INSTALLATION - exterior



1. Prepare existing framing and sheathing. Level and plumb, tolerance within 1/8" over 8'.
2. Plan your panel layout, consider full panel size while paying attention to the desired joint space between each panel. Reveal size is based on preference (typically a 1/4" to 1/2" is used). Behind the reveal use color match flashing or black flashing (3" - 5" width).
3. Predrill holes in panel 2 mm larger than the diameter of the screw being used, 3" form the edges and approx 24" from each other.
4. After drilling holes and any cutting of a panel - brush off the face from any/all dust before securing to substrate. When cutting use a track saw guide to prevent the panel from being scratched.
5. Place the panel with 2 screws adjusting unit level, then install the remaining screws.
6. When it is raining the assembly of an open tent cover, is recommended to ensure dry working conditions.

INSTALLATION - interior



1. Ensure the back of the panels are free from dust.
2. Plan your panel layout; consider full panel size while paying attention to the desired joint space between each panel (recommended 1/8").
   When cutting panels, use a track saw guide to prevent the panel from being scratched.
3. Place a 1/8" diameter screw through the center of a 2"x2" piece of plywood. You can also use a Trim Head Screw or other material that allows for a narrower seam between the panels. Maintain a minimum space of no less than 1/16" for substrate movement.
4. Apply a generous amount of PL FAST GRAB or M1 Polyether Construction Adhesive Chem Link to the back of the panel. Stronghold Foam. Adhesive can also be used, purchased from Urban Concrete®'.
5. Place the panel with 2 screws, adjust the unit level, install more screws, and block as needed. Install the panels maintaining 1/8" space between panels.
6. Install masking tape to gather any excess sealant, and apply color-matched silicone (Recommended Mapei Mapesil-T or equivalent). Ensure that the panel edges are clean and dry. Remove any dust with a brush and a dry cloth before the application of the flexible adhesive sealant.

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KOHLER®

Home Generators

RCL *Generators*

24–60 kW

RELIABLE HOME AND BUSINESS STANDBY POWER

Exceptionally powerful, surprisingly quiet. Whatever the size of your home or business, there's a reliable RCL generator to match.

Durability and Reliability

Every KOHLER RCL generator undergoes rigorous durability and reliability testing, ensuring longevity. The heavy-duty liquid-cooled engine performs exceptionally well during long runs in extreme heat conditions. Additionally, the aluminum powder-coated enclosure is designed to withstand harsh weather conditions

Premium Warranty

You get our 2,000-Hour Five-Year Premium Limited Warranty, covering parts, labor, and dealer travel for the full warranty period. Optional extended warranties are also available.

Quiet Operation

RCL generators are equipped with patented sound innovations, including an automotive-style cooling system that operates at different speeds and highly engineered fiber insulation. These features work together seamlessly to maintain a noise level equivalent to a normal conversation during the weekly exercise routine. As a result, the generators are incredibly friendly to the surrounding neighborhood.

Premium Power

RCL generators provide excellent digital voltage and frequency regulation, working together to create a voltage response equal or better than the utility that keeps your smart appliances and electronics running optimally without failure.

Innovative Design and Installation

Kohler RCL generators are designed to blend seamlessly into your surroundings. The aesthetically pleasing cashmere enclosures are among the smallest in their class for 30, 38, and 60kW models. Their compact size, combined with a certified 18" offset from your home, allows for installation flexibility while seamlessly blending into your space.

Get Connected

Get your generator Internet-connected to get peace of mind in the palm of your hand. Whether you're home or on the go, Kohler's mobile app will let you monitor your generator system anytime from anywhere and get instant updates via text or email.

	24 kW	30 kW	38 kW	48 kW	60 kW
Model Number	24RCLA	30RCLA	38RCLC	48RCLC	60RCLB
Rated Power LPG/NG	24/21	30/30	38/38	48/48	60/58
Voltage @ 60 Hz Single-Phase	120/240	120/240	120/240	120/240	120/240
Amps LPG/NG @ 240 V Single-Phase	100/88	125/125	159/159	200/200	250/242
Engine/Alternator RPM	1800	1800	1800	1800	1800
Three-Phase Available	Yes	Yes	Yes	Yes	Yes
Engine	2.2 L	2.2 L Turbo	2.2 L Turbo	6.2 L	6.2 L
	37 HP	64 HP	64 HP	103 HP	103 HP
	KOHLER KG2204 Naturally Aspirated	KOHLER KG2204T Turbo	KOHLER KG2204T Turbo	KOHLER KG6208 Naturally Aspirated	KOHLER KG6208 Naturally Aspirated
	In-Line 4	In-Line 4	In-Line 4	V-8	V-8
	Hydraulic Valve Lifters	Hydraulic Valve Lifters	Hydraulic Valve Lifters	Hydraulic Valve Lifters	Hydraulic Valve Lifters
Peak Motor Starting kVA at 240 V (35% Dip for Lower Voltages)	37	44	74	113	144
Fuel	LPG/NG	LPG/NG	LPG/NG	LPG/NG	LPG/NG
Engine Cooling	Liquid-Cooled	Liquid-Cooled	Liquid-Cooled	Liquid-Cooled	Liquid-Cooled
Fuel Pressure Requirement (in H2O)	5-11	5-11	5-11	5-11	5-11
Enclosure	Powder-Coated Corrosion- Resistant Aluminum	Powder-Coated Corrosion- Resistant Aluminum	Powder-Coated Corrosion- Resistant Aluminum	Powder-Coated Corrosion- Resistant Aluminum	Powder-Coated Corrosion- Resistant Aluminum
Single-Point Sound Output dBA at 23 Ft (During Exercise/ Normal Operation)*	52/60	52/60	52/60	61/61	61/61
Dimensions (Inches)	74 x 33 x 46	74 x 33 x 46	74 x 33 x 46	90 x 33 x 47	90 x 33 x 47
Digital Voltage Regulation	+/- 1.0%	+/- 1.0%	+/- 1.0%	+/- 1.0%	+/- 1.0%
Excitation	PowerBoost- Non-Brushed Wound Field with Aux Winding	PowerBoost- Non-Brushed Wound Field with Aux Winding	PowerBoost- Non-Brushed Wound Field with Aux Winding	Fast Response PMG	Fast-Response PMG
Warranty	Five-Year Premium Limited	Five-Year Premium Limited	Five-Year Premium Limited	Five-Year Premium Limited	Five-Year Premium Limited
18-Inch Reduced Setback	Yes	Yes	Yes	Yes	Yes
Mossy Oak Patterns	No	No	No	No	No
Kohler Color Options	No	No	No	No	No

*Single-point sound levels are the lowest of eight points measured around the generator. Sound levels are measured at the front of the generator. Actual sound levels may vary based on installation parameters.

KohlerGenerators.com

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ZOMBIEBOX

ZombieBox Intl. – U.S. Patents 9,641,043 - 10,084,358 - & Others Pending

ZombieBox – Standby Generator Enclosures

The world's first and ONLY, patented, portable noise control system for generators and outdoor power equipment. Our rugged and durable barriers can be assembled in minutes and deployed easily to reduce the noise intensity and volume of most standby generators by up to 50%

- Interlocking panel design withstands the elements
- 22 gauge galvanized steel construction
- Mounting brackets sold separately – for secure anchoring
- **No Tools** required for setup - **No Permits** required for installation

Sound Pressure Level (SPL) Decibel (dB) Reduction Testing:

125Hz to 8kHz | Weight: A | Range: 40-70 dB, 60-90 dB | Ambient Baseline: 43 dB

**Independently replicated ASTM E596-96 procedures - actual dB varies with generator, configuration, load and environmental factors. Sound levels taken from four point logarithmic average @ 23 ft. (Generac methodology minus ZBox 8 dB capability) Sound levels taken from other distances and points of the enclosure may vary depending on installation parameters*

Specifications & Performance	Kohler HSB 12-20kw	Generac HSB 16-22kw	ZombieBox Barriers
Unit Weight (lbs.)	420/535	406/448	**56 lbs. ea.**
Dimensions (LxWxH)	48x27x29	48x25x29	**6x4 or 4x4**
Voltage / Hz	120/240/60	120/240/60	**NA**
Construction	Alum./Galv.	Alum./Galv.	**Galvanized**
Sound Output Levels in dB(A)*	67	67	**59**

1/2023 Rev.

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: May 2, 2024

From: Community Development Department

Address: 115 San Jose Avenue

Project Description: Permit #24-0036. APN# 035-221-18 &19. Proposed amendments to the Master Conditional Use Permit (MCUP) for the mixed-use Capitola Mercantile to allow off-site sale of alcoholic beverages and extend hours of operation to 11pm on Thursday, Friday, and Saturday (currently 10pm); a proposed Tenant Use Permit and Sign Permit for the Hops Shop a new take-out restaurant/tasting room to operate in Suite #101 and use Suite #103 for storage; and a Design Permit for a modified porch roof in the MU-V (Mixed-Use Village) zoning district. This project is in the Coastal Zone but does not require a Coastal Development Permit.

Recommended Action: Consider Permit #24-0036 and approve the Tenant Use Permit, Sign Permit, Design Review, and amendments to the Master Conditional Use Permit with the recommended conditions of approval and deny the requested change to hours of operation.

Property Owner: Capitola Associates, LLC
Representative: Evan Jaques, filed: 01.24.2024

Background: The subject property is centrally located within the Capitola Village between San Jose Avenue and the Esplanade. The Capitola Mercantile contains 12 commercial tenant spaces, totaling 7,788 square feet, which are currently a mix of retail, entertainment, and restaurant establishments. The development also includes the adjacent building (APN# 035-221-19) which includes a two-story structure with a 1,185-square-foot residential space on the second floor and a 535-square-foot garage. The Mercantile is surrounded by one- and two-story structures with retail, restaurant, and hotel uses.

The applicant is applying for:

1) Tenant Use Permit to establish a tasting room and takeout restaurant at the Capitola Mercantile operating with a Type 41 liquor sales license (Beer & Wine) and Sign Permit for associated signage,
2) Amend existing Master Conditional Use Permit (MCUP) conditions related to the sale of alcohol and business hours, and,
3) Requesting a Design Permit for a material change at the porch roof structure at the main entrance along the Esplanade and for window signage.

The Capitola Mercantile is currently operating with a MCUP (#19-0186) that was approved by the Planning Commission on May 7, 2020. The MCUP approval outlined the types of uses that are permitted in the tenant spaces, how the shared use areas can be used, parking, and established operational conditions of approval for the Mercantile property (Attachment 2).

Pursuant to the MCUP, establishing new tenants is generally allowed with only a staff review of a Tenant Use Permit (TUP) to verify that the new use is compatible with the MCUP. In this case, however, the applicant is proposing to modify MCUP operational conditions of approval related to hours of operation and off-site sales of alcohol, which requires Planning Commission review.

Development Standards: The applicant is not proposing to enlarge the structure; therefore, the typical development standards for height, setbacks, and floor area ratio are not analyzed within the staff report. A change of use typically requires parking analysis. However, parking was reviewed with the MCUP

approval in 2020 and in 2005 with a Conditional Use Permit (CUP) #05-035, which permitted the expansion of Caruso's from a take-out restaurant to a standard sit-down restaurant. With both permits, the existing 41 parking spaces on the property were found to be adequate because uses in a mixed-use development have different peak use time periods and therefore "combined require less parking than if the same land uses were separately developed." The proposed tasting room and takeout restaurant use does not impact how parking was previously evaluated. The Hops Shop will use a tenant space that was previously occupied by a takeout restaurant that operated with a Type 41 alcohol license (Little Koe's).

Discussion: The 2020 MCUP outlined the types of uses that are permitted in the Capitola Mercantile building. Takeout restaurants, tasting rooms, and retail are permitted, but with the limitation of six customer seats and 160 square feet of area open for customer consumption. The project plans demonstrate compliance by showing two seats and an interior customer area of 125 square feet (Attachment 1). The applicant also intends to use the 'shared premises' areas.

Shared Premises

The MCUP allows Capitola Mercantile businesses that sell beer and wine under a Type 41 license to utilize the interior and exterior quasi-public seating areas as 'shared premises for consumption of beer and wine. In 2020, Capitola staff worked with staff the State ABC Licensing Department to establish the boundaries of the 'shared premises' areas where consumption of alcohol is allowed under the MCUP (Attachment 3). These areas include the quasi-public seating areas in the lobby through the center of the building, an outdoor patio adjacent to the main entrance to the building along Esplanade, and a small outdoor patio adjacent to the southwest entrance adjacent to the three apartments along Esplanade. The applicant intends to allow customers to use these areas for consumption and is actively working with ABC to secure a type 41 license.

Master Conditional Use Permit

A Master Conditional Use Permit (MCUP) explicitly allows a variety of principally permitted and conditionally permitted uses as permitted uses within a specific location. A tenant may change one use to another use administratively if the proposed use is established as an allowed use in the MCUP. MCUPs are regulated under Capitola Municipal Code (CMC) §17.124.100 "Master conditional use permits – Tenant use permits."

Hours of Operation: The MCUP limits hours of operation of the 'shared premises' areas from 8am to 10pm (Condition 7). The applicant is proposing to extend the hours of operation from 8am to 11pm on Thursday – Saturday, three nights of the week. Currently, the only businesses that remain open past 10pm in the Capitola Village are bars with full liquor licenses and adequate interior space for customers, as follows:

- Zeldas – 2am
- Sand Bar – 1am or 2am
- Brittania Arms – 2am
- Bay Bar – 2am

Capitola Municipal Code (CMC) Section 9.12.010 prohibits businesses from engaging in operations that makes loud or boisterous noise, within 200 feet of any building or place regularly used for sleeping purposes between the hours of 10pm and 8am. The proposed request would be a potential conflict with the noise ordinance due to outdoor patio locations within 200 feet of the hotel.

Additionally, Capitola Municipal Code Section 17.96.170: Outdoor dining in the public right-of-way, limits outdoor dining in the public right-of-way to the hours of 7am to 10pm. While this section is not directly applicable to the proposal, the proposed use will function and have impacts similar to sidewalk dining or a street dining deck with reliance on outside customer use areas in a densely developed neighborhood.

The 'shared premises' outdoor patios are located adjacent to the Capitola Hotel and second story residential units. Within a MCUP, a finding must be made that "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." Staff is unable to make compatibility findings cannot be made for extending hours of operation to 11pm due to the proximity to a hotel and residences to the outdoor shared premise areas.

Off-Site Sales:
The applicant is proposing to remove the MCUP 'Shared Premises' Condition 9 which prohibits the sale of alcoholic beverages for consumption off the premises. Alcoholic beverage sales require a conditional use permit in the Mixed Use Village. In working with ABC and the Police Department, staff understands that this condition was included in the 2020 MCUP to prevent the potential for open container violations. The Police Department and ABC do not have concerns with removal of this condition. The applicant would sell beer, wine, hard kombucha, hard seltzer and similar items from display refrigerators. Cans or bottles sold for consumption on site would be provided with a glass that is distinct by design (logo) or color (MCUP condition 2).

There are several conditions of the MCUP related to the 'Shared Premise' that would need to be modified to accommodate the applicant's proposal. See below in strike and underline:

1. Alcoholic beverages shall be sold and served in containers that are distinctive in design ~~and~~ <u>or</u> color and are easily distinguishable from containers used in the service of non- alcoholic beverages;
2. Petitioner(s) will only serve their alcohol beverages in containers which shall significantly differ in appearance from those containers utilized by any other licensees located in the Capitola Mercantile. <u>Customers that purchase cans or bottles for onsite consumption shall be provided with distinctive containers</u>;
3. A sign shall be posted in a conspicuous space at the entrance/exit point of said patio/terrace/other area, which shall state, "NO ALCOHOLIC BEVERAGES BEYOND THIS POINT". Said sign shall measure no less than seven inches by eleven inches (7" x 11") and contain lettering no less than one (1) inch height;
4. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the most recently certified ABC-257 and ABC-253;
5. Any violations of the law occurring on the licensed premises as depicted on the most recently certified ABC-257, constituting grounds for suspension or revocation of a license shall be deemed to be the act and responsibility of all licensees therein licensed within the premises;
6. Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on the most recently certified ABC-253;
7. Sales, service and consumption of alcoholic beverages shall be permitted in or on the patio area only between the hours of 8am to 10pm <u>on Sunday through Wednesday and 8am to 11pm on Thursday through Saturday</u> ~~each day of the week~~;
8. Entertainment provided shall not be audible beyond the area under the control of the licensee(s) as depicted on the most recently certified ABC-257; and
9. ~~The sale of alcoholic beverages for consumption off the premises is prohibited.~~

***Planning staff does not support amendments to condition 7 above.**

MCUP Conditions:
The MCUP also has a list of standard conditions that apply to all uses and tenants. Staff is recommended that five conditions be added, as follows:

6. <u>The garbage area shall be maintained to prevent odors and provide screening from the street and screening from adjacent neighbors.</u>

7. Outdoor lighting that is not required for safety/egress on the building shall be turned off within half an hour of the closing time of the business.

8. Food and beverage equipment and supplies (including kegs) shall be stored inside the building. Exterior storage is prohibited.

9. New food and beverage tenants shall obtain all required approvals and final inspections from the Santa Cruz County Department of Environmental Health, prior to opening.

10. An onsite restroom shall be available to customers at all times during business hours.

50% alcohol serving

The MCUP limits the tenant space area within the Capitola Mercantile for uses that sell or dispense alcohol to 50%. The following table shows the current and proposed tenant use mix and square footages:

Capitola Mercantile – Uses		
Space #	**Current Use**	**Sq. Ft.**
101	To-Go Restaurant – Proposed Hops Shop	**324**
102	Gaming Arcade	634
103	Storage – Proposed Hops Shop	**189**
104	Gaming Arcade	313
105	Retail	974
106	Gaming Arcade	451
107	Coffee Shop	**314**
108	Retail	768
109	Restaurant – Caruso's	**578**
110	Restaurant – Wine Bar	**877**
111	Vacant – expired CUP #19-0322	1,001
Left Coast Sausage	To-Go Restaurant	**180**
APN – 035-221-19 Apartment	Residential/Vacation Rental	1,185
Total 50% Total w/ABC license		7,788 3,894 **2,462<50%**

***Numbers in bold indicate a tenant with an alcohol license.**

Window Signs

The applicant is proposing a circular vinyl "Hops Shop" window sign that is 2.75 square feet at the northwest building frontage. The applicant is also proposing three 1.6 square foot neon window signs that read "Open", "Arcade, and "Coffee" on the same frontage. Window signs are permitted to cover 25% of the individual window that they are mounted in. As shown in plan sheet 1, the signs will be mounted in three windows and will not exceed 25% of any window. Aside from the window coverage requirements, total signage area is permitted at a ratio of 0.5 square feet per linear foot of building frontage in the MU-V zone. The frontage facing the Esplanade has a linear frontage of 51 feet and results in a maximum sign area along this frontage of 25.5 square feet. The proposed signs total about 7.55 square feet and comply with standards.

The applicant has communicated to staff an intention to propose a comprehensive Master Sign Program for the Mercantile building in the coming months. The current approach with minimal signs is an effort to open the business quickly.

Design Review
The applicant is requesting a Design Permit of a roofing change from an awning roof to a standing metal seam roof at the northwest façade. This change was completed without the benefit of permits. The applicant is now seeking retroactive approval and will be required to follow through with a Building Permit and pass inspections. The Building Official has completed a safety inspection and noted that there was no change to the underside or support structure. According to the applicant, the prior roof was an awning over roof sheathing and had lost its waterproofing qualities. The metal seam roof is architecturally consistent with the Annex building, which has the same roof type.

Exterior modifications to commercial buildings that do not increase floor area require a Minor Design Permits and are typically reviewed administratively. In this case, the applicant has requested the Design Permit be reviewed with this request for permit efficiency purposes.

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 is included as Attachment 4.

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 change from a canvas awning to a standing seam metal roof provides for a more durable material which will require less maintenance overtime. The design is compatible with existing structure and complements adjacent properties.

CEQA: The project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations. The proposed project involves minor changes to operations and issuance of permits for a takeout restaurant that serves beer and wine in a tenant space that has been similarly occupied previously. No adverse environmental impacts were discovered during the project review by either Planning Department Staff or the Planning Commission.

Master Conditional Use Permit Findings:

A. The proposed use is allowed in the applicable zoning district.
The MU-V zone allows for takeout restaurants and tasting rooms provided the uses are conditioned to ensure compatibility within the context of surrounding uses. The proposed business, without the offsite sales component, could operate under the existing master conditional use permit. In this case, the applicant is proposing amendments to the MCUP, which requires Planning Commission review.

B. The proposed use is consistent with the general plan, local coastal program, zoning code, and any applicable specific plan or area plan adopted by the city council.
The proposed use is consistent with the General Plan or Zoning Ordinance. The site has a General Plan designation of Village Mixed-Use, which allows for the proposed use. The MU-V zone allows for commercial uses including takeout businesses, retail, and beer and wine sales, provided the uses are conditioned to ensure compatibility with nearby uses.

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 area is limited to a capacity of internal six seats for customers and limited business hours requiring closure by 10 pm is compatible with the existing mixed-use land uses in the vicinity. The proposed use will utilize the “shared use” areas that are available to all Mercantile tenants. Conditions of approval regarding sound not being audible offsite and hours of operation are included in the permit to minimize possible noise impacts on neighbors.

D. **The proposed use will not be detrimental to the public health, safety, and welfare.**
Takeout food establishments and beer and wine sales are conditionally permitted in the MU-V and allowed in the Mercantile. The proposal does not introduce any new customer area that has not been similarly used by past tenants and the potential impacts to public health, safety, and welfare to adjacent residents and businesses are mitigated by the conditions of approval.

E. **The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.**
The proposed use is conditionally permitted in the MU-V zone. Potential impacts to nearby residents and businesses have been considered and conditions of approval have been added to mitigate potential impacts. The site is adequately served by existing services and infrastructure**.**

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 roof modification complies with the applicable development.

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 modified roof. The proposed metal seam roof will comply with all applicable provisions of the zoning code and municipal code.

C. **The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).**
Section 15301of the CEQA Guidelines exempts minor exterior changes. No adverse environmental impacts were discovered during project review by Planning Department Staff.

D. **The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.**
The proposed roof modification 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 roof modification complies with all applicable design review criteria in Section 17.120.070.

F. **The proposed project maintains the character, scale, and development pattern of the neighborhood.**
Community Development Staff and the Planning Commission have all reviewed the application for design and context. The proposed project complies with all measurable development standards for the zone and is similar in scale to nearby developments.

Conditions of Approval:

1. The project approval consists of a Master Conditional Use Permit Amendments, a Tenant Use Permit to establish a takeout restaurant/tasting room, and a Design Review to change a portion of the roofing material for the mixed-use Capitola Mercantile. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on May 2, 2024, except as modified through conditions imposed by the Planning Commission during the hearing.

2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. All construction and site improvements shall be completed according to the approved plans.

3. The Planning Department shall perform a final inspection, prior to initiating beer and wine sales. Prior to the Planning Department final inspection, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director.

Attachments:

1. 115 San Jose Avenue – Project Plans
2. MCUP uses, restrictions, and conditions with edits (underline and strike)
3. Shared Premises Plan
4. Design Review Criteria

Report Prepared By: Brian Froelich, Senior Planner

Reviewed By: Austin Westly, Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director

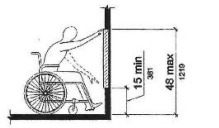


FIGURE 11B-308.2.1
UNOBSTRUCTED FORWARD REACH

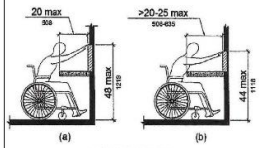
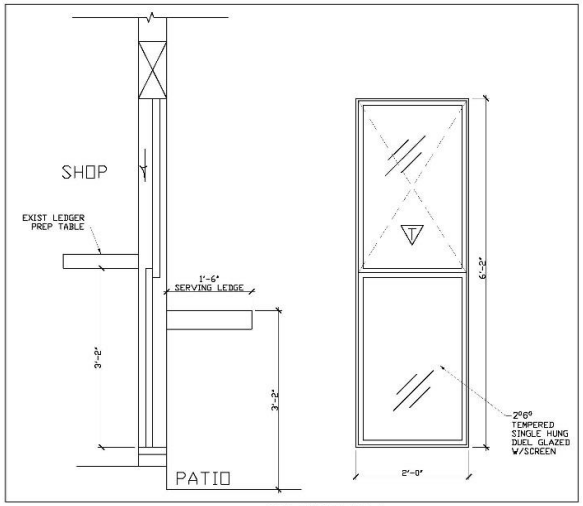


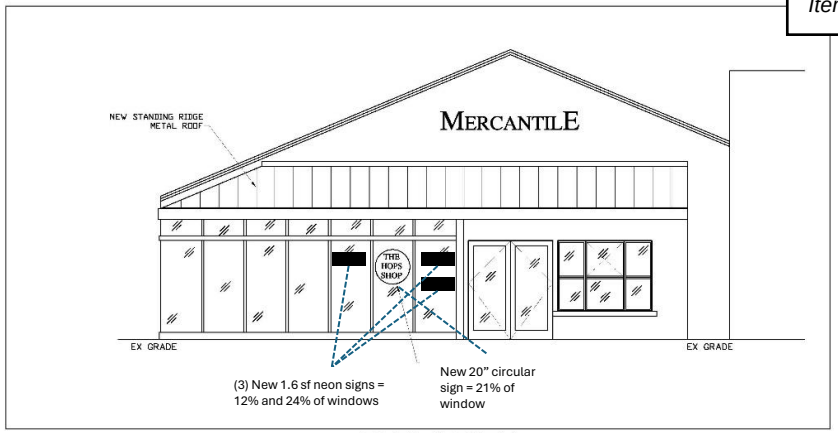
FIGURE 11B-308.2.2
OBSTRUCTED HIGH FORWARD REACH

11B-308.2.2 Obstructed high reach. Where a high forward reach is over an obstruction, the clear floor space shall extend beneath the element for a distance not less than the required reach depth over the obstruction. The high forward reach shall be 48 inches (*1219* mm) maximum where the reach depth is 20 inches (*508* mm) maximum. Where the reach depth exceeds 20 inches (*508* mm), the high forward reach shall be 44 inches (*1118* mm) maximum and the reach depth shall be 25 inches (635 mm) maximum.

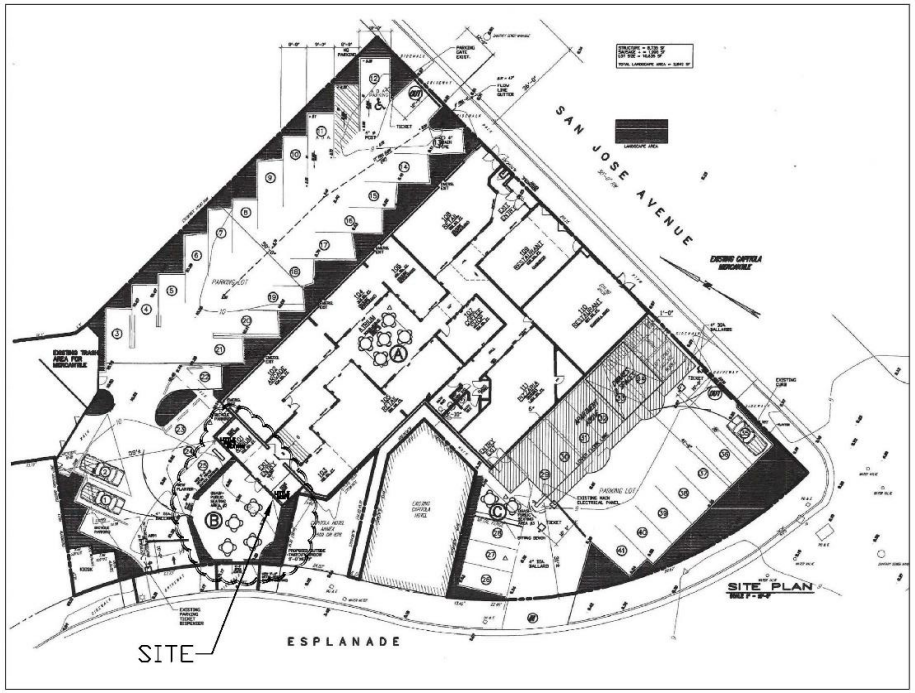
DETAIL
SCALE: NTS



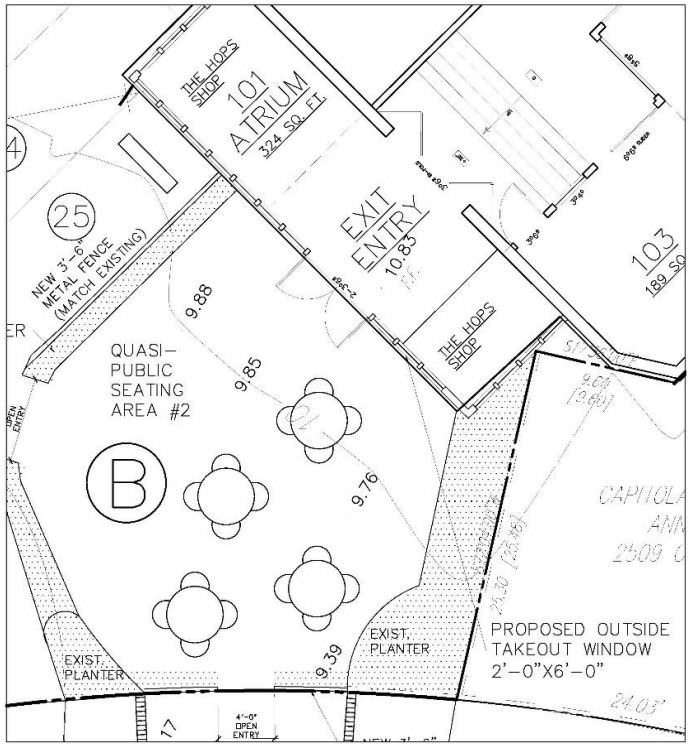
SECTION
SCALE: 1"=1'-0"



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



SITE PLAN



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

BY:	GC GG

OWNER:
CAPITOLA ASSOCIATES LLC
ESPLANADE
CAPITOLA, CA 95010

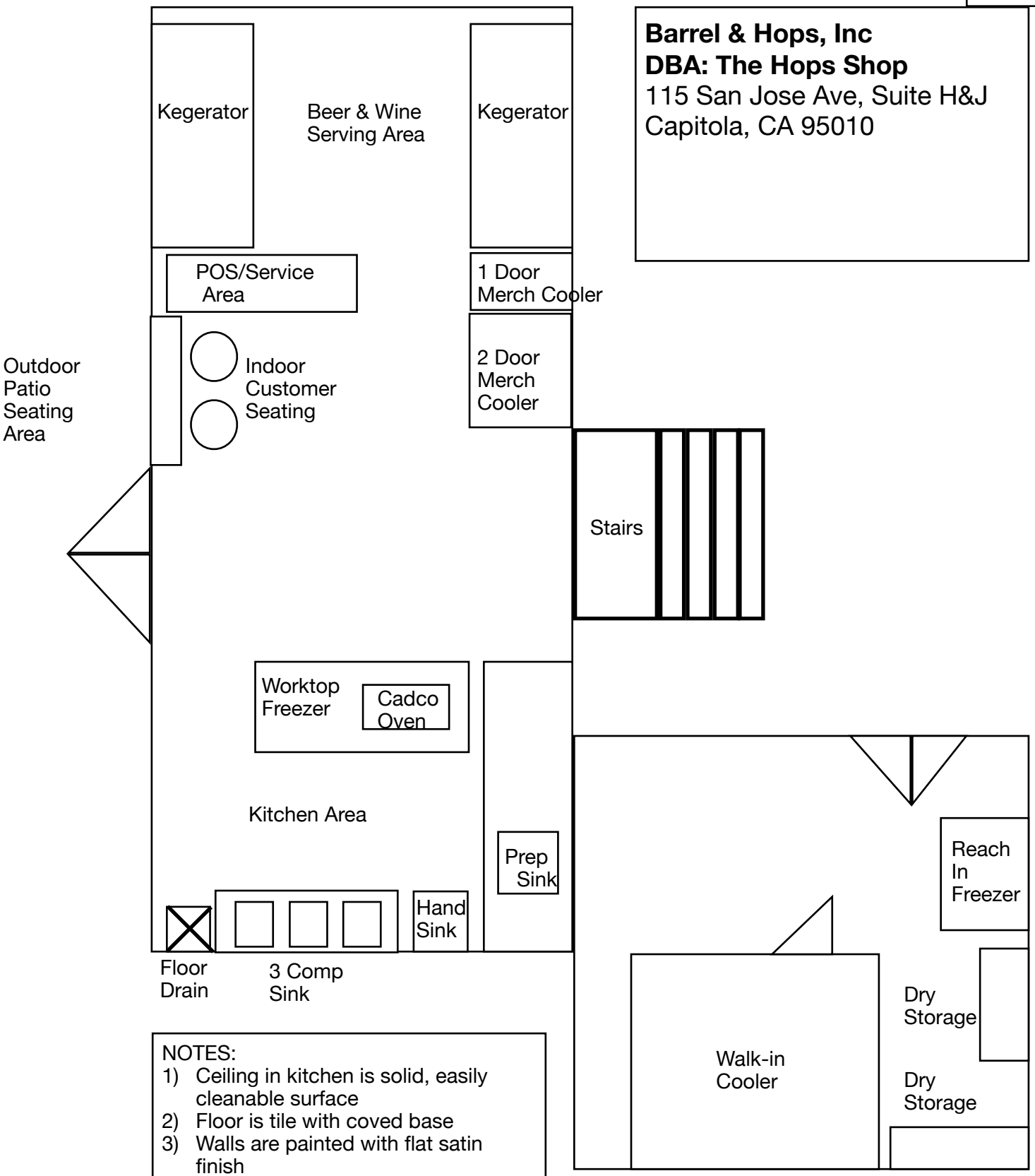
CAPITOLA MERCANTILE
115 SAN JOSE AVE.
CAPITOLA, CA 95010
APN 035-221-27

DENNIS NORTON
HOME DESIGN AND PROJECT PLANNING
713 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010
PHONE: 831 476 2616 FAX: 831 476 2616
WEBSITE: www.dennisnortondesigns.com

SITE PLAN

DRAWN:	GG
SCALE:	1"=10'-0"
JOB NO.	MERC
DATE:	07/25/19
SHEET	1
SHEETS	

Barrel & Hops, Inc
DBA: The Hops Shop
115 San Jose Ave, Suite H&J
Capitola, CA 95010



NOTES:
1) Ceiling in kitchen is solid, easily cleanable surface
2) Floor is tile with coved base
3) Walls are painted with flat satin finish
4) Kitchen walls have tile backsplash
5) 3 comp sink, hand sink, and prep sink all drain indirectly into floor drain with gap

THE HOPS SHOP

CRAFT BEER GARDEN

Master Conditional Use Permit

115 San Jose Avenue

This Master Conditional Use Permit (MCUP) explicitly allows the uses listed below within the two structures located at 115 San Jose Avenue: the Capitola Mercantile (APN - 035-221-18) and the adjacent structure to the south (APN - 035-221-19). A tenant within may change one use to another use by acquiring a tenant use permit administratively from the City if the proposed use is established as an allowed use in the MCUP.

On May 7, 2020, the City of Capitola Planning Commission determined that the following uses, with applicable restrictions and conditions, are compatible with the master use and the surrounding properties (#19-0186).

On May 2, 2024, the City of Capitola Planning Commission approved amendments to the Master Conditional Use Permit (#24-0036):

Allowed Uses

1. Retail business establishments
2. Personal service establishment
    - Including but not limited to: Nail/Hair Salon, Massage, Health Spa
3. Beach rental equipment
4. Art galleries
5. Antique sales
6. All permitted uses within the zoning district
7. Take-out restaurants including, but not limited to: fruit and vegetable stand, meat and fish market, candy and ice cream, local home food products, coffee roaster, oyster bar and seafood, baked goods, and spices and herbs.
    - Maximum of six seats.
    - Maximum of 160 square feet of area open to customers for consumption.
8. Restaurant use with six or more seats
    - Limited to Suites 109 and 110. Suite 110 may expand kitchen area into Suite 111.
9. Business establishments/tasting rooms that sell or dispense beer and/or wine.
    - Maximum of six seats
    - Maximum of 160 square feet of area open to customers for consumption
    - Required to obtain a Letter of Necessity and Convenience from the Capitola Chief of Police.
    - All new businesses that sell or dispense beer and/or wine, including beer and/or wine manufacturer tasting rooms, would require a California Department of Alcoholic Beverage Control (ABC) license.
    - Not more than 50% of the combined leasable commercial floor area of the Mercantile (~~3,212~~ 3,894 square feet) may be utilized for this use type, not including 'shared premises' areas.

- Note: This use type does not include businesses that sell or dispense distilled spirits. These types of businesses would require an ABC license and a Conditional Use Permit with Planning Commission approval.

10. Commercial entertainment establishments, such as theaters and amusement centers
    - Maximum suite size of 1,400 square feet
11. Residential and Vacation Rental
    - Second story residential only
    - Requires Vacation Rental license

List of Suites with Specifically Permitted Uses

Suite #	Sq. Ft.	Specifically Permitted Uses
101	324	
102	634	
103	189	
104	313	
105	974	
106	451	
107	314	Approved CUP for beer/wine.
108	768	
109	578	Restaurant with beer/wine.
110	877	Restaurant with beer/wine. May expand kitchen into Suite 111.
111	1,001	~~Approved CUP for beer/wine.~~ CUP expired.
APN - 035-221-19 Apartment	1,185	Residential/Vacation Rental Allowed
APN - 035-221-19 Commercial Suite	180	Left Coast Sausage Restaurant with beer and wine.

'Shared Premises' Areas for Alcohol

The Master Conditional Use Permit includes 'shared premises' areas for some businesses that sell beer and wine, which allows them to utilize the interior and exterior quasi-public seating areas as a 'shared premises' for consumption of beer and wine. The California Department of Alcoholic Beverage Control (ABC) established conditions for ABC permit applicants at this location (see below), as well as the extent of the 'shared premises' areas where consumption of alcohol will be allowed. These 'shared premises' areas include:

1. The quasi-public seating areas in the lobby in the center of the building (shared premises area "A");
2. A proposed outdoor patio adjacent to the northwest entrance to the building (shared premises area "B"); and
3. A small proposed outdoor patio adjacent to the southwest entrance to the building (shared premises area "C").

The 'shared premises' areas are identified on the approved site plan.

Businesses wishing to utilize the 'shared premises' shall apply for a Type 41 – On Sale Beer & Wine – Eating Place (or a beer or wine manufacturer) license with specific conditions related to the shared premises. The conditions include:

1. Alcoholic beverages shall be sold and served in containers that are distinctive in design ~~and~~ or color and are easily distinguishable from containers used in the service of non-alcoholic beverages;
2. Petitioner(s) will only serve their alcohol beverages in containers which shall significantly differ in appearance from those containers utilized by any other licensees located in the Capitola Mercantile. Customers that purchase cans or bottles for onsite consumption shall be provided with distinctive containers;
3. A sign shall be posted in a conspicuous space at the entrance/exit point of said patio/terrace/other area, which shall state, "NO ALCOHOLIC BEVERAGES BEYOND THIS POINT". Said sign shall measure no less than seven inches by eleven inches (7" x 11") and contain lettering no less than one (1) inch height;
4. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee(s) as depicted on the most recently certified ABC-257 and ABC-253;
5. Any violations of the law occurring on the licensed premises as depicted on the most recently certified ABC-257, constituting grounds for suspension or revocation of a license shall be deemed to be the act and responsibility of all licensees therein licensed within the premises;
6. Petitioner(s) shall actively monitor the area under their control in an effort to prevent the loitering of persons on any property adjacent to the licensed premises as depicted on the most recently certified ABC-253;
7. Sales, service and consumption of alcoholic beverages shall be permitted in or on the patio area only between the hours of 8am to 10pm each day of the week;
8. Entertainment provided shall not be audible beyond the area under the control of the licensee(s) as depicted on the most recently certified ABC-257; and
9. ~~The sale of alcoholic beverages for consumption off the premises is prohibited.~~

Once licensed, all licensees are responsible for the shared premises, including any violations of the law occurring on the licensed premises.

Conditions of Master Use Permit

1. Prior to the leasing of any space upon the subject property, the holder of the master use permit must inform all prospective tenants, or tenants renewing or extending leases, of the conditions of the master use permit and of the requirements of Capitola Municipal Code (CMC) §~~17.60.160~~ 17.124.100.

2. Tenant use permits are approved administratively by the community development director. Prior to leasing a space, the prospective business owner must apply for a tenant use permit from the City of Capitola. Tenant use permits shall be approved by the community development director upon inspection of the property, and verification that it and its landscaping are in good repair, and that all other conditions of the master use permit are being met.

3. A tenant use permit may be revoked in the manner provided in CMC §~~17.60.120~~ 17.156.110 if the tenant is the cause of violation of a condition of the master use permit.

4. No tenant use permits may be issued for any activity-use that will occupy over twelve thousand square feet of building area.

5. Not more than 50% of the combined leasable commercial floor area of the Capitola Mercantile (~~3,212~~ 3,894 square feet) may be utilized for business establishments that sell or dispense alcoholic beverages, not including 'shared premises' areas.

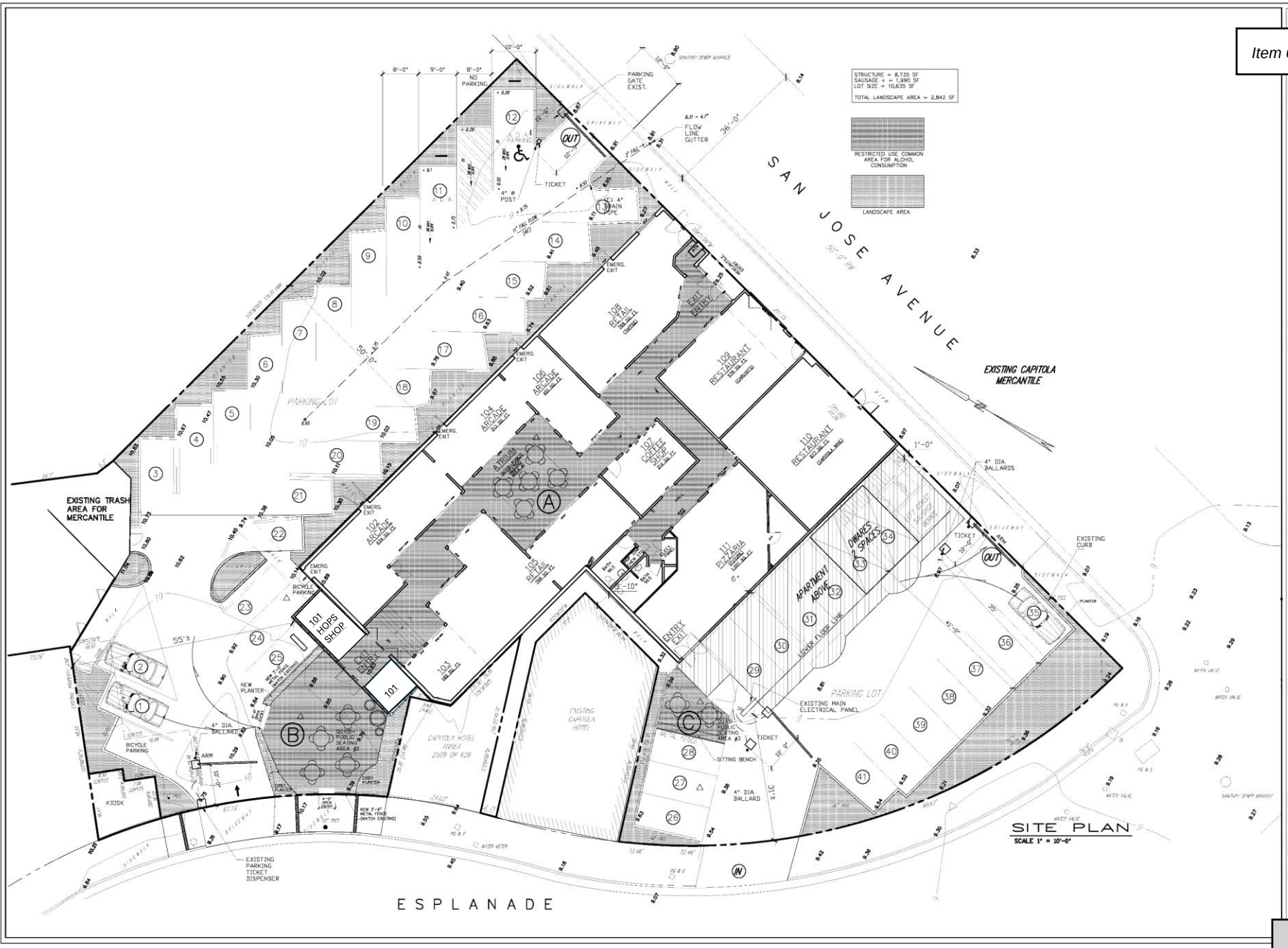
6. The garbage area shall be maintained to prevent odors and provide screening from the street and screening from adjacent neighbors.

7. Outdoor lighting that is not required for safety/egress on the building shall be turned off within half an hour of the closing time of the business.

8. Food and beverage equipment and supplies (including kegs) shall be stored inside the building. Exterior storage is prohibited.

9. New food and beverage tenants shall obtain all required approvals and final inspections from the Santa Cruz County Department of Environmental Health, prior to opening.

10. An onsite restroom shall be available to customers at all times during business hours.



REVISIONS: | BY:
10/08/19 | GG

OWNER:
ED WARES
ESPLANADE
CAPITOLA, CA 95010

CAPITOLA MERCANTILE
115 SAN JOSE AVE.
CAPITOLA, CA 95010
APN 035-221-27

DENNIS NORTON
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PHONE: 831 476 2616 FAX: 831 476 2616
WEBSITE: www.dennisnortondesign.com

SITE PLAN

DRAWN: GG
SCALE: 1"=10'-0"
JOB NO. MERC
DATE: 07/25/19
SHEET: 2

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: May 2, 2024

From: Community Development Department

Address: Citywide Zoning Code Update

Project Description: Permit #24-0026 for future Amendments to the Capitola Municipal Code Title 17: Zoning. The future Zoning Code amendments will impact the development standards and regulations for properties citywide. The Zoning Code is part of the City's Local Coastal Program (LCP) and amendments require certification by the California Coastal Commission prior to taking effect in the Coastal Zone.

Recommended Action: Provide feedback to staff on zoning discussion items and direct staff to prepare an ordinance to amend Capitola Municipal Code Title 17: Zoning.

Property Owner: Zoning Code amendments apply to properties citywide.
Representative: Ben Noble Consultant
Sean Sesanto, Associate Planner

Background: The City is updating the Zoning Code to implement programs in the recently adopted Housing Element and to address other identified issues. On February 1 and February 16, 2024 the Planning Commission provided feedback on a number of Zoning Code Update topics, including the maximum height for housing projects on the Capitola Mall site, "missing middle" housing, and parking. At the May 2, 2024 meeting, staff will request feedback from the Planning Commission on the following four topics:

1. Residential Multifamily (RM Zone) Density
2. Residential Multifamily (RM Zone) Development Standards
3. Housing on Religious Facilities Sites
4. Design Permit Process

Topic 1: Residential Multifamily (RM Zone) Density

Housing Element Program 1.6 calls for the City to assess the maximum densities allowed in the RM zones and to determine if higher densities can help facilitate multi-family development in Capitola. The Housing Element notes that maximum densities and other development standards may limit multifamily housing production in Capitola.

The RM zone is divided into three subzones, with a maximum allowed density of 10 dwelling units per acre (du/ac) in RM-L, 15 du/ac in RM-M, and 20 du/ac in RM-H. The location of the RM subzones is shown in the Zoning Map (Attachment 1).

Staff requests Planning Commission input on allowed densities in the RM subzones. Options include maintaining existing allowed densities or increasing allowed densities. State law prohibits the City from reducing allowed densities the RM zone without upzones elsewhere in the City to compensate for any reduction in development potential.

To assist with this discussion, the following background information is attached to this staff report:

- **Built Densities**: Attachment 2 shows the built densities of example residential development in the RM subzones and other locations in Capitola.

- **Recent Santa Cruz Development**: Attachment 3 shows examples of recent two and three-story multi-unit development in Santa Cruz County. These examples consist of housing types that may be appropriate or desirable in Capitola's RM subzones.
- **Prototype Models**: Attachment 4 shows models of multi-unit development based on recent infill housing development in Santa Cruz County. These models were prepared by the Association of Monterey Bay Area Governments (AMBAG).

The Planning Commission may wish to consider the following observations when providing input on allowed RM densities:

R-1 Allowed Density

- **R-1 Allowed Density**: The maximum allowed density in R-1, based on the minimum parcel size of 5,000 sq. ft, is 8.7 du/ac.
- **SB 9 Density**: SB 9 allows up to four units on R-1 lots. The density of four units on a 5,000 sq. ft. lot is 35 units per acre.

Built Densities

- **R-1 Built Density**: The built density in R-1 neighborhoods ranges from 6.5 du/ac in Cliffwood Heights to 15.5 du/ac in Riverview Terrace. On R-1 parcels with an ADU or nonconforming multifamily dwelling, built densities are even higher.
- **RM-L Built Densities**. Many RM-L (but not all) properties are built at or below existing allowed density of 10 du/ac.
- **RM-M Built Densities**. The built densities in the RM-M zone are significantly higher than existing allowed densities. Three RM-M examples are more than double the current allowed density of 15 du/ac.
- **RM-H Built Densities**. Most of the RM-H properties are developed at greater densities than currently allowed. 815 Balboa (41 du/ac) is developed at over twice the allowed RM-H density.
- **PD and Other Built Densities.** Garden-style condominium planned development, such as Capitola Knolls, have densities of around 10-20 du/ac. More recent infill project range from 15 du/ac for the Tera Court motor court-style project to 30 du/ac for the vertical mixed use Capitola Beach Villas project.

Recent Santa Cruz County Development

- **Townhomes**. The typical density of townhomes in the Santa Cruz County market is 15 to 20 du/ac depending on the unit size. The Blue Bonnet Lane townhomes in Scotts Valley (1,500 sq. ft. units) would be allowed in the RM-H subzone, but not RM-L or RM-M. The Dunslee Way townhomes in Scotts Valley (larger 3-4 bedroom units) would be allowed in the RM and RM-H, but not RM-L.
- **Smaller Infill Projects**. Multi-unit housing projects on smaller infill lots take many forms, including multiple detached single-family homes, sidecourt, and triplex projects. Example densities range from 15 du/ac to 20 du/ac, similar to townhomes. All of these examples would not be allowed in the RM-L subzone.
- **Stacked Flats**. The density of recent three-story stacked flats in Santa Cruz ranges from about 35 du/ac to 60 du/ac, depending on the average unit size. These types of projects would not be allowed in any of Capitola's RM subzones.

Prototype Models

- **All Not Allowed in RM-L**. All prototypes would not be allowed in RM-L as they exceed the RM-L maximum density of 10 du/ac.
- **Three Not Allowed in all RM Subzones**. Three of the prototypes (attached sidecourt, vertical mixed use, and stacked flats), exceed the maximum RM-H density of 20 du/ac and would not be allowed in any of the RM subzones.

Topics 2: Residential Multifamily (RM Zone) Development Standards

Housing Element Program 1.6 calls for the City to "review and revise as appropriate, requirements such as the minimum unit size, setbacks, parking requirements, and height restrictions to ensure they are necessary and pertinent and do not pose constraints on the development of housing."

Development standards in the RM zone that may constrain housing production include height, building coverage, setbacks, open space, landscaping, and parking. Table 1 shows existing RM standards found in Zoning Code Chapter 17.16 (Residential Zoning Districts).

Table 1: RM Zone Development Standards

	RM-L	RM-M	RM-H
Lot Area per Unit (min)	4,400 sq. ft.	2,900 sq. ft.	2,200 sq. ft.
Height (max)	30 ft.	30 ft.	35 ft.
Building Coverage (max)	40%	40%	40%
Setbacks (min)			
Front	15 ft.	15 ft.	15 ft.
Interior Side	10% of lot width [1]	10% of lot width [1]	10% of lot width [1]
Street Side	10 ft.	10 ft.	10 ft.
Rear	15% of lot depth	15% of lot depth	15% of lot depth

Notes:
[1] In no case less than 3 feet or greater than 7 feet.

Staff finds that if existing maximum RM density standards are maintained, changes to RM standards are not needed for projects to achieve these densities. However, if the City increases maximum RM densities, some changes to existing RM standards may be needed as discussed below. Staff requests Planning Commission feedback on these potential changes.

Lot Area Per Dwelling Unit

The lot area per dwelling unit standard is a function of the allowed density standard. For example, if the allowed density in RM-L is doubled to 20 units per acre, the RM-L minimum lot area per dwelling units would need to be reduced by half (2,200 sq. ft.).

Height

The maximum height of 30 feet in the RM-L and RM-M subzones allows a 2 and ½ story building with a pitched roof or a three-story building with a flat roof. If RM densities are increased, staff recommends increasing the RM-L and RM-M heights to 35 feet to allow for three stories with pitched roof forms.

Building Coverage

Table 2 shows approximate building coverage of existing RM development in Capitola, recent Santa Cruz County development, and prototype models. All of the existing RM developments have a building coverage that conforms with the existing 40 percent RM standard. However, all of the recent Santa Cruz County development examples have a building coverage that exceeds this 40 percent standard, and the majority of prototype models also exceed this standard.

Many of the existing RM developments in Capitola are garden-style apartments and condominiums with buildings surrounded by open space on large sites. The Santa Cruz County development examples are mostly infill projects on smaller lots with limited on-site open space. Future RM development in Capitola will likely be smaller infill projects similar to the Santa Cruz examples and prototype models. If RM densities are increased, staff recommends also increasing the building coverage to allow for this type of

development. One possibility is to increase maximum building coverage to 50 percent in RM-L, 60 percent in RM-M, and 75 percent in RM-H.

Table 2: Building Coverage Calculations

Address	Density	Coverage
Existing RM Development in Capitola (Attachment 2)		
1007 Balboa Avenue (RM-L)	7 du/ac	40%
1745 46th Avenue (RM-L)	15 du/ac	22%
4211 Clares St (RM-L)	10 du/ac	40%
850 Rosedale Ave (RM-M)	21 du/ac	20%
900 Capitola Ave (RM-M)	25 du/ac	38%
4820 Opal Cliff Dr (RM-M)	29 du/ac	33%
850 & 870 Park Ave (RM-H)	33 du/ac	40%
815 & 825 Balboa Ave (RM-H)	41 du/ac	40%
Example Santa Cruz County Development (Attachment 3)		
Bluebonnet Way, Scotts Valley	15 du/ac	45%
1209 Seabright Ave, Santa Cruz	16 du/ac	42%
716 Darwin Street, Santa Cruz	35 du/ac	42%
708 Frederick Street, Santa Cruz	36 du/ac	53%
Walnut Commons, Santa Cruz	59 du/ac	75%
Prototype Models (Attachment 4)		
Small Lot Single-Family	12 du/ac	32%
Detached Motorcourt	15 du/ac	45%
Detached Sidecourt	16 du/ac	25%
Duplex	20 du/ac	30%
Townhomes	20 du/ac	45%
Attached Sidecourt	23 du/ac	49%
Vertical Mixed Use	50 du/ac	58%
Stacked Flats	78 du/ac	75%

Setbacks

On lots with a depth greater than 100 feet, the existing rear setback standard could constrain development at increased densities. On a lot with a depth of 200 feet, for example, the existing standard would require a rear setback of 30 feet. If RM densities are increased, staff recommends reducing the minimum rear setback. One possibility is to reduce the rear setback to 10 feet with 20 feet required for parcels if abutting an R-1 zone. Reduced rear setbacks will also increase flexibility to provide functional open space for a range of housing types.

Usable Open Space

Table 3 shows the RM zone usable open space standards in Zoning Code Section 17.16.030.C.2 (Open Space). These standards were prepared and adopted as part of the comprehensive zoning code update specifically to accommodate infill multifamily development. Staff finds that revisions are not needed to accommodate potential RM density increases.

Table 3: Usable Open Space in RM Zoning District

Common Open Space	
Minimum area (percent of site area)	15%
Minimum horizontal dimension	15 ft.
Private Open Space	
Minimum percentage of units with private open space	50%
Minimum area (for individual unit)	48 sq. ft.
Minimum horizontal dimension	4 ft.

Landscaping

Zoning Code Section 27.73.050 requires all required front and street side setback areas, excluding areas required for access to the property, to be landscaped and maintained. Staff finds that revisions are not needed to this standard to accommodate potential RM density increases.

Parking

The Planning Commission discussed changes to onsite parking requirements at its study session on February 16, 2024. Table 4 shows the Planning Commission's recommended changes to required parking for duplex homes and multifamily dwellings. These parking requirements, as revised, may constrain higher density projects if maximum RM density is increased. However, State Density Bonus Law requires the City to accept reduced on-site parking for a project with affordable units if needed for project feasibility. For this reason, staff recommends maintain parking standards with changes previously recommended by the Planning Commission.

Table 4: Planning Commission Recommended Changes to Parking Standards

	Existing	**New**
Duplex homes	2 per unit, 1 covered	No change
Multifamily Dwellings	2.5 per unit, 1 covered	0.5 per unit <350 sf close to transit 1.0 per unit <500 sf 1.5 per unit 500-750 sf 2.0 per unit ≥750 sf No covered or additional guest parking required

Topic 3: Housing on Religious Facilities Sites

Housing Element Program 1.8 calls for the City to "clarify state law and applicable development standards that would allow residential units to be constructed primarily on open or parking areas on religious institutional sites as a permitted use, as well as creating objective development standards that facilitate residential development.

Two recent state laws, AB 1851 and SB 4, are relevant to this program. AB 1851 limits parking requirements when a religious institution partners with a nonprofit organization to provide affordable housing on site. SB 4 requires jurisdictions to allow qualifying affordable housing projects as a by right use on land owned by a religious institution.

The Housing Element identifies land owned by Saint Joseph's Catholic Church (435 Monterey Avenue) and Shorelife Community Church (875 Monterey Avenue) as potential sites for affordable housing development under SB 4. The Housing Element identifies a capacity for 5 units on each of these sites. However, SB 4 specifies that the City must allow a density of at least 20 units per acre and a height of 35 feet on these sites. The Shorelife Community Church site has an area of 5 acres and the Saint Joseph's Catholic Church site has an area of just over 3 acres.

An SB 4 residential project must comply with applicable objective standards that do not conflict with provisions specified in the law (e.g., allowable height). The Shorelife and Saint Josephs sites are both zoned R-1 and subject to land use regulations and development standards in Zoning Code Chapter 17.16. The City's recently adopted objective standards for multi-unit residential development (Zoning Code Chapter 17.82) would also apply to residential development of two or more units on these sites.

Staff requests Planning Commission input on parameters for potential residential development on the Shorelife and Saint Josephs sites. The City may adopt objective standards for this development provided such standards allow for a density of 20 units per acre, a height of 35 feet, and one parking space per unit. Within these limitations, the City may specify standards for building placement, vehicle access, building massing, exterior façade design, site landscaping, and other site and building design considerations. These standards may apply generally to all SB 4 projects, or be tailored to individual sites.

Below are three general options for SB 4 standards for the Planning Commission to consider.

Option 1: Single-Family Homes and Duplexes

In all locations, required SB 4 units to be in the form of detached-single family homes or duplex units. Establish design standards that would be generally applicable to all SB 4 projects. Possible standards include the following:

- Limit the amount of street-facing garage frontage to no more than 50 percent of the front building facade
- Require a break in building massing for street-facing building walls longer than 30 feet
- Limit the length of street-facing blank walls without windows, doors, or other types of articulation to no more than 15 feet.
- Require covered porches or other similar treatment for street-facing primary entrances
- Require a break in street-facing rooflines longer than 30 feet
- Require at least 100 square feet of private open space per unit

Option 2: All Housing Types

In all locations, allow all housing types, including multifamily dwellings and single-family homes. Require single-family homes and duplexes to comply with new standards described in Option 1. Require multifamily projects to comply with the Zoning Code Chapter 17.82 (Objective Standards for Multifamily and Mixed Use Residential Development).

Option 3: Site-Specific Standards

Adopt standards that are specific to individual sites. For example, on the Saint Joseph's site require building placement, orientation, and massing to continue the pattern established on adjacent residential properties (511, 515 Monterey Avenue). On the Shorelife site, require units with individual entrances facing Kennedy Drive with parking prohibited between the buildings and the street. Also include standards that are generally applicable to all SB 4 projects (e.g., minimum private open space per unit).

Topic 4: Design Permit Process

At prior meetings, the Planning Commission requested continued discussion of the City's Design Permit process. Specifically, the Planning Commission wishes to consider if the Development and Design Review Committee process should be modified, potentially to return to the Architecture and Site Review Committee process in place prior to the Zoning Code Update in 2020.

The current Development and Design Review Committee process is described in Zoning Code Section 17.108.040. This process allows for City staff and a City-contracted design professional to provide preliminary recommendations to the applicant on design permit applications prior to Planning Commission review. The Development and Design Review Committee process replaced the Architecture and Site Review Committee process when the Zoning Code was updated in 2020. The biggest change with the new process is that there is no longer an architect/designer on the committee for single-family homes and that a third-party design professional reviews larger multifamily and mixed-use projects.

At prior meetings, the Planning Commission has discussed potentially returning to the prior Architecture and Site Review Committee process. Reasons given for this change include improved project designs and early consideration of project conformance with City design standards and criteria. Some Planning Commissioners have also expressed concern that returning to the prior process could add time and cost to the Design Permit process and increase the degree to which personal aesthetic preferences influence City decision-making on Design Permit applications. The Planning Commission asked staff to return with options to address this issue.

At the May 2, 2024 meeting, staff will request further Planning Commission input on potential changes to the Development and Design Review Committee process. To assist with this discussion, staff solicited input from local architects and designers who have prior experience with both the current Development and Design Review Committee process and the prior Architecture and Site Review Committee process. Staff created a survey to solicit input, with survey responses provided in Attachment 5. Additional survey responses and feedback will be shared with the Planning Commission as it is received prior to the May 2, 2024 meeting.

Based on prior Planning Commission input and local architect/designer feedback, staff has prepared four options to address this topic:

Option 1: Enhanced Staff Review

City staff would continue to review the design of single-family homes in accordance with the following process:

- Staff will schedule a design review meeting with the applicant early in the application review process (e.g., within 30 days of deeming application complete). This meeting may occur in-person, via Zoom, or over the phone.
- Prior to this design review meeting, staff will review the project for conformance with the design review criteria in Zoning Code Section 17.120.020 and general conformance with applicable Zoning Code standards.
- If City staff has any concerns that the project does not conform with the design review criteria or other applicable standards, City staff will communicate this to the applicant at the design review meeting. To the extent possible, City staff will identify specific changes to the project needed to achieve conformance.
- If City staff recommends project changes, these recommendations will be provided to the applicant in writing.

- The Design Permit application staff report will include a discussion of this design review process, including the recommendations provided to the applicant and the extent to which the project was modified in response to these recommendations.

Option 2: Outside Review for Projects of Concern

Staff would continue to review the design of single-family homes. As with Option 1 above, City staff would review project conformance early in the application process. If staff has any concerns with project conformance, the City would utilize a city-contracted design professional to participate in the design review process. The design professional would discuss the project with the applicant and, together with City staff, identify specific changes that would achieve conformance. This recommendation would be communicated to the Planning Commission in the project staff report.

Option 3: Outside Review if Requested by Applicant

If requested by the applicant, the City-contracted design professional would review project plans and meet with the applicant. If the applicant does not request this review, design review would occur as described in Option 1 or 2.

Option 4: Design Review Committee with Focused Review

The City would establish a Design Review Committee for all projects, including single-family homes. Similar to the prior Architecture and Site Review Committee, the Design Review Committee would consist of City planning, public works, and building staff, and two design professionals who are not City staff. The Design Review Committee would meet with the applicant early in the application review process (e.g., within 30 days of deeming application complete). Meetings would follow Brown Sct noticing requirements. The scope of Committee review would be limited to: 1) project conformance with objective standards; 2) issues and concerns raised by City staff or the applicant; 3) site layout (e.g., building placement and circulation; and 4) building massing. The Planning Commission may wish to add other specific design issues for Committee review. However, the Committee would not review the project for conformance with all nineteen criteria in Zoning Code Section 17.120.020.

Next Steps: An ordinance to amend the zoning code will be drafted in preparation for public input, Planning Commission recommendation, and City Council Adoption.

CEQA: Not Applicable

Attachments:

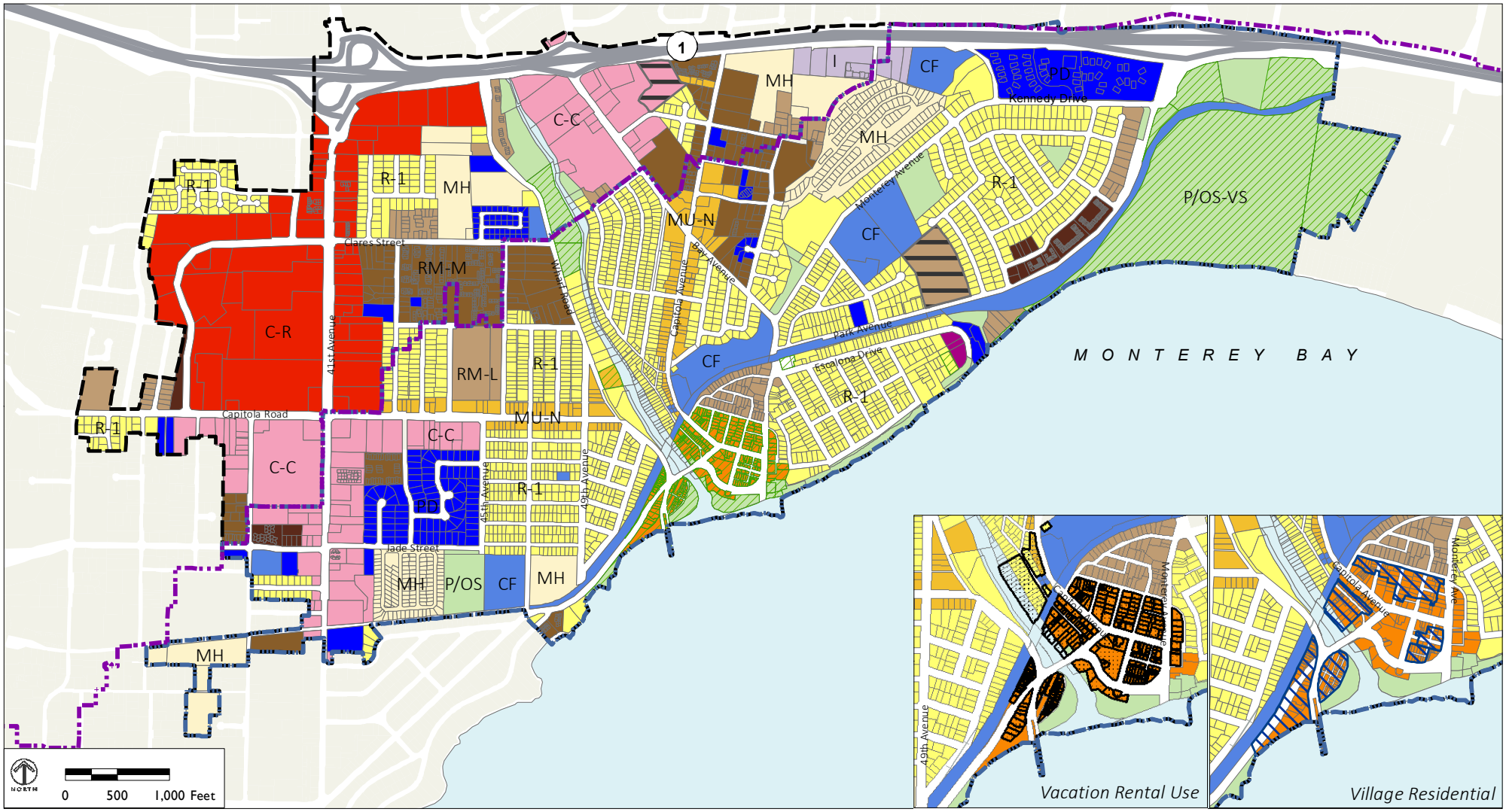
1. Zoning Map
2. RM Zone Built Densities
3. Recent Santa Cruz County Development
4. Infill Residential Prototype Models
5. Design Permit Survey Response

Report Prepared By: Ben Noble, Consultant

Reviewed By: Austin Westly, Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director

CITY OF CAPITOLA
ZONING MAP



Source: ESRI, 2017; PlaceWorks, 2017.

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

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

Commercial and Industrial Zoning Districts
- C-R - Regional Commercial
- C-C - Community Commercial
- I - Industrial

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

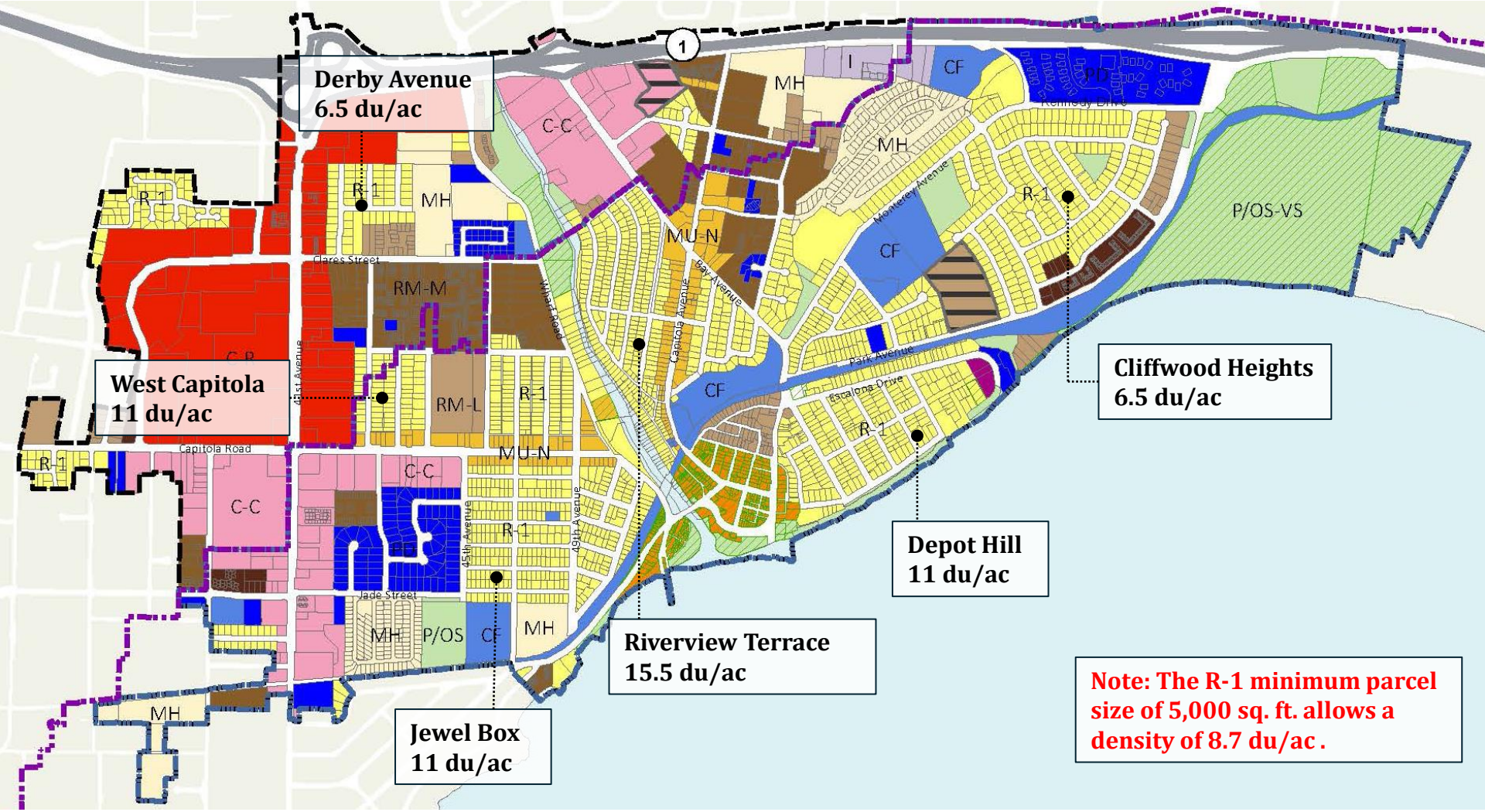
Overlay Zones*
- -AHO - Affordable Housing Overlay
- -CZ - Coastal Zone
- -VRU - Vacation Rental Use
- -VR - Village Residential
- -VS - Visitor Serving

- City Limit
- Santa Cruz Coastal Zone Boundary

Zoning Map Certified
June 9, 2021
by CA Coastal Commission

*See Local Coastal Program Habitats Map for boundaries of Environmentally Sensitive Habitats Area Overlay Zone.

R-1 Built Densities



Note: Assumes 1 unit per parcel. Densities are higher on parcels with ADUs and nonconforming multifamily buildings.

R-1 Built Densities

Cliffwood Heights

6,000 sq. ft lots
6.5 du/ac

Derby Ave

6,500 sq. ft. lots
6.5 du/ac

West Capitola

4,000 sq. ft. lots
11 du/ac

Jewel Box

4,000 sq. ft. lots
11 du/ac

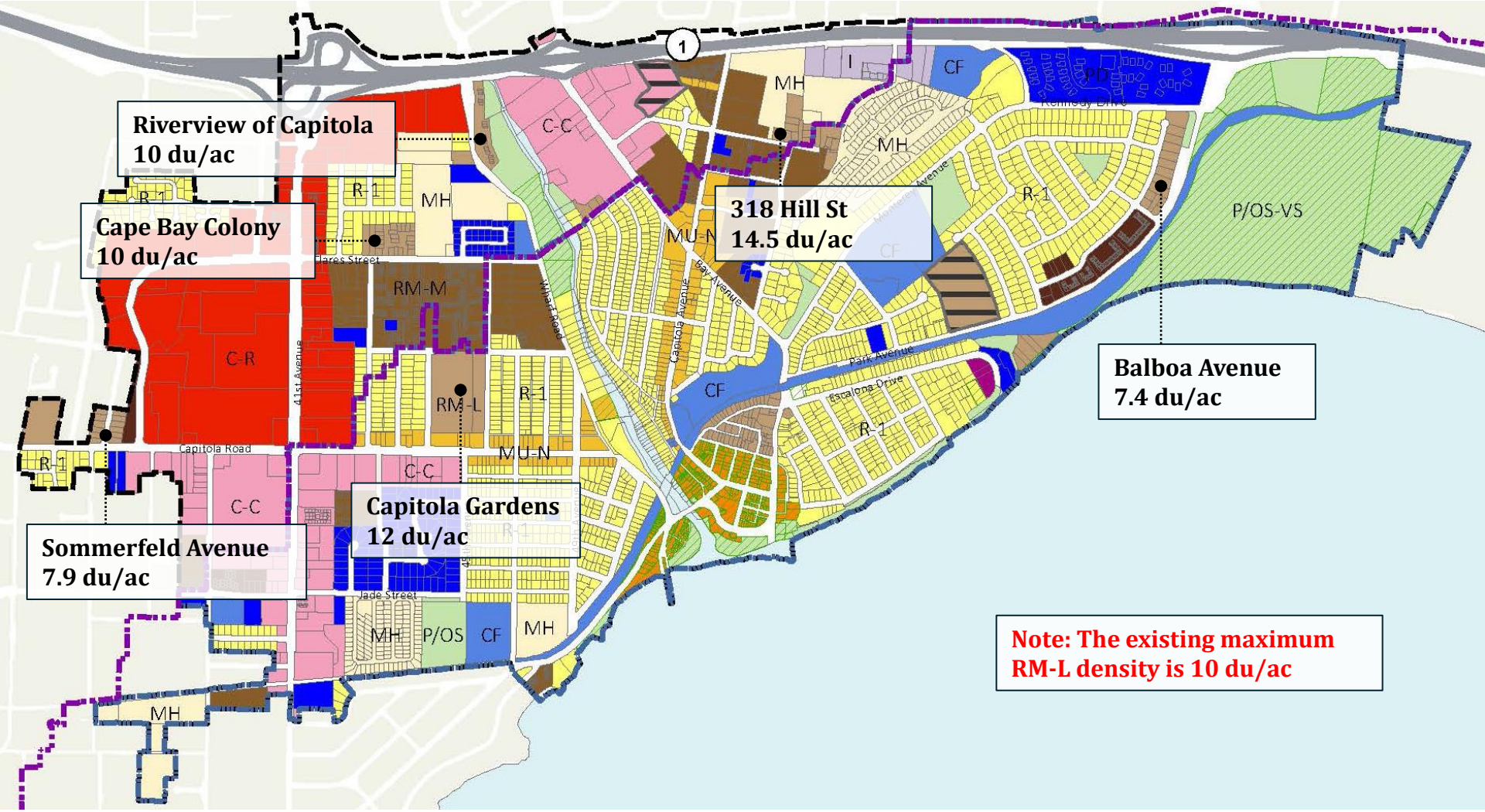
Depot Hill

4,000 sq. ft. lots
11 du/ac

Riverview Terrace

3,200 sq. ft. lots
15 du/ac

RM-L Built Densities



RM-L Built Densities

Balboa Avenue

11,760 sq. ft. lot
2 units per lot
7.4 du/ac

Sommerfeld Avenue

5,500 sq. ft. lots
1 unit per lot
7.9 du/ac

Riverview of Capitola

2.0 acres
20 units
10 du/ac

Cape Bay Colony

2.2 acres
1 21 units
10 du/ac

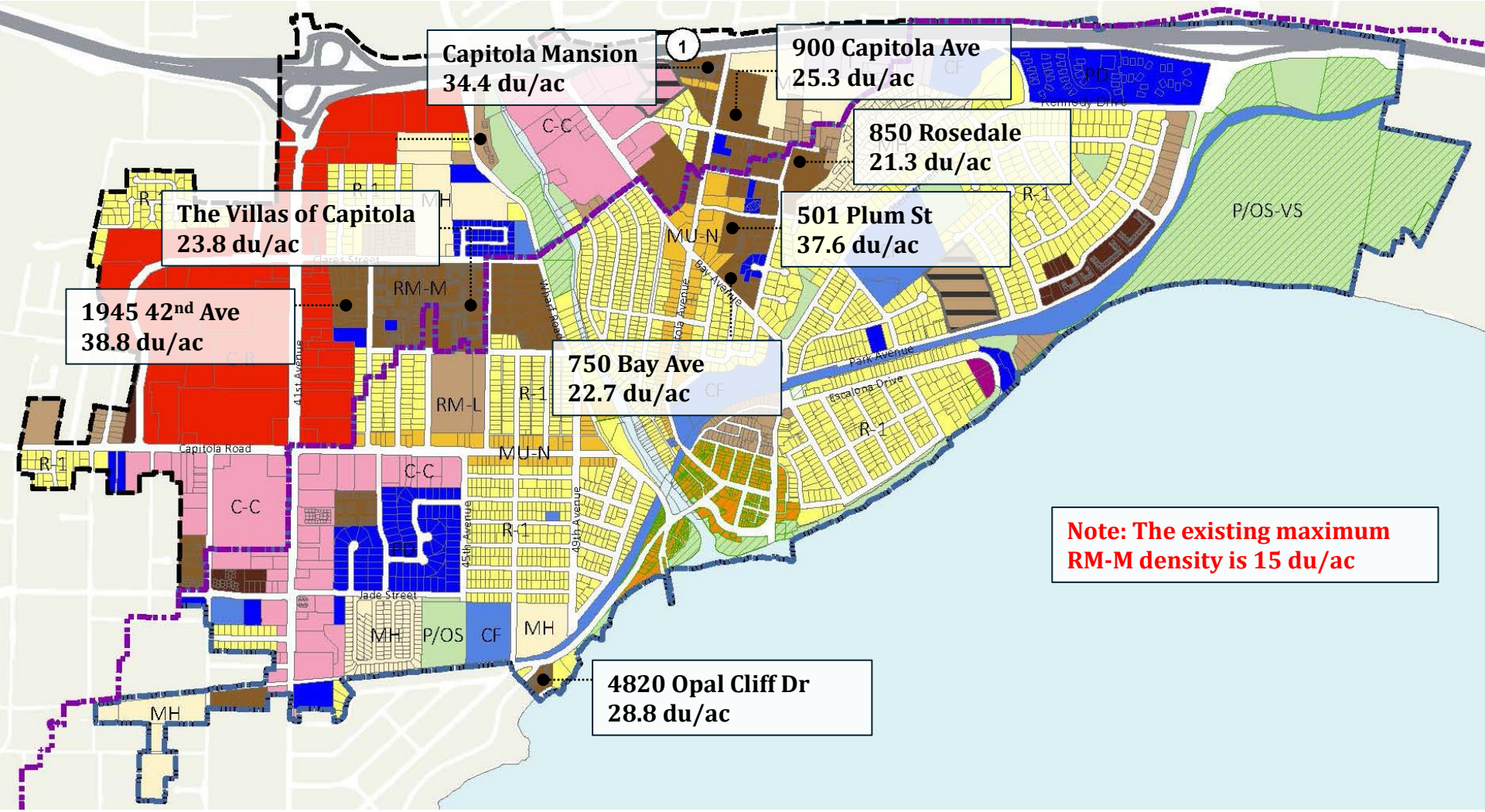
Capitola Gardens

6.6 acres
78 units
12 du/ac

318 Hill Street

6,011 sq. ft. lot
2 units
14.5 du/ac

RM-M Built Densities



RM-M Built Densities

850 Rosedale

2.9 acres
62 units
21.3 du/ac

750 Bay Avenue

4.2 acres
95 units
22.7 du/ac

The Villas of Capitola

7.2 acres
172 units
23.8 du/ac

900 Capitola Avenue

1.1 acres
28 units
25.3 du/ac

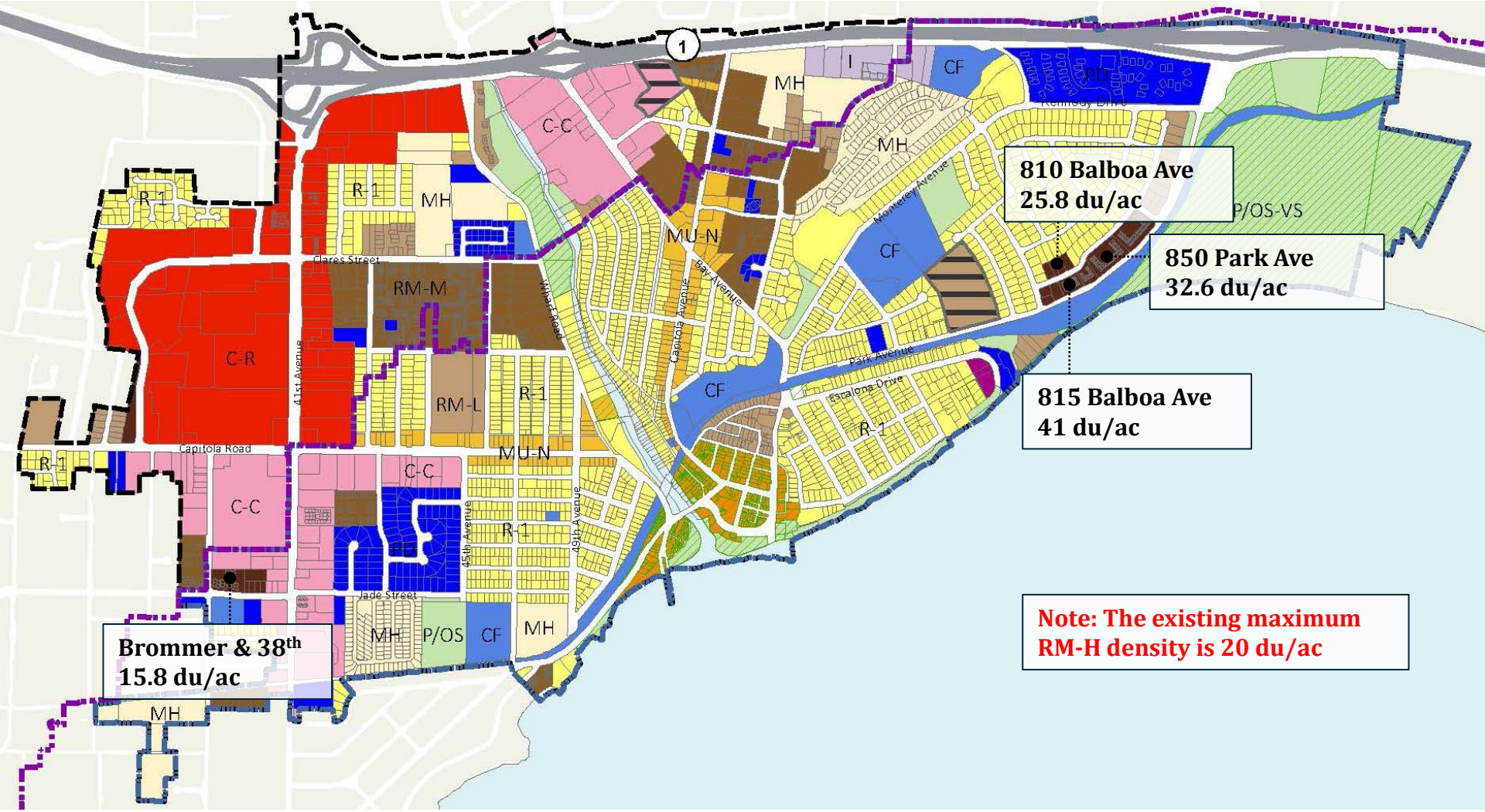
4820 Opal Cliff

0.42 acres
12 units
28.8 du/ac

501 Plum Street

1.53 acres
60 units
37.6 du/ac

RM-H Built Densities



RM-H Built Densities

Brommer & 38th

2.9 acres
62 units
21.3 du/ac

810 Balboa Ave

4.2 acres
95 units
22.7 du/ac

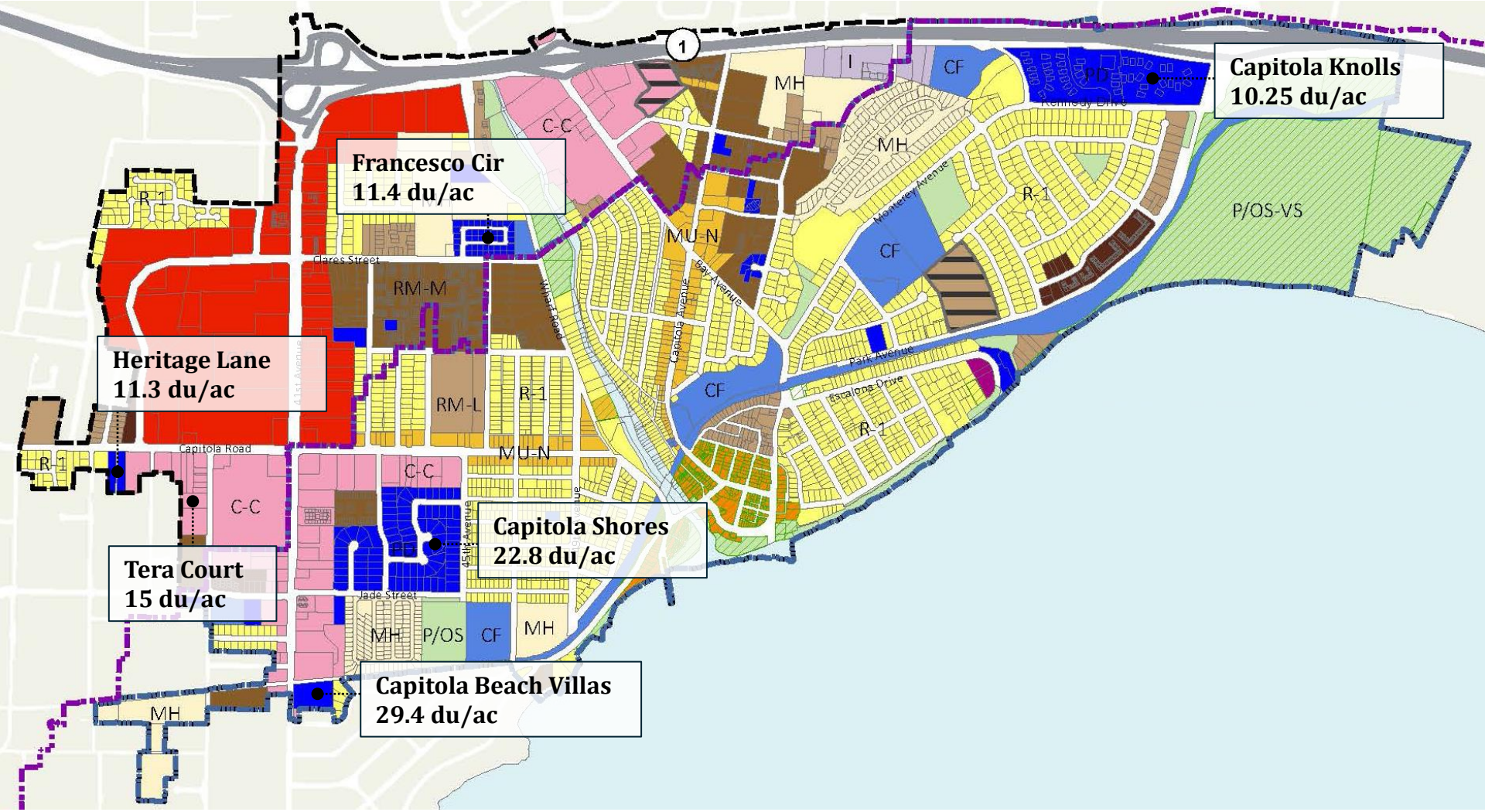
850 Park Ave

1.65 acres
54 units
32.6 du/ac

815 Balboa Ave

0.59 acres
15 units
25.9 du/ac

PD and Other Densities



PD and Other Built Densities

Capitola Knolls

10.25 du/ac

Heritage Lane

11.3 du/ac

Francesco Circle

11.4 du/ac

Tera Court

0.71 acres
11 units
15 du/ac

Capitola Shores

22.8 du/ac

Capitola Beach Villas

1.9 acres
55 units
29.4 du/ac

Santa Cruz County Multi-Unit Development Examples

Address	Type	Density
3200 Seaside Court, Marina	Small Lot Single Family Homes	15 du/ac
1209 Seabright Ave, Santa Cruz	Detached Sidecourt	16 du/ac
Bluebonnet Lane, Scotts Valley	Townhomes	19 du/c
Dunslee Way, Scotts Valley	Townhomes	15 du/ac
710 Emeline Street, Santa Cruz	Triplex	20 du/ac
716 Darwin Street, Santa Cruz	Stacked Flats	35 du/ac
708 Frederick Street, Santa Cruz	Vertical Mixed Use	36 du/ac
1111 Ocean Street, Santa Cruz	Vertical Mixed Use	50 du/ac
Walnut Commons, Santa Cruz	Stacked flats	59 du/ac

3200 Seaside Court, Marina

Lot size: 2.0 acres
Units: 29
Density: 15 du/ac

1209 Seabright Ave, Santa Cruz

Lot size: 0.18 acres
Units: 3
Density: 16 du/ac

237 Bluebonnet Lane, Scotts Valley

Lot size: 2.43 acres
Units: 46
Density: 19 du/ac

Dunslee Way, Scotts Valley

Lot size: 1.6 acres (residential portion only)
Units: 25
Density: 15 du/ac

710 Emeline Street, Santa Cruz

Lot size: 0.15 acres
Units: 3
Density: 20 du/ac

716 Darwin Street, Santa Cruz

Lot size: 0.44 acres
Units: 15
Density: 35 du/ac

708 Frederick Street, Santa Cruz

Lot size: 0.60 acres
Units: 22
Density: 36 du/ac

1111 Ocean Street, Santa Cruz

Lot size: 0.18 acres
Units: 9
Density: 50 du/ac

Walnut Commons, Santa Cruz

Lot size: 0.32 acres
Units: 19
Density: 59 du/ac

Infill Housing Prototypes

Type	Density
Small Lot Single-Family	12 du/ac
Detached Motorcourt	15 du/ac
Detached Sidecourt	16 du/ac
Duplex	20 du/ac
Townhomes	20 du/ac
Attached Sidecourt	23 du/ac
Vertical Mixed Use	50 du/ac
Stacked Flats	78 du/ac

Small Lot Single Family

Lot size: 30,600 sq. ft.
Units: 9
Density: 12 du/ac

Detached Motorcourt

Lot size: 20,460 sq. ft.
Units: 7
Density: 15 du/ac

Detached Sidecourt

Lot size: 8,250 sq. ft.
Units: 3
Density: 16 du/ac

Duplex

Lot size: 4,125 sq. ft.
Units: 2
Density: 20 du/ac

Townhomes

Lot size: 4,125 sq. ft.
Units: 2
Density: 20 du/ac

Attached Sidecourt

Lot size: 5,000 sq. ft.
Units: 6
Density: 23 du/ac

Vertical Mixed Use

Lot size: 10,500 sq. ft.
Units: 12
Density: 50 du/ac

Stacked Flats

Lot size: 15,000 sq. ft.
Units: 27
Density: 78 du/ac